

Uniform Residential Appraisal Report

There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 380,000 to \$ 520,000

There are 42 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 231,500 to \$ 580,000

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	638 W Avenue J9 Lancaster, CA 93534	1166 W Avenue J5 Lancaster, CA 93534			1045 W Avenue J12 Lancaster, CA 93534			644 W Avenue J9 Lancaster, CA 93534		
Proximity to Subject		0.80 miles NW			0.46 miles SW			0.01 miles W		
Sale Price	\$ 425,000	\$ 425,000			\$ 480,000			\$ 400,000		
Sale Price/Gross Liv. Area	\$ 348.08 sq.ft.	\$ 379.46 sq.ft.			\$ 331.03 sq.ft.			\$ 319.49 sq.ft.		
Data Source(s)		GAVAR #24004255;DOM 6			GAVAR #24002506;DOM 32			GAVAR #24003336;DOM 31		
Verification Source(s)		Doc.#483710 07/22/2024			Doc.#391045 06/14/2024			Doc.#489687 07/24/2024		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	
Sale or Financing Concessions		Armlth		Armlth		Armlth		Armlth		
		Conv:0		FHA:10000	-10,000	FHA:0		FHA:0		
Date of Sale/Time		s07/24:c06/24		s06/24:c05/24		s07/24:c06/24		s07/24:c06/24		
Location	N;Res;	N;Res;		N;Res;		N;Res;		N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Site	7231 sf	7402 sf	0	7139 sf	0	7166 sf	0	7166 sf	0	
View	N;Res;	N;Res;		N;Res;		N;Res;		N;Res;		
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;Ranch		DT1;Ranch		
Quality of Construction	Q4	Q4		Q4		Q4		Q4		
Actual Age	67	69	0	70	0	67		67		
Condition	C3	C3		C3		C4	+25,000	C4	+25,000	
Above Grade	Total Bdms. Baths	Total Bdms. Baths	+1,000	Total Bdms. Baths		Total Bdms. Baths	+1,000	Total Bdms. Baths	+1,000	
Room Count	7 4 2 0	6 3 2 0	0	7 4 2 0		7 3 2 0	0	7 3 2 0	0	
Gross Living Area	1,221 sq.ft.	1,120 sq.ft.	+5,500	1,450 sq.ft.	-12,500	1,252 sq.ft.	0	1,252 sq.ft.	0	
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf		0sf		
Functional Utility	Average	Average		Average		Average		Average		
Heating/Cooling	FAU/Evap	Walt/Evap	+2,000	FAU/Evap		FAU/Evap		FAU/Evap		
Energy Efficient Items	None noted	None noted		None noted		None noted		None noted		
Garage/Carport	2ga2dw	2ga2dw		1ga1dw	+3,000	2ga2dw		2ga2dw		
Porch/Patio/Deck	Porch, patio	Porch, patio		Por, pat, pool	-30,000	Porch, patio		Porch, patio		
APN #	3130-013-017	3123-019-017	0	3123-025-014	0	3130-013-016	0	3130-013-016	0	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 8,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -49,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 26,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 26,000	
Adjusted Sale Price of Comparables		Net Adj. 2.0 %	Gross Adj. 2.0 % \$ 433,500	Net Adj. 10.3 %	Gross Adj. 11.6 % \$ 430,500	Net Adj. 6.5 %	Gross Adj. 6.5 % \$ 426,000	Net Adj. 6.5 %	Gross Adj. 6.5 % \$ 426,000	

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) GAVAR MLS, CoreLogic. No prior sale or non-market transfer within three years prior to the effective date of this appraisal.

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) GAVAR MLS, CoreLogic. Prior non-market transfers for Comparables #1 and #6 within the year prior to the date of sale.

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer		05/30/2024		
Price of Prior Sale/Transfer		\$0		
Data Source(s)	CoreLogic,GAVAR MLS	CoreLogic,GAVAR MLS	CoreLogic,GAVAR MLS	CoreLogic,GAVAR MLS
Effective Date of Data Source(s)	09/12/2024	09/12/2024	09/12/2024	09/12/2024

Analysis of prior sale or transfer history of the subject property and comparable sales

Subject has no prior sale or transfer within the three years of the effective date of this appraisal. Prior non-market transfers within the year prior to the date of sale for Comparable #1 05/30/2024, \$0, Doc.#353255, affidavit death of trustee/successor trustee; and Comparable #6 06/21/2024, \$0, Doc.#406037, an inter-spousal deed transfer, and 06/21/2024, \$0, Doc.#406036, grant deed title update. No prior sales or transfers within the year prior to the date of sale for the remaining comparables chosen. Effective date of data sources is the most recent recording date for CoreLogic.

Summary of Sales Comparison Approach

All 6 comparables chosen were best available at the time of the appraisal in the subject's general neighborhood. All comparables adequately support the assigned market value, bracketed from \$426,000 to \$434,499. See attached Comparables #4 through #6 and the General Text Comments Addendum. Search criteria included properties that sold within six months, were within 1-mile of the subject, and within 25% of the subject living area (876 sq. ft. to 1,460 sq. ft.). The results of the search produced comparables that are considered to be comparative to the subject property. Crossing over 10th St W to the west, and Avenue J to the north, both within the 1-mile radius into neighborhoods similar in appeal and marketability was deemed necessary and appropriate to obtain adequate comparables. All comparables chosen were best available at the time of the appraisal in the subject's neighborhood. The indicated opinion of market value per GLA/living area is \$352.17.

Indicated Value by Sales Comparison Approach \$ 430,000

Indicated Value by Sales Comparison Approach \$ 430,000 Cost Approach (if developed) \$ 440,581 Income Approach (if developed) \$

Direct sales comparison analysis deemed best indicator of market value as it best reflects typical buyer reaction to this type of property. Income approach is not applicable as this area of single family homes is predominantly owner occupied. Cost approach is discounted by age.

This appraisal is made "as is." subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

None

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 430,000 as of 09/20/2024, which is the date of inspection and the effective date of this appraisal.