## **APPRAISAL OF REAL PROPERTY**



### LOCATED AT

24 Sorrel Ln Rolling Hills Estates, CA 90274 TRACT NO 14144 LOT 147

### FOR

Kline Trust

### **OPINION OF VALUE**

1,950,000

### AS OF

03/07/2023

### BY

Deborah L Jeffery Appraisal Care 3553 Atlantic Ave #612 Long Beach, CA 90807 (562) 595-8976 deb@appraisalcare.com

FROM:					IVOI	CE
Deborah L Jeffer	У				NVOICE NUM	BER
Appraisal Care	" 010				2303220	
3553 Atlantic Ave Long Beach, CA					DATES	
	50007			Invoice Date:	04/	03/2023
Telephone Number:	(562) 595-8976 F	ax Number:		Due Date:		03/2023
					REFERENC	E
то:				Internal Order #:	2303220	8
Margaret Kline				Lender Case #:		
Kline Trust 24 Sorrel Ln				Client File #:		
Rolling Hills Esta	ites. CA 90274			FHA/VA Case #:		
				Main File # on form: Other File # on form:	2303220	08
E-Mail: pk77500@				Federal Tax ID:		
Telephone Number: Alternate Number:	(310) 941-4703 F	ax Number:		Employer ID:		
Alternate Number:						
DESCRIPTION						
Lender: Purchaser/Borrower:	N/A N/A		Client: k	Kline Trust		
Property Address:	24 Sorrel Ln					
City:	Rolling Hills Estates					
County: Legal Description:	Los Angeles TRACT NO 14144 LOT	147	S	State: CA	<b>Zip:</b> 902	274
Legal Description.	TRACT NO 14144 LOT	147				
FEES						AMOUNT
FEES Appraisal Fee						<b>AMOUNT</b> 750.00
				SUB	ITOTAL	
				SUB	ITOTAL	750.00
Appraisal Fee	Date: 04/03/2023	Description:		SUB	ITOTAL	750.00 750.00 <b>AMOUNT</b>
Appraisal Fee PAYMENTS Check #: 2089 Check #:	Date: 04/03/2023 Date:	Description:		SUB	TOTAL	750.00
Appraisal Fee PAYMENTS Check #: 2089				SUB	TOTAL	750.00 750.00 <b>AMOUNT</b>
Appraisal Fee PAYMENTS Check #: 2089 Check #:	Date:	Description:		SUB	ITOTAL	750.00 750.00 <b>AMOUNT</b>
Appraisal Fee PAYMENTS Check #: 2089 Check #:	Date:	Description:			TOTAL	750.00 750.00 <b>AMOUNT</b>

Client	Kline Trust		File No.	23032208	
Property Address	24 Sorrel Ln				
City	Rolling Hills Estates	County Los Angeles	State CA	Zip Code 90274	
Owner	Frank M Kline				

## TABLE OF CONTENTS

Cover Page Invoice	
Table of Contents	
GP Residential	
Additional Comparables 4-6	
GP Residential Certifications Addendum	
Supplemental Addendum w/sig block	
Property History	
USPAP Compliance Addendum	
FIRREA/USPAP Addendum	
Location Map	
Plat Map	
Building Sketch	
Subject Photos	
Subject Photos Interior	
Comparable Photos 1-3	
Comparable Photos 4-6	
Appraisers License Copy	
Appraisers CV - Page 1	
Appraisers CV - Page 2	
Appraisers CV - Page 3	
Appraisers CV - Page 4	

Appraisal Care (562) 595-8976

Е	ESIDENTIAL APPRAISAL REI		File No.: 23032208
	Property Address: 24 Sorrel Ln	City: Rolling Hills Estates	State: CA Zip Code: 90274
F	County: Los Angeles Legal Desc	ription: TRACT NO 14144 LOT 147 Assessor's Parcel #:	7554 005 000
SUBJECT			7551-025-003
цщ	Tax Year: 2022 R.E. Taxes: \$ 5,349 Special Assess Current Owner of Record: Frank M Kline		N/A Tenant Vacant OManufactured Housing
S	Current Owner of Record: Frank M Kline Project Type:  Project Type	Other (describe)	HOA: \$ 250  er year  per month
	Market Area Name: Dapplegray Lanes	Map Reference: 793-G7	Census Tract: 6702.01
	Eupprogray Editor	t Value (as defined), or • other type of value (des	
	This report reflects the following value (if not Current, see comments):	O Current (the Inspection Date is the Effective Date)	,
Ę	Approaches developed for this appraisal: Sales Comparison Appro	ach O Cost Approach O Income Approach	(See Reconciliation Comments and Scope of Work)
Ē	Property Rights Appraised: 🕒 Fee Simple 🔘 Leasehold 🔾	Leased Fee Other (describe)	
ND ND	Intended Use: The client has informed the appraiser that th	e intended use for the appraisal is to deter	mine fair market value for Tax reporting
SSIGNMENT	related to a date of death with an effective date of 03/07	2023	
¥		state planners to the estate	
	Client: Kline Trust	Address: 24 Sorrel Ln, Rolling Hills Estat	
_	Appraiser: Deborah L Jeffery Location: O Urban Suburban O Bural	Address: 3553 Atlantic Ave #612, Long E	
	Location: ○ Urban ● Suburban ○ Rural Built up: ● Over 75% ○ 25-75% ○ Under 25%	Predominant One-Unit Housing Occupancy PRICE AGE	Present Land Use     Change in Land Use       One-Unit     55 %
_	Growth rate: C Rapid Stable Slow		2-4 Unit % Likely * In Process *
ō	Property values: Increasing Stable Declining		Multi-Unit 5% * To:
DESCRIPTION	Demand/supply: Shortage In Balance Over Supply	.,	Comm'l 15 %
SCR	Marketing time: 🕒 Under 3 Mos. 🔿 3-6 Mos. 🔿 Over 6 Mos.		Parks/Rec 25 %
E S I S I S	Market Area Boundaries, Description, and Market Conditions (including sup	oort for the above characteristics and trends):	Proximity to conveniences such as
	schools, shopping, transportation, employment, recreation	onal & community services is average. Ne	ighborhood boundaries are: Cities of
AREA	Palos Verdes Estates, Torrance & Lomita (North), Cities		
	Rancho Palos Verdes (West). The area consists primari		sidences. Interest rates are increasing,
MARKET	inventory is low & prices are stable. The subject's Asse	ssor actual value on file is \$458,854.	
M			
	Dimensions: Irregular (see plat map)	Site Area: 15,	702 SqFt
	Zoning Classification: RA-20		esidential Low Density/Limited Agriculture
			orming (grandfathered) Olllegal ONo zoning
		e documents been reviewed? Ves No	Ground Rent (if applicable) \$ /
	Highest & Best Use as improved: <ul> <li>Present use, or</li> <li>Other u</li> </ul>	se (explain)	
		Lies as appreciated in this report.	
	Actual Use as of Effective Date: Single Family Residence Summary of Highest & Best Use: The highest and best use of	Use as appraised in this report:	Single Family Residence
Z		of the subject property as improved, or as the subject property as improved, or as the subject property of the subject propert	
DESCRIPTION	shape, topography, and surrounding uses are compatibl significantly to the value of the site, change is not feasib		
<b>N</b>	Utilities Public Other Provider/Description Off-site Imp		Topography Hilly
ES S	Electricity	Asphalt O	Size Typical
ē	Gas O <u>District/Public</u> Curb/Gutter	Concrete O	Shape Irregular
SITE	Water O <u>District/Public</u> Sidewalk	<u>Concrete</u>	Drainage Appears Adequate
ľ	Sanitary Sewer  Connected Street Lights		View <u>Residential</u>
	Storm Sewer         Oconnected         Alley           Other site elements:         Inside Lot         Corner Lot         Cul de Sa	None O	
	Other site elements: ● Inside Lot ○ Corner Lot ○ Cul de Sa FEMA Spec'l Flood Hazard Area ○ Yes ● No FEMA Flood Zone		FEMA Map Date 09/26/2008
		kternal factors, easements, encroachment	,
	legal nonconforming zoning uses. The subject backs to	· · ·	
	facility that contains a riding ring, lunging ring & a dressi		
	accessibility to a dirt road to transport horse. The subject		*
	General Description Exterior Description		sement  None Heating
			a Sq. Ft. <u>0                                    </u>
		p, <u>Brick/Avg</u> Crawl Space <u>Yes</u> % F Shingle/Avg Basement None Ceil	
	Design (Style) 1Story;MidCentury Gutters & Dwnspts. None	Sump Pump $\bigcirc$ N/A Wal	
		Num/Av-Gd Dampness O N/A	
S			side Entry Other
ENT	Effective Age (Yrs.) 25	Infestation None Known	
N.		None Amenities	Car Storage None
IMPROVEM	Floors Carpet,Hdwd,Tile/Avg-Gd Refrigerator Stairs		ve(s) # O Garage # of cars ( 2 Tot.)
RC	Walls <u>Plstr,Brk,Wd,Wlppr/Avg</u> Range/Oven Opp		Attach. 2
Ξ	Trim/Finish         Wood,Paint/Average         Disposal         Scutt           Bath Floor         Tile,Carpet/Average         Dishwasher         Doon		BitIn O
用	Bath Wainscot Tile, Plastic/Avg-Good Fan/Hood Fan/Hood	Fence Wood,brick	Carport 0
OF T	Doors Raised Panel/Good Microwave Heate	<u></u>	
	Washer/Dryer O Finish	<u></u>	Surface Asphalt
TION	Finished area above grade contains: 7 Rooms	3 Bedrooms 3.0 Bath(s)	1,785 Square Feet of Gross Living Area Above Grade
SIP.		alarms observed in hallway. No smoke a	
DESCRIPTI	monoxide alarm found in hallway which may pose a safe		
Ш	Describe the condition of the property (including physical, functional and ex		m addition with fireplace, bath, wet bar,
	wine/beverage chiller & track lighting. Permitted detached Rum		
	Other features include: ceiling fan, living room fireplace, dining		· · · · ·
	wood vaulted beam ceilings & brick walkway. It is unknown if the level area of the barn. There was a pool that was removed with	· · · · · ·	
	repairs, wood fence needs repair or replacement, peeling paint		
	& final reconciliation of value. Per client the AC is newer, plum		
	Copyright@ 2007 by a la		n permission, however, a la mode, inc. must be acknowledged and credited
G		' appraisal software by a la mode, inc 1-800-ALAM	0/0007

 RESIDENTIAL APPRAISAL REPORT
 File No.:

 My research
 Image: Mid Content of the subject property for the three years prior to the effective date of this appraisal.

 File No.: 23032208

<b>TRANSFER HISTORY</b>	Data Source(s): MLS/F		rior sa	les or tran	isters of the su	ibject property for the	three years pri	or to the effe	ective date of this a	ppraisal.		
-	1st Prior Subject Sa		Analy	sis of sale	e/transfer histo	ry and/or any current	agreement of s	ale/listing:	See Sup	plementa	al Addendu	m.
ST	Date: 08/18/2021						•					
Ī	Price: 0											
Ш	Source(s): CoreLogic											
<b>S</b>	2nd Prior Subject S	ale/Transfer										
<b>A</b>	Date: 08/18/2021											
F	Price: 0											
	Source(s): CoreLogic											
	SALES COMPARISON APP		(if dev		0	The Sales Compariso						
	FEATURE	SUBJECT			COMPARABL			IPARABLE S	ALE # 2	C(	MPARABLE SA	ALE # 3
	Address 24 Sorrel Ln				larloma Dr		26 Sorrel L			5104 Eln		
		Estates, CA 902				es, CA 90274			s, CA 90274			, CA 90274
	Proximity to Subject	ф.		2.13 m	iles NW	¢ ( ========	0.02 miles			2.56 mile		
	Sale Price	\$ \$	/og #	¢ 10	07.04 /07.#	\$ 1,725,000		\$	2,188,000		\$	1,650,000
	Sale Price/GLA Data Source(s)	+	/sq.ft.	, -	37.91 /sq.ft.			30 /sq.ft.			4.11 /sq.ft.	00.00144
	Verification Source(s)	Public Records Observation				4399;DOM 9 E 03/01/2023	-		592;DOM 3 E 11/08/2022			28;DOM 11 11/18/2022
	VALUE ADJUSTMENTS	DESCRIPTION			<u>28930,00</u> Scription	+(-) \$ Adjust.	DOC #1054		+(-) \$ Adjust.		RIPTION	+(-) \$ Adjust.
	Sales or Financing	DECOMINATION		ArmLth			ArmLth	TION		ArmLth		ι ( ) φ Λαjust.
	Concessions			Conv;0			Conv;6300	0	-63.000	Conv;35	000	-35,000
	Date of Sale/Time	03/07/2023		,	; ;c01/23		s11/22;c10		-00,000	s11/22;c		-33,000
	Rights Appraised	Fee Simple		Fee Si			Fee Simple			Fee Sim		
	Location	Residential		Reside			Residentia			Resident		
	Site	15,702 SqFt		16,892		-30.000	17,549 Sq		-46.000	9,598 Sc		+152,500
	View	Residential		Reside			Residentia			Residen		
	Design (Style)	1Story;MidCent			MidCentur	у	2Story;Mid				lidCentury	
	Quality of Construction	Average/Good	-		e/Good		Average/G			Average	_	
	Age	72 Years		65 Yea	irs		71 Years			67 Years	3	
	Condition	Average/Good		Averag	e	+160,000	Average/G	ood		Average		+160,000
	Above Grade		ths	Total Bo	drms Baths		Total Bdrms	Baths		Total Bdrn		
	Room Count	7 3 3.		6	3 2.0	+10,000		2.5	+5,000	7 4		
	Gross Living Area	1,785			1,662 sq	.ft. +18,500		,533 sq.ft.	-112,000		2,188 sq.ft.	-60,500
	Basement & Finished	0sf		0sf			0sf			0sf		
	Rooms Below Grade											
	Functional Utility	Average		Averag			Average			Average		
	Heating/Cooling	FAU;CAC		FAU;N	oAC	+2,000	FAU;NoAC	)	+2,000	FAU;CA	C	
픗	Energy Efficient Items	None		None			None			None		
	Garage/Carport Porch/Patio/Deck	2 Car Garage		2 Car (			2 Car Gara			2 Car Ga		
<b>APPROA</b> (		Porch;Patio;De			CvrdPatio	. 50.000	Deck;Patic	;Balc	. 40.000	Porch,C	rdPatio	. 10 000
P P	Other Fireplace (a)	Barn, Rumpus 2 Fireplaces	RM	None 1 Firep		· · · · · ·	Barn;Spa		+10,000	1 Firepla		+40,000 +5,000
Z	Fireplace(s) Assessor's Parcel Number				20-001	+5,000	3 Fireplace 7551-025-		-5,000	7576-00		+5,000
SO	Mortgage Amount	Unknown		\$1,380			\$1,968,98			\$1,292,0		
AR	Assessed Value/Mill Levy	\$451,854 / 1%			, <u>000</u> 43 / 1%		\$168,483 /			\$137,114		
SALES COMPARISON	Net Adjustment (Total)	<i>Q</i> 10 1,00 1 / 1 / 0		•	0	\$ 215,500		• - \$	-209,000	-	<u> </u>	262,000
000	Adjusted Sale Price			Net	12.5 %		Net	9.6 %		Net	15.9 %	- ,
ູ	of Comparables			Gross	16.0 %	\$ 1,940,500	Gross	11.1 %\$	1,979,000	Gross	27.5 %	1,912,000
Ā	Summary of Sales Comparis	son Approach	451	0 Maric	oma Dr wa	s listed at \$1,69	9,000. Per t	he MLS it	t is located at f	he end o	f a quiet cul	-de-sac
ທີ	on a flat lot & this wa	is the first time it	was	offered	l for sale si	nce it was built.	The home i	s well ma	aintained & in o	original co	ondition. It h	as a
1000	<u>circular driveway. It h</u>	nas wood beam	ceilin									
	circular driveway. It has wood beam ceilings, built-in bookshelves & block fireplace. Per the listing agent Suzanne Dyer the home was in						ig agent Suzar	nne Dyer				
	original condition & still has the original septic tank. It was considered to be inferior to the subject in overall condition. It transferred from B Brashier Exemption Trust to Brent & Leila Cunningham. The Assessor Actual Value on file is \$133,243.						inferior to the	ne subjec	t in overall cor			
		till has the origin	nal se	eptic tar	nk. It was c	onsidered to be	inferior to the	ne subjec	t in overall cor			
	Brashier Exemption	till has the origir Trust to Brent &	nal se Leila	eptic tar Cunnir	n <u>k. It was c</u> ngham. The	onsidered to be e Assessor Actu	inferior to tl al Value on	ne subjec file is \$13	t in overall cor 33,243.	ndition. It	transferred	from B
	Brashier Exemption	till has the origin Trust to Brent & ted at \$2,000,00	nal se Leila 0.Th	eptic tar Cunnir ey rece	nk. It was c ngham. The ived an off	onsidered to be e Assessor Actu er \$200,000 ove	inferior to th al Value on r list price th	ne subjec file is \$13 ne first da	t in overall cor 33,243. ay on the mark	ndition. It et. The se	transferred eller gave th	from B
	Brashier Exemption 26 Sorrel Ln was list a \$63,000 credit towa	till has the origin Trust to Brent & ted at \$2,000,00 ard repairs since	nal se Leila 0.The e ther	eptic tar Cunnir ey rece e was r	nk. It was c ngham. The ived an offe no recent u	onsidered to be e Assessor Actu er \$200,000 ove pdating & all the	inferior to tl al Value on r list price tl systems w	ne subjec file is \$13 ne first da rere old (e	t in overall cor 33,243. ay on the mark electric, HVAC	ndition. It et. The se , sewer lin	transferred eller gave th ne, roof). It	from B
	Brashier Exemption 26 Sorrel Ln was list a \$63,000 credit towa significantly larger th	till has the origir Trust to Brent & ted at \$2,000,00 ard repairs since an the subject &	nal se Leila 0.The ther	eptic tar Cunnir ey rece e was r include	nk. It was c ngham. The ived an offe no recent u ed in the re	onsidered to be e Assessor Actu er \$200,000 ove pdating & all the port due to its si	inferior to th al Value on r list price th systems w milar locatio	ne subjec file is \$13 ne first da rere old (e on next do	t in overall cor 33,243. ay on the mark electric, HVAC por to the subje	et. The se , sewer line ect. Per ta	transferred eller gave th ne, roof). It ax records i	from B ne buyer is t is 1456
	Brashier Exemption <b>26 Sorrel Ln</b> was list a \$63,000 credit towa significantly larger th sq. ft. with 3 bedroon	till has the origir Trust to Brent & ted at \$2,000,00 ard repairs since an the subject & ns & 2 baths. Pe	nal se Leila 0.The ther was er the	eptic tar Cunnir ey rece re was r include listing a	nk. It was c ngham. The ived an offe no recent u ed in the re agent Cam	onsidered to be Assessor Actuer er \$200,000 over pdating & all the port due to its si eron Stearns the	inferior to th al Value on r list price th systems w milar location ere is a perr	ne subjec file is \$13 ne first da rere old (e on next do mitted ado	t in overall cor 33,243. ay on the mark electric, HVAC por to the subjudition that was	et. The se , sewer lin ect. Per ta never up	transferred eller gave th ne, roof). It ax records i dated in tax	from B ne buyer is t is 1456
	Brashier Exemption 26 Sorrel Ln was lisi a \$63,000 credit towa significantly larger th sq. ft. with 3 bedroom records. He stated th	till has the origir Trust to Brent & ted at \$2,000,00 ard repairs since an the subject & ns & 2 baths. Pe nat this is a desir	0.The boot ther was ar the rable	eptic tar Cunnir ey rece re was r include listing a locatior	nk. It was c ngham. The ived an offe no recent u ed in the re agent Cam n for people	onsidered to be Assessor Actuer er \$200,000 over pdating & all the port due to its si eron Stearns the e with horses sir	inferior to th al Value on r list price th e systems w milar locatio ere is a perr nce it has ea	ne subjec file is \$13 ne first da rere old (e on next do mitted ado asy acces	t in overall cor 33,243. In on the mark electric, HVAC por to the subj dition that was as to the horse	ndition. It et. The se , sewer lin ect. Per ta never up trails, rid	transferred eller gave th ne, roof). It ax records i dated in tax ing rink & a	from B ne buyer is t is 1456 c n access
	Brashier Exemption <b>26 Sorrel Ln</b> was list a \$63,000 credit towas significantly larger th sq. ft. with 3 bedroom records. He stated the road to transport hore	till has the origin Trust to Brent & ted at \$2,000,00 ard repairs since an the subject & ns & 2 baths. Pe nat this is a desir ses. Per the MLS	nal se Leila 0.The ther was er the rable S it h	eptic tar Cunnir ey rece re was r include listing a locatior as rusti	nk. It was c ngham. The ived an offe no recent u ed in the re agent Cam n for people c brick wal	onsidered to be e Assessor Actu- er \$200,000 ove pdating & all the port due to its si eron Stearns the e with horses sir Is at the entrance	inferior to th al Value on r list price th systems w milar locatio ere is a perm nee it has ea re, brick ribb	ne subjec file is \$13 ne first da rere old (e on next do mitted ado asy acces oon drivey	t in overall cor 33,243. ay on the mark electric, HVAC por to the subjection that was as to the horse way, double do	et. The set , sewer lin ect. Per ta never up trails, rid por entry,	transferred eller gave the ne, roof). It ax records i idated in tax ing rink & a foyer with a	from B ne buyer is t is 1456 c n access access up
	Brashier Exemption 26 Sorrel Ln was list a \$63,000 credit towas significantly larger th sq. ft. with 3 bedroom records. He stated the road to transport hore to the 4 bedrooms or	till has the origin Trust to Brent & ted at \$2,000,00 ard repairs since an the subject & ns & 2 baths. Pe nat this is a desir ses. Per the ML down to the livin	0.The boot the was the was the the sable S it h ng ar	eptic tar Cunnir ey rece e was r include listing a locatior as rusti ea. The	nk. It was c ngham. The ived an offe no recent u ed in the re agent Cam n for people c brick wal primary b	onsidered to be e Assessor Actu er \$200,000 ove pdating & all the port due to its si eron Stearns the e with horses sir Is at the entranc edroom suite ha	inferior to th al Value on r list price th systems w milar locatio ere is a perm nce it has ea e, brick ribb s open bea	ne subjec file is \$13 ne first da rere old (e on next do mitted ado asy acces oon drivev m vaulted	t in overall cor 33,243. ay on the mark electric, HVAC for to the subjection that was as to the horse way, double do d ceilings, vinta	et. The se , sewer lin ect. Per ta never up trails, rid por entry, age cast i	transferred eller gave the ne, roof). It ax records i idated in tax ing rink & a foyer with a ron fireplace	from B ne buyer is t is 1456 c n access naccess up e in front
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Indicated Value by Sales Comparison Approach \$



ch \$ 1,950,000 Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited. Form GPRES2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

## RESIDENTIAL APPRAISAL REPORT

COST APPROACH TO VALUE (if developed) The Cost Approach was not developed for this appraisal. Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): necessary for this assignment.

The Cost approach was not deemed

File No.: 23032208

	ESTIMATED () REPRODUCTION OR () REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$	
딩	Source of cost data:	DWELLING	Sq.Ft. @ \$	=\$	
COST APPROACH	Quality rating from cost service: Effective date of cost data:		Sq.Ft. @ \$	=\$	
РЯ	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$	=\$	
ΔPI			Sq.Ft. @ \$	=\$	
Ĕ			Sq.Ft. @ \$	=\$	
lö			1 0	=\$	
ပ		Garage/Carport	Sq.Ft. @ \$	=\$	
		Total Estimate of Cost-New	04	=\$	
			Functional	External	
		Depreciation	Tunotional	=\$(	)
		Depreciated Cost of Improvements		=\$	)
		· · ·			
		"As-is" Value of Site Improvement	\$	=\$	
				=\$	
				=\$	
		INDICATED VALUE BY COST APPR		=\$	
당	INCOME APPROACH TO VALUE (if developed)				
M	Estimated Monthly Market Rent \$ X Gross Rent Multiplier	= \$		Indicated Value by Inco	
R	Summary of Income Approach (including support for market rent and GRM):	apply the income approach	as it was no	ot considered necessa	iry to
E E	produce credible results.				
₹					
Ī					
INCOME APPROA					
IZ					
	PROJECT INFORMATION FOR PUDs (if applicable)	ned Unit Development.			
	Legal Name of Project: Dapplegray Lanes				
	Describe common elements and recreational facilities: Equestrian trails				
PUD					
┍╸					
	Indicated Value by: Sales Comparison Approach \$ 1.950,000 Cost Approach (if	developed) \$ N/A	Income Appro	ach (if developed) \$ N/	A
	Final Reconciliation The Market Approach is necessary for credible results gi		ertv charact		
	sought. It is primarily based on sales of similar type properties in the sub				
ð					
F	This appraisal is made 🌑 "as is", 🔿 subject to completion per plans and specifica	ations on the basis of a Hypot	hetical Condition	on that the improvements	have been
	completed, O subject to the following repairs or alterations on the basis of a Hypoth				
NS I	the following required inspection based on the Extraordinary Assumption that the condition				SUDJECT TO
RECONCILIATIO				repair:	SUDJECT TO
ш				repair:	SUDJECT TO
2				repair:	SUDJECT TO
8	This report is also subject to other Hypothetical Conditions and/or Extraordinary Ass	umptions as specified in the att	ached addenda	·	SUDJECT TO
R	Based on the degree of inspection of the subject property, as indicated below,	defined Scope of Work, Sta	tement of As	sumptions and Limiting	Conditions,
R	Based on the degree of inspection of the subject property, as indicated below, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other sp	defined Scope of Work, Sta ecified value type), as defined	tement of As herein, of t	sumptions and Limiting	Conditions, the subject
R	Based on the degree of inspection of the subject property, as indicated below, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other sp of this report is: \$ 1,950,000 , as of:	defined Scope of Work, Sta ecified value type), as defined 03/07/2023	tement of As herein, of t , which is	sumptions and Limiting real property that is the effective date of thi	Conditions, the subject s appraisal.
	Based on the degree of inspection of the subject property, as indicated below, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other sp of this report is: \$ 1,950,000 , as of: If indicated above, this Opinion of Value is subject to Hypothetical Conditions and	defined Scope of Work, Sta ecified value type), as defined 03/07/2023 I/or Extraordinary Assumptions	tement of As herein, of tl , which is included in	sumptions and Limiting real property that is the effective date of thi this report. See attache	Conditions, the subject s appraisal. ed addenda.
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ATTACHMENTS R	Based on the degree of inspection of the subject property, as indicated below, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other sp of this report is: \$ 1,950,000 , as of:         If indicated above, this Opinion of Value is subject to Hypothetical Conditions and         A true and complete copy of this report contains <u>41</u> pages, including exhibits whi properly understood without reference to the information contained in the complete reputate the Exhibits:         Scope of Work       Limiting Cond./Certifications         Map Addenda       Additional Sales         Hypothetical Conditions       Extraordinary Assumptions	defined Scope of Work, Sta         ecified value type), as defined         03/07/2023         d/or Extraordinary Assumptions         ch are considered an integral p         ort.         lendum       Photograp         um       Flood Adde	tement of As herein, of th , which is included in art of the repo	sumptions and Limiting he real property that is the effective date of thi this report. See attached ort. This appraisal report of Sketch Addendu	Conditions, the subject s appraisal. ed addenda. may not be
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FEATURE	SUBJECT	COMPARABLE S	ALE # 4	COMPARABLE S	ALE # 5	COMPARABLE SA	LE # 6		
Address 24 Sorrel Ln	states, CA 90274	25 Aurora Dr Rolling Hills Estates	CA 00274	35 Rollingwood Dr Rolling Hills Estates	CA 00274	31 Silver Spring Dr Rolling Hills Estates	CA 00274		
Proximity to Subject	-States, CA 30214	0.61 miles NE	, CA 30274	2.48 miles NW	5, CA 30274	2.46 miles W	CA 30274		
Sale Price	\$	\$	1,995,000		1,649,000	\$	2,400,00		
	\$ /sq.ft.	,		\$ 1,007.33 /sq.ft.		\$ 1,212.73 /sq.ft.			
	Public Records	CRMLS #PV221483		CRMLS #SB221423		CRMLS #22165609;			
Verification Source(s) VALUE ADJUSTMENTS	Observation DESCRIPTION	Doc #923938;COE ( DESCRIPTION	)9/21/2022 +(-) \$ Adjust.	Doc #831703;COE	08/19/2022 +(-) \$ Adjust.	Doc #808893;COE C DESCRIPTION	11/2022 <u>(-)</u> +(-) \$ Adjust		
Sales or Financing	DESCHIENCIN	ArmLth	+ (-) Ψ Αυμοι.	ArmLth		ArmLth	+ (-) Ψ Aujusi		
Concessions		Conv;10000	-10,000	Conv;7995	-7,995				
Date of Sale/Time	03/07/2023	s09/22;c08/22		s08/22;c07/22		s08/22;c06/22			
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple			
Location	Residential	Residential		Bks Thoroughfare St		Backs Busy Rd	+50,00		
Site View	15,702 SqFt Residential	18,191 SqFt Residential	-62,000	13,284 SqFt Superior City Light	,	20146 SqFt Pano Ocean;City	<u>-111,00</u> -100,00		
Design (Style)	1Story;MidCentury	1Story;MidCentury		1Story;MidCentury	-30,000	1Story;MidCentury	-100,00		
Quality of Construction	Average/Good	Average	+160,000	Average/Good		Good	-160,00		
Age	72 Years	61 Years		67 Years		66 Years			
Condition	Average/Good	Good	-160,000	Average	+160,000		-160,00		
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths			
Room Count	7 3 3.0	7 4 <u>3.0</u>	07 500	6 3 2.0	+10,000	6 3 2.0	+10,00		
Gross Living Area Basement & Finished	1,785 sq.ft. Osf	1,968 sq.ft. Osf	-27,500	1,637 sq.ft. Osf	+22,000	1,979 sq.ft. Osf	-29,00		
Rooms Below Grade	031	0.01				031			
	Average	Average		Average		Average			
Heating/Cooling	FAU;CAC	FAU;CAC		FAU;NoAC	+2,000	FAU;CAC			
Energy Efficient Items	None	None		SlrPnls-Owned		None			
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage			
Porch/Patio/Deck	Porch;Patio;Deck	Porch;CvrdPatio	. 50.000	Porch;Patio	. 50.000	Porch;Patio;Deck	. 50.00		
Other Fireplace(s)	Barn, Rumpus Rm 2 Fireplaces	None 1 Fireplace	+50,000	1 Fireplace	+50,000	2 Fireplaces	+50,00		
Assessor's Parcel Number		7551-028-038	+5,000	7576-004-007	+5,000	7576-025-010			
Mortgage Amount	Unknown	\$1,595,144		\$989,400		\$1,400,000			
Assessed Value/Mill Levy	\$451,854 / 1%	\$1,338,618 /1%		\$1,075,094 / 1%		\$1,431,208 / 1%			
Net Adjustment (Total)		○ + ● - \$	-44,500		276,505	○ + ● - \$	-450,00		
Adjusted Sale Price		Net 2.2 % Gross 23.8 %	4 0 5 0 5 0 0	Net 16.8 %		Net 18.8 %	4 0 5 0 0		
of Comparables Summary of Sales Comparis	on Approach 25		1,950,500 at \$1,995,000	<b>Gross</b> 23.8 %	1,925,505		<u>1,950,00</u> lit due to		
inspection findings. It									
with fireplace & Frend									
to backyard. The exte	erior was recently up	dated with new hard	scape, landsc	ape smooth stucco. (	Other features	include: remodeled b	oaths		
Adjusted Sale Price of Comparables       Net       2.2 % Gross       Net       16.8 % Gross       Net       18.8 % Gross       Net       19.50,000         Summary of Sales Comparison Approach       25 Aurora Dr was listed at \$2,299,999. It went into escrow within 28 days of the price reduction. It has a large family room       Net       18.8 %       Net       19.50,000       Net       Net       18.8 %       Net       19.50,000       Net       18.8 %       Net       19.50,000       Net       19.50,000       Net       18.8 %       Net       19.50,000       Net       18.8 %       Net       19.50,000       Net       18.8 %       Net <td></td> <td></td>									
with granite counters, remodeled kitchen with granite counters, tankless water heater, Tesla charger, 220V electrical hookup in the garage,									
central heating and a	ir conditioning with N		central heating and air conditioning with Nest thermostat, and security cameras covering all of the perimeter & dual pane windows. Per the MLS the laundry/utility room was added without permits. This home was considerd to be inferior to the subject in overall quality and superior						
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elevated above a greenbelt & Hawthorne Blvd. which is a busy road. It transferred from John Kahrs to Chong-Kang 2020 Family Trust. The Assessor Actual Value on file is \$1,431,208.

**GP**RESIDENTIAL

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File No.:

23032208

Zip Code: 90274

## Assumptions, Limiting Conditions & Scope of Work

Property Address: 24 Sorrel Ln Client: Kline Trust Appraiser Deborah L Jeffery

State: CA City: Rolling Hills Estates Address: 24 Sorrel Ln, Rolling Hills Estates, CA 90274 Address: 3553 Atlantic Ave #612, Long Beach, CA 90807

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by

the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

#### Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Extraordinary Assumption: It is assumed that all structures, given value in this report are legally permitted as stated and were similar in condition at the time of inspection as they were as of the effective date of the appraisal. The land is assumed to have no unknown geological or environmental adverse issues. The physical characteristics of the comparables were either verified through county records, MLS, agents, or homeowner verification, assumed to be as stated. The comparables are assumed to have no sales concessions unless reported in the MLS. The current zoning and flood map information is assumed to be as stated in this report. If any of these or any other items are found to be not true and correct, I reserve my right to change my appraisal. The use of any extraordinary assumptions or hypothetical conditions may affect assignment results.

#### Page # 9 of 41

File No.:

State: CA

23032208

Zip Code: 90274

## Certifications

Property Address: 24 Sorrel Ln Client: Kline Trust

#### Appraiser Deborah L Jeffery **APPRAISER'S CERTIFICATION**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.

- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

City: Rolling Hills Estates

24 Sorrel Ln, Rolling Hills Estates, CA 90274

3553 Atlantic Ave #612, Long Beach, CA 90807

- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

Address:

Address:

- My engagement in this assignment was not contingent upon developing or reporting predetermined results.

- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion,

se. handicap. familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.

- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications: My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the applicable IRS Valuation Guidelines.

#### **IRS Definition of Fair Market Value:**

Fair Market Value is defined as: "The fair market value is the price at which the property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of relevant facts. The fair market value of a particular item of property includable in the decedent's gross estate is not to be determined by a forced sale price. Nor is the fair market value of an item of property to be determined by the sale price of the item in a market other than that in which such item is most commonly sold to the public, taking into account the location of the item wherever appropriate." Regulation §20.2031-1.

	Client Contact: Margaret Kline Clie	ent Name: Kline Trust
	E-Mail: pk77500@gmail.com Address:	24 Sorrel Ln, Rolling Hills Estates, CA 90274
	APPRAISER	SUPERVISORY APPRAISER (if required)
		or CO-APPRAISER (if applicable)
ŝ	Deborah & Jeffery	
R	Diobran ~ Jaffe of	Supervisory or
ATI	Appraiser Name: Deborah L Jeffery	Co-Appraiser Name:
SIGNATURES	Company: Appraisal Care	Company:
SIC	Phone: (562) 595-8976 Fax: N/A	Phone: Fax:
	E-Mail: deb@appraisalcare.com	E-Mail:
	Date Report Signed: 04/17/2023	Date Report Signed:
	License or Certification #: AR008549 State: CA	License or Certification #: State:
	Designation: Certified Residential Real Estate Appraiser	Designation:
	Expiration Date of License or Certification: 01/08/2025	Expiration Date of License or Certification:
	Inspection of Subject: Interior & Exterior Exterior Only None	Inspection of Subject: O Interior & Exterior O Exterior Only O None
	Date of Inspection: 04/03/2023	Date of Inspection:
G		nay be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credite are by a la mode, inc 1-800-AI AMODE 3/2007
U	Form GPBES2AD - "TOTAL" appraisal softwa	are by a la mode inc 1-800-ALAMODE

File No.	23032208
----------	----------

Client	Kline Trust				
Property Address	24 Sorrel Ln				
City	Rolling Hills Estates	County Los Angeles	State CA	Zip Code 90274	
Owner	Frank M Kline				

Subject Improvements/Condition: The routine observation of the property and improvements is for purposes of establishing the market value of the property. Attics and crawl space areas are typically not accessed. The property "inspection" is really more of an "observation". It is not to be regarded as full property inspection of the type intended to reveal defects in mechanical systems, structural integrity, roofing, siding, or other property component. The appraiser claims no special expertise in these areas, nor is the appraiser an expert regarding issues related to foundation settlement, wood destroying (or other) insects, radon gas, lead based paint, asbestos or mold. Unless otherwise noted, this appraisal is based on the extraordinary assumption that the various elements that constitute the subject property are fundamentally sound and in working order. Inspection limitations also applies to the proper installation and/or functionally of the smoke and CO alarms, as well the water heater since the appraiser is not an expert in this area. Statements regarding condition, particularly those regarding heating and cooling systems area based on superficial observations only. In short the appraiser is not a home inspector and the appraisal report is not a home inspection report. The appraisal report should not be relied upon to disclose the condition of the property or the presence/absence of any defects.

The appraiser assumes that there are no hidden or unapparent conditions or for engineering which might be required to discover such factors. If the client has any questions regarding these items, it is their responsibility to order the appropriate inspections by a licensed contractor or home inspection. This report is not a home inspection and the appraiser assumes no responsibility for these items. No party may rely on this document without possessing the complete 41 pages of the report. The scope of work completed was appropriate for the named client and any intended uses, but may not be appropriate for other third party users, such as the borrowers or lenders. This appraisal was completed to be used for tax reporting related to a date of death with an effective date of 03/07/2023. The intended users are the client, accountants and estate planners to the estate subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form and definition of market value. No additional intended users are identified by the appraiser.

Subject Building Permits: Per Dean, a planner at the city of Rolling Hills Estates the following final building permits for the subject were found:

1347 sq. ft. original house 09/14/1951 442 sq. ft. Rumpus Room 02/25/1963 600 sq. ft. 1 Story Barn 05/29/1964 544 sq. ft. pool, pool deck, retaining wall & 612 sq. ft. addition 11/28/1972 Remove existing roof & re-roof 07/13/1990 200 Amp electric panel upgrade 2018

The subject had a pool in the past that was filled in per the client. There was a permit issued for removing the pool, however it expired 12/13/2008.

Comparables: All sales are closed and verified by two independent sources. Data sources include: Tax records (Realist.com), Spark, MLS and cooperating local Real Estate Agents knowledgeable about the subject and comparable properties. The sales used are deemed to be the most comparable to the subject property in terms of date of sale, condition and similarity of amenities. A statistical analysis of the comparables was made to determine an appropriate adjustment for variations. For the most part, remaining adjustments are reflective of either perceived market value added or by the cost differences obtained from cost sources including local contractors and building supply stores. None of the adjustments, or the adjustment process itself, is felt to unduly favor subject. Neighborhood spans farther than one mile in radius resulting in comparables being more than 1 mile away. Recent verifiable closed sales are limited at this time.

Sales chosen are considered to be the best and most relevant comparable sales available at time of inspection. With weighted consideration given to Comparable 1-6, the sales comparison analysis indicates an objective value range of \$1,912,000 - \$1,979,000. This is supportive of the appraiser's final opinion of market value at \$1,950,000. Adjustments were calculated at: \$150 per sq. ft. for GLA and applied for a difference of 100 sq. ft. or greater. Lot sizes were adjusted at \$25 per sq. ft. applied for a difference of +/-1,000 sq. ft. in size. In this market it is typical to adjust for difference in square footage and bath and no adjustment for bedrooms. Effective age was considered in the condition adjustments. Time adjustments were not necessary due to the stable market.

Deborgh & Collerit			
Signature		_ Signature	
Name Deborah L Jeffery		Name	
Date Signed 04/17/2023		Date Signed	
State Certification # AR008549	State CA	_ State Certification #	State
Or State License #	State	Or State License #	State

**Supplemental Addendum** 

File No. 23032208

			20002200
Client	Kline Trust		
Property Address	24 Sorrel Ln		
City	Rolling Hills Estates	County Los Angeles	State CA Zip Code 90274
Owner	Frank M Kline		

#### \* SUBJECT 12 MONTH LISTING HISTORY \*

Per CRMLS, there are no known listings of the subject property in the prior 12 months.

#### \* SUBJECT 5-YEAR PRIOR TRANSFER HISTORY \*

24 Sorrel Ln -Transferred on 08/18/2021 for \$0. It transferred from Kline Frank M to Kline Living Trust and was a Trustee's Deed(Transfer) (Document #1264016). -Transferred on 08/18/2021 for \$0. It transferred from Kline Shirley S to Owner Record and was a Affidavit (Document #1264015).

#### \* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY \*

4510 Marloma Dr-Transferred on 03/01/2023 for \$0. It transferred from Brashier Charles W to Owner Record and was a Affidavit (Document #128929).

26 Sorrel Ln-No transfer history.

5104 Elmdale Dr-No transfer history.

25 Aurora Dr-No transfer history.

35 Rollingwood Dr-No transfer history.

31 Silver Spring Dr-No transfer history.

Loan # File # 23032208

Client	Kline Trust		
Property Address	24 Sorrel Lr	1	
City	Rolling Hills	Estates County L	os Angeles State CA Zip Code 90274
-			
Owner	Frank M Kli	le	
APPRAISAL AND	D REPORT ID	ENTIFICATION	
This Appraisal Repo	rt is one of the fo	llowing types:	
-			
Appraisal Repo	ort	This report was prepared in accordance with the requireme	ents of the Appraisal Report option of USPAP Standards Rule 2-2(a).
<ul> <li>Restricted Appr</li> </ul>	raisal Report	This report was prepared in accordance with the requirement	ents of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The
		•	. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived
		at the opinions and conclusions set forth in the report may	not be understood properly without the additional information in the appraiser's workfile.
ADDITIONAL CE		c	
I certify that, to the b	est of my knowle	dge and belief:	
The statements	s of fact containe	d in this report are true and correct.	
<ul> <li>The report analy</li> </ul>	yses, opinions, a	nd conclusions are limited only by the reported assumption	is and are my personal, impartial, and unbiased professional analyses,
opinions, and c	conclusions.		
,			
I have no (or the	e specified) pres	ent or prospective interest in the property that is the subject	of this report and no (or specified) personal interest with respect to the
parties involved			
Paraes 111011080	a.		
I have no bias w	with respect to th	e property that is the subject of this report or the parties invo	olved with this assignment.
			· · · · · · · · · · · · · · · · · · ·
<ul> <li>My engagemen</li> </ul>	nt in this assignm	ent was not contingent upon developing or reporting predet	ermined results.
<ul> <li>My compensati</li> </ul>	ion for completin	g this assignment is not contingent upon the development o	or reporting of a predetermined value or direction in value that favors the cause
of the client, the	e amount of the v	alue opinion, the attainment of a stipulated result, or the occ	currence of a subsequent event directly related to the intended use of
this appraisal.		· · · · · · · · · · · · · · · · · · ·	·····, ·······························
the appraioal.			
My analyses, or	pinions, and con	clusions were developed and this report has been prepared	, in conformity with the Uniform Standards of Professional Appraisal Practice.
ing analyses, s	prinerie, and een		
<ul> <li>This appraisal r</li> </ul>	report was prepa	ed in accordance with the requirements of Title XI of FIRRE	A and any implementing regulations.
		··· ··· ·· ·· · · · · · · · · · · · ·	
	-0		
PRIOR SERVICE			
I have NOT perf	formed services,	as an appraiser or in any other capacity, regarding the prop	erty that is the subject of this report within the three-year period
immediately pre	eceding acceptar	nce of this assignment.	
I HAVE perform	ned services as a	an appraiser or in another capacity, regarding the property th	hat is the subject of this report within the three-year period immediately
•			
		signment. Those services are described in the comments b	elow.
PROPERTY INSP	PECTION		
I have NOT mad	de a personal ins	pection of the property that is the subject of this report.	
I HAVE made a	personal inspect	ion of the property that is the subject of this report.	
<b>ě</b>	-		
APPRAISAL ASS			
Unless otherwise no	oted, no one prov	ded significant real property appraisal assistance to the per	son signing this certification. If anyone did provide significant assistance, they
are hereby identified	l along with a sur	nmary of the extent of the assistance provided in the report.	
	Ū		
ADDITIONAL CO	OMMENTS		
		iring disclosure and/or any state mandated requirements:	CLIMMADY. This is a Common Americal Depart which is intended
			SUMMARY: This is a Summary Appraisal Report, which is intended
to comply with t	the reporting	requirements set forth under Standards Rule	e 2-2(b) of the Uniform Standards of Professional Appraisal Practice for
a Summary Apr	<u>prais</u> al Repo	t. As such, it presents only summary discus	sions of the data, reasoning, and analyses that were used in the
			g documentation that is not provided with the report concerning the
			oth of discussion contained in this report is specific to the needs of the
client and for th	e intended u	se stated in the report. The appraiser is not	responsible for unauthorized use of this report.
-		SURE TIME FOR THE SUBJECT PROPERTY	
-		· · · · · · · · · · · · · · · · · · ·	utilizing market conditions pertinent to the appraisal assignment.
A reasonable	exposure time	for the subject property is 3-28 day(s).	·
APPRAISER			SUPERVISORY APPRAISER (ONLY IF REQUIRED)
	$\lambda_{1}$		
0.	Deborah	& Jefferry	Charachara
Signature			Signature
Name Deb	borah L Jeff	ery	Name
Date of Signature			Date of Signature
• • • •			State Certification #
State Certification		14J	
State Certification			or State License #
or State License #			
			State
or State License #	#	icense 01/08/2025	

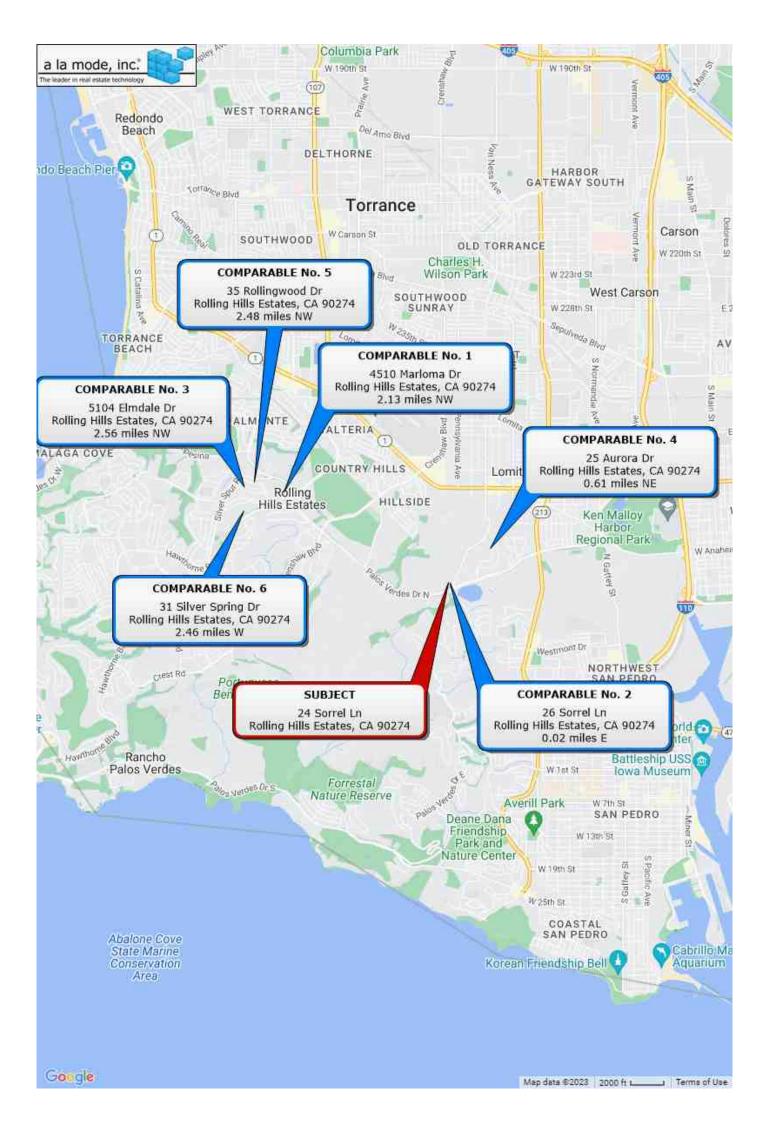
Effective Date of Appraisal 03/07/2023 USPAP Compliance Addendum 2014 O Did Not O Exterior-only from Street O Interior and Exterior

Appraisal Care (562) 595-8976

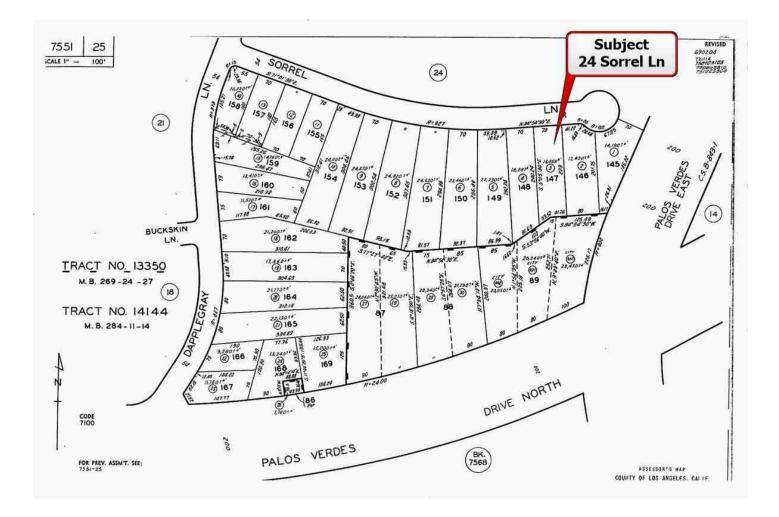
		Appraisal Care (562) 595-8976	Page # 13
		FIRREA / USPAP ADDEND	UM
Client	Kline Trust	,	
Property Address			
City	Rolling Hills Estates	County Los Angeles	State CA Zip Code 90274
wner	Frank M Kline		
urpose			
he Purpose	and Function of this appraisal	is to estimate the value of the subject propert	y as defined herein, and to assist the client in
			y other party for any other purpose. The appraiser is
	le for unauthorized use of this		
соре			
) After receiv	ving the assignment, an extens	sive search of all resources customary to the	appraisal of residential real estate was made to
letermine ger	neral market trends, influences	and other significant factors pertinent to the	subject property.
2) A physical	observation of the subject prop	perty was performed, including a physical mea	asurement and photos
<ol><li>A physical (</li></ol>	observation from the street wit	h photos was taken of each comparable.	
) A written re	eport was then completed, with	appropriate adjustments being made to estin	nate an accurate estimate of value.
5) A complete	e summary report was then ser	it to the intended user.	
ntended Use / I	Intended Licer		
		the client. The Intended Lies is to evolute th	a property that is the subject of this expressed for a
			e property that is the subject of this appraisal for a
		ended Users are identified by the appraisar, repr	orting requirements of this appraisal report form, and
	אמותכו עמועכ. ואט מעטונוטוואן וחנ	anded Users are identified by the appraiser.	
History of Prope	erty		
	rmation: See GPRes Form		
Prior sale: See	GPRES Form		
	/ Marketing Time		
The appraiser	r has determined that the prop	erty would have to be exposed for between 3	to 28 days on the open market in order to have a
narket value	of \$1,950,000 on the effective	date of this appraisal. Market exposure time	is based on statistical information about days on
narket, inform	nation gathered through sales	verification and interviews with market particip	pants.
· · · · ·	realty) Transfers		
There were no	o personal (non-realty) transfe	rs recognized in this appraisal, or in this trans	action.
Additional Com	ments		
		tate Certified Real Estate Appraiser, has som	pleted the minimum requirements of continuing
			knowledge and experience are sufficient to allow me to
	appraisal assignment.	Setency Frovision of OSFAF, certify that my	
Digital Signati	ure. This report has been digit	ally signed by the licensed appraiser. If there	is any unauthorized use of this report or my
	s report will no longer be valid.		
	report will no longer be valid.		
All comparable	e sales used in this report as a	a basis for my opinion of value were assumed	to have been exposed to their relevant markets for a
		t adequate marketing efforts were undertaker	
autificant' A			
Certification Su			
		ed minimum valuation, a specific valuation, or an approval of	
			ue that favors the cause of the client, the amount of the value
estimate, the a	ttainment of a stipulated result or the oc	currence of a subsequent event.	
<u> </u>	A .		
λ.	hand & Calling		
DI	eborah L Jeffery		
	Deborah L Jeffery	Supervisory Appraiser(s	2).
Effective date / R	104 meters 104	/03/2023 Effective date / Report of	Jdlt

#### **Location Map**

Client	Kline Trust				
Property Address	24 Sorrel Ln				
City	Rolling Hills Estates	County Los Angeles	State CA	Zip Code 90274	
Owner	Frank M Kline				

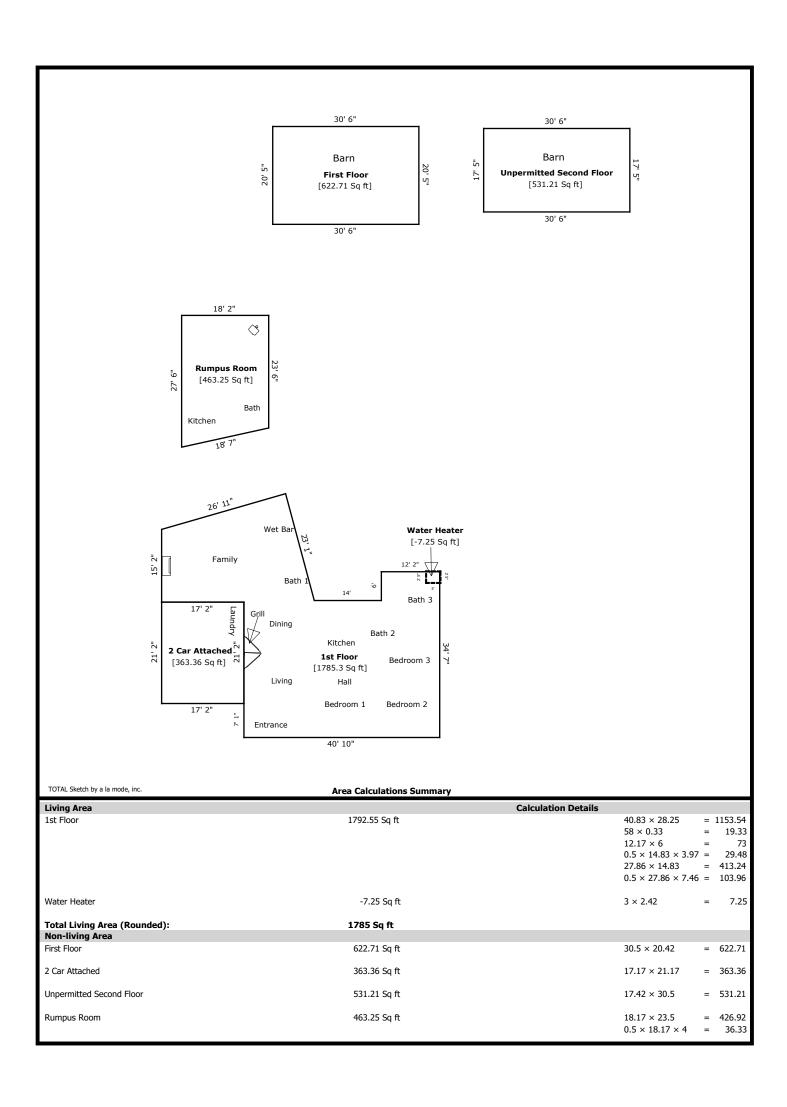


Client	Kline Trust			
Property Address	24 Sorrel Ln			
City	Rolling Hills Estates	County Los Angeles	State CA	Zip Code 90274
Owner	Frank M Kline			



### **Building Sketch**

Client	Kline Trust				
Property Address	24 Sorrel Ln				
City	Rolling Hills Estates	County Los Angeles	State (	CA Zip Code	90274
Owner	Frank M Kline				



[	Client	Kline Trust					
	Property Address	24 Sorrel Ln					
	City	Rolling Hills Estates	County Los Angeles	State	CA	Zip Code	90274
	Owner	Frank M Kline					



## Subject Front

24 Sorrel Ln	
Sales Price	
Gross Living Area	1,785
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	Residential
View	Residential
Site	15,702 SqFt
Quality	Average/Good
Age	72 Years

Subject Rear





Subject Street

Client	Kline Trust				
Property Address	24 Sorrel Ln				
City	Rolling Hills Estates	County Los Angeles	State	CA	Zip Code 90274
Owner	Frank M Kline				





Subject Street

24 Sorrel Ln

Subject Side

Subject Side

Client	Kline Trust			
Property Address	24 Sorrel Ln			
City	Rolling Hills Estates	County Los Angeles	State CA	Zip Code 90274
Owner	Frank M Kline			



Subject Wood Fence 24 Sorrel Ln

**Subject Water Heater** 



## Subject Fascia

Client	Kline Trust				
Property Address	24 Sorrel Ln				
City	Rolling Hills Estates	County Los Angeles	State CA	Zip Code 90274	
Owner	Frank M Kline				



Rumpus Rm Side & AC 24 Sorrel Ln

Subject Side





Subject Yard

Client	Kline Trust			
Property Address	24 Sorrel Ln			
City	Rolling Hills Estates	County Los Angeles	State CA	Zip Code 90274
Owner	Frank M Kline			



Subject Stairs

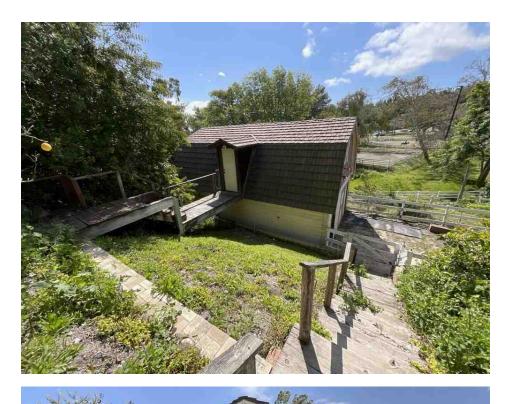
24 Sorrel Ln

Subject Yard/Park to Rear

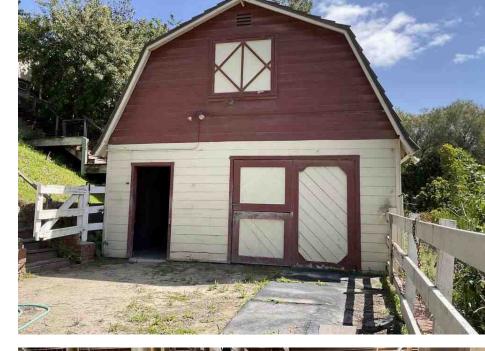


Subject Fence

Client	Kline Trust				
Property Address	24 Sorrel Ln				
City	Rolling Hills Estates	County Los Angeles	State CA	Zip Code 90274	
Owner	Frank M Kline				



Subject Barn 24 Sorrel Ln





Subject Barn

Subject Barn 1st Level

Client	Kline Trust						
Property Address	24 Sorrel Ln						
City	Rolling Hills Estates	County Los Angeles	State	CA	Zip Code	90274	
Owner	Frank M Kline						



## Barn 1st Level

b

## **Barn-Unpermitted 2nd Level**





**Barn-Unpermitted 2nd Level** 

Client	Kline Trust			
Property Address	24 Sorrel Ln			
City	Rolling Hills Estates	County Los Angeles	State CA	Zip Code 90274
Owner	Frank M Kline			



## **Rumpus Room Side**

24 Sorrel Ln	
Sales Price	
Gross Living Area	1,785
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	Residential
View	Residential
Site	15,702 SqFt
Quality	Average/Good
Age	72 Years





## **Rumpus Room Front**

**Rumpus Room** 

Client	Kline Trust						
Property Address	24 Sorrel Ln						
City	Rolling Hills Estates	County	Los Angeles	State	CA	Zip Code	90274
Owner	Frank M Kline						



## **Rumpus Room**

24 Sorrel Ln	
Sales Price	
Gross Living Area	1,785
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	Residential
View	Residential
Site	15,702 SqFt
Quality	Average/Good
Age	72 Years

## **Rumpus Room Bathroom**





**Rumpus Room Kitchen** 

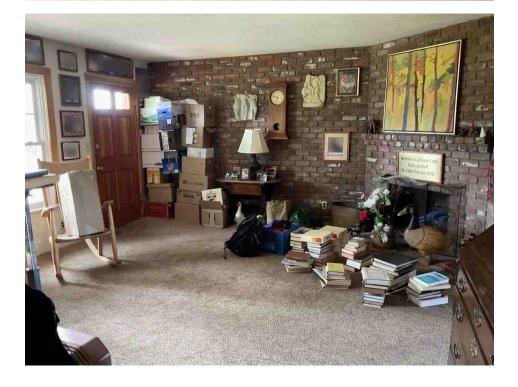
Client	Kline Trust			
Property Address	24 Sorrel Ln			
City	Rolling Hills Estates	County Los Angeles	State CA	Zip Code 90274
Owner	Frank M Kline			



## Laundry & FAU in Garage

24 Sorrel Ln	
Sales Price	
Gross Living Area	1,785
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	Residential
View	Residential
Site	15,702 SqFt
Quality	Average/Good
Age	72 Years





Living

2 Car Garage Interior

Client	Kline Trust			
Property Address	24 Sorrel Ln			
City	Rolling Hills Estates	County Los Angeles	State CA	Zip Code 90274
Owner	Frank M Kline			



## Living

	-
24 Sorrel Ln	
Sales Price	
Gross Living Area	1,785
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	Residential
View	Residential
Site	15,702 SqFt
Quality	Average/Good
Age	72 Years

Dining



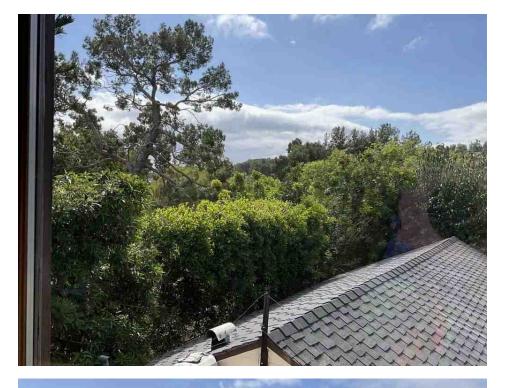


Family

## Page # 28 of 41

## **Subject Interior Photo Page**

Client	Kline Trust			
Property Address	24 Sorrel Ln			
City	Rolling Hills Estates	County Los Angeles	State CA	Zip Code 90274
Owner	Frank M Kline			



## **Family View**

	-
24 Sorrel Ln	
Sales Price	
Gross Living Area	1,785
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	Residential
View	Residential
Site	15,702 SqFt
Quality	Average/Good
Age	72 Years

**Family View** 





Family

## Page # 29 of 41

## **Subject Interior Photo Page**

Client	Kline Trust		
Property Address	24 Sorrel Ln		
City	Rolling Hills Estates	County Los Angeles	State CA
Owner	Frank M Kline		



## Family

Zip Code 90274

24 Sorrel Ln Sales Price	2
Gross Living Area	1,785
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	Residential
View	Residential
Site	15,702 SqFt
Quality	Average/Good
Age	72 Years

Family Wet Bar





Bath 1

Dama # 00 at 44
Page # 30 of 41

Client	Kline Trust			
Property Address	24 Sorrel Ln			
City	Rolling Hills Estates	County Los Angeles	State CA	Zip Code 90274
Owner	Frank M Kline			



## Kitchen

24 Sorrel Ln Sales Price	
Gross Living Area	1,785
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	Residential
View	Residential
Site	15,702 SqFt
Quality	Average/Good
Age	72 Years

Kitchen





**Kitchen View** 

## Page # 31 of 41

## **Subject Interior Photo Page**

Client	Kline Trust				
Property Address	24 Sorrel Ln				
City	Rolling Hills Estates	County Los Angeles	State CA	Zip Code 90274	
Owner	Frank M Kline				
••					



	Hall
24 Sorrel Ln	
Sales Price	
Gross Living Area	1,785
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	Residential
View	Residential
Site	15,702 SqFt
Quality	Average/Good
Age	72 Years

Hall Smoke Alarm





Bedroom 1

Client	Kline Trust				
Property Address	24 Sorrel Ln				
City	Rolling Hills Estates	County Los Angeles	State	CA	Zip Code 90274
Owner	Frank M Kline				



## Bedroom 1

24 Sorrel Ln	
Sales Price	
Gross Living Area	1,785
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	Residential
View	Residential
Site	15,702 SqFt
Quality	Average/Good
Age	72 Years







Bedroom 2

Client	Kline Trust			
Property Address	24 Sorrel Ln			
City	Rolling Hills Estates	County Los Angeles	State CA	Zip Code 90274
Owner	Frank M Kline			



## Bedroom 2

24 Sorrel Ln	
Sales Price	
Gross Living Area	1,785
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	Residential
View	Residential
Site	15,702 SqFt
Quality	Average/Good
Age	72 Years

**Bedroom 3** 





**Bedroom 3** 

## Page # 34 of 41

## **Subject Interior Photo Page**

Client	Kline Trust			
Property Address	24 Sorrel Ln			
City	Rolling Hills Estates	County Los Angeles	State CA	Zip Code 90274
Owner	Frank M Kline			



## Bath 3

1,785
7
3
3.0
Residential
Residential
15,702 SqFt
Average/Good
72 Years

Bath 3



## Page # 35 of 41

## **Comparable Photo Page**

Client	Kline Trust						
Property Address	24 Sorrel Ln						
City	Rolling Hills Estates	County Los Angeles	State	CA	Zip Code	90274	
Owner	Frank M Kline						



## Comparable 1

4510 Marloma D	r
Prox. to Subject	2.13 miles NW
Sale Price	1,725,000
Gross Living Area	1,662
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	16,892 SqFt
Quality	Average/Good
Age	65 Years





## Comparable 2

26 Sorrel Ln	
Prox. to Subject	0.02 miles E
Sale Price	2,188,000
Gross Living Area	2,533
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.5
Location	Residential
View	Residential
Site	17,549 SqFt
Quality	Average/Good
Age	71 Years

## Comparable 3

Dr

5104 Elmdale
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

ct 2.56 miles NW 1,650,000 rea 2,188 7 is 4 ns 3.0 Residential Residential 9,598 SqFt Average/Good 67 Years

## **Comparable Photo Page**

Client	Kline Trust			
Property Address	24 Sorrel Ln			
City	Rolling Hills Estates	County Los Angeles	State CA	Zip Code 90274
Owner	Frank M Kline			



## Comparable 4

	-
25 Aurora Dr	
Prox. to Subject	0.61 miles NE
Sale Price	1,995,000
Gross Living Area	1,968
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	3.0
Location	Residential
View	Residential
Site	18,191 SqFt
Quality	Average
Age	61 Years





### Comparable 5

35 Rollingwood Dr				
Prox. to Subject	2.48 miles NW			
Sale Price	1,649,000			
Gross Living Area	1,637			
Total Rooms	6			
Total Bedrooms	3			
Total Bathrooms	2.0			
Location	Bks Thoroughfare St			
View	Superior City Light			
Site	13,284 SqFt			
Quality	Average/Good			
Age	67 Years			

## Comparable 6

	-
31 Silver Spring	Dr
Prox. to Subject	2.4
Sale Price	2,4
Gross Living Area	1,9
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	Ba
View	Pa
Site	20
Quality	Go
Aae	66

2.46 miles W 2,400,000 a 1,979 6 3 5 2.0 Backs Busy Rd Pano Ocean;City 20146 SqFt Good 66 Years

BUREAU OF REAL ESTATE APPRAISERS BUREAU OF REAL ESTATE APPRAISERS BUREAU OF REAL ESTATE APPRAISERS REAL ESTATE APPRAISERS REAL ESTATE APPRAISER CENSE	has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title: "Certified Residential Real Estate Appraiser"	This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.	BREA APPRAISER IDENTIFICATION NUMBER: AR 008549 Effective Date: January 9, 2023 Date Expires: January 8, 2025	Angela Jennoy, BREA	3068355 THIS DOCUMENT CONTAINS A TRUE WATERMARK : HOLD UP TO LIGHT TO SEE CHAN LINK
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### **Appraisers CV - Page 1**



#### Appraiser's Qualifications Certified Residential Real Estate Appraiser (#AR008549) – State of California, Expires January 8, 2023 FHA Approved Accredited Green Appraiser, Earth Advantage & Build it Green Expert Witness Review Appraiser Consulting Worldwide ERC Trained 2005

Bachelor of Business Administration with emphasis in Marketing - National University, Graduated May 1992, Cum Laude

#### **Real Estate Appraisal Experience**

Appraisal Care, Long Beach, Formerly Known as Appraisal Source - June 1994 to present – Owner/Appraiser Kerr's Appraisal Service, Irvine - July 1992 to June 1994 -State Licensed Real Estate Appraiser/Staff Review Appraiser and trainer Southcoast Appraisal, Dana Point - October 1989 to July 1992 -Real Estate Appraiser

#### **Other Experience**

Current Co-Host for "Real Estate Appraisal Live" show

Appraisal Instructor for Keller Williams, Coldwell Banker, Sonnocco, Home Smart Realty, Boardwalk Properties, Realty World, Bixby Knolls Mortgage - 2017 to Present

Appraisal Instructor, Acheson Appraisal Classes - 2010

Long Beach City College, Recurring Guest Speaker for Real Estate Finance Class

Accounting background working for IRS, Construction and Real Estate Companies for 7 years prior to becoming an appraiser Recurring Docent for California Heights Historical Neighborhood Tour

#### **Professional Affiliations**

Pacific West Association of Realtors (PWAR) Long Beach Broker Preview Bixby Knolls Broker Preview Former Member Estate Planning & Trust Council of Long Beach Former Member Employee Relocation Council (ERC), Worldwide ERC, Appraisal Trained Former Member Foundation of Real Estate Appraisers (FREA) Former Member Long Beach Area Chamber of Commerce and board member of Women's Council Former President of Team Referral Networking Group, Seal Beach Chapter Former Member Long Beach Commercial Real Estate Council Former Member of North Long Beach Bixby Area Real Estate Club

#### Recent Assignments including Lending (Conventional, Jumbo, FHA), Relocation, Estate Planning, Divorce, Bankruptcy Appraisals of:

Single Family Residences, including Homes, Condos, High End and Complex assignments Proposed Construction (including FHA 203K) Small Residential Income Properties (1 to 4 units) Residential Income Property (5+ units) Commercial Buildings, Land, Mixed Use and Industrial Properties Rental Surveys

#### **Data Sources**

Realist.com, Multiple Listing Service (MLS), Data Express, HM Facts, Craftsman Software, Appraisal Tool, PV Tool, Spark, Dwellingcost.com

Currently Service the following Areas: Los Angeles & Orange Counties. Experience also in Riverside, San Bernardino, Ventura, and San Diego Counties

#### Attorney Client List

The Law Firm of Fox and Fox PTAH Law Group Anita Grace Edwards - Law Offices of Anita Grace Edwards Douglas Arenivar – Whittier Family Law Susan Curran - Curran & Curran Law Jose Medina – Jose Medina Law Susan Curran - Curran & Curran Law Kendall Evans – Family Law Attorney Dennis Stahl, Attorney - Spectrum Law Lacee Smith, Attorney - Rosner Barry & Babbit, LLP Jay Kaplan, Attorney - Jay Kaplan and Associates Aaron Charles Gregg, Attorney – Aaron Charles Gregg, A Professional Law Corporation Cherisse Lanier, Attorney - Lanier Law Rhonda Middleton, Attorney - Law Offices of Rhonda Middleton Larry E Newton, Attorney -Law Offices of Larry E Newton Francis A. Jones, Attorney – Jones Law Denise M Kuper, Attorney – The Law Offices of Denise M. Kuper Margo A Lynch, Fiduciary – Grace Fiduciary Services Brian Pedigo, Attorney - The Law Offices of Brian Pedigo Marc S Rothenberg, Attorney – The Law Firm of Marc S Rothenberg Anju Multani, Attorney - Law Offices of Anju Multani Paul D. Velasco, Attorney – Velasco Law Group Jennifer Sawday, Attorney - Tredway, Lumsdaine & Doyle LLP Rachel A Simon, Attorney - WS Law LLP

#### Lending, Relocation Clients, Property Management, CPA & Realtor Client List

Excelerate Capital ILWU Credit Union Sun West Mortgage Company, Inc. American Pacific Mortgage Corporation Nevada Home Funding First Choice Financial Services Finance of America Mortgage LLC Cross Country Mortgage Weichert Relocation Allegiance Government Relocation Bob Geraghty, Property Manager – Phoenix Property Management Phil Yates, Property Manager – APG Properties John Trevenenn, CPA

#### **Appraisal General Education & Continuing Education:**

- 2022 Supporting Adjustments: The Journey from Analysis to Adjusting, McKissock, 4 hours
- 2022 Bifurcated and Hybrid Appraisals: A Practical Approach, McKissock, 4 hours
- 2022 Learning from the Mistakes of Others: Appraisal Disciplinary Case Studies, McKissock, 3 hours
- 2022 Measuring 1-4 Unit Residential Properties-with ANSI Z765 Standard, McKissock, 4 hours
- 2022 National USPAP Update Course, McKissock, 7 hours
- 2020 California Rent Control, Real Estate Appraiser Association, 2 hours
- 2020 Solar PV Valuation Tools, Real Estate Appraiser Association, 2 hours
- 2020 Residential Construction and the Appraiser, McKissock 7 hours

Appraisal General Education & Continuing Education (Continued): 2020 - Laws and Regulations for California Appraisers, McKissock 4 hours 2020 - Appraisal Practices of Manufactured Housing, McKissock 4 hours 2020 - Appraising Small Apartment Properties, McKissock 4 hours 2020 - Analyze This! Applications of Appraisal Analysis, McKissock 4 hours 2020 - Fannie Mae Appraisal Guidelines, McKissock 4 hours 2020 - Be Compliant & Competitive with Restricted Appraisal Reports, McKissock 3 hours 2020 - National USPAP Updated (2020-20201), McKissock 7 hours 2020 - Understanding Luxury Home Features, McKissock 7 hours 2020 - Divorce and Estate Appraisals: Elements of Non-Lender Work, McKissock 4 hours 2019 - Introduction to Expert Witness Testimony for Appraisers, McKissock 4 hours 2018 - National USPAP Update Course, McKissock 7 hours 2017 - Supervisor-Trainee Course, McKissock 4 hours 2016 - Laws & Regulations for CA Appraisers, McKissock 2 hours 2016 - USPAP Update, McKissock 7 hours 2016 - Accredited Green Appraiser, Build It Green 20 hours 2016 - UAD – Up Close and Personal, McKissock 3 hours 2015 - Case Studies in Appraising Green Residential Buildings, Appraisal Institute 7 hours 2015 - Introduction to Green Buildings: Principles & Concepts, Appraisal Institute 7 hours 2015 - Residential & Commercial Valuation of Solar, Appraisal Institute 14 hours 2015 - The New FHA Handbook 4000.1, McKissock 7 hours 2014 - UPAP Update, Appraisal Seminars 7 hours 2012 - Appraising & Analyzing Industrial & Flex Buildings, McKissock 7 hours 2012 - Mold, Pollution & the Appraiser, McKissock 2 hours 2012 - The Nuts & Bolts of Green Building for Appraisers, McKissock 3 hours 2012 - Construction Details & Trends, McKissock 7 hours 2012 - Environmental Issues for Appraisers, McKissock 5 hours 2010 - FNMAE & ANSI Guidelines, Acheson Appraisal Service 3 hours 2012 - Ad Valorem Tax Consultation, McKissock 2 hours 2012 - Introduction to Legal Descriptions, Acheson Appraisal Service 2 hours 2011 - Appraising in a Post HVCC World, McKissock 4 hours 2010 - FHA Update, Acheson Appraisal Service 4 hours 2008 - Professional Witness, Acheson Appraisal Service 5 hours 2008 - REO Appraisals, Acheson Appraisal Service 3 hours 2008 - Escrow, Title & Contracts, Acheson Appraisal Service 4 hours 2008 - Housing Market Analysis, Patrick Egger 3 hours 2008 - Proving Trends & Adjustments with Graphs, Anthony Young 4 hours 2006 - Custom Home Appraisals, Acheson Appraisal Service 4 hours 2006 - Defensive Report Writing, Acheson Appraisal Service 3 hours 2006 - Cost Approach, Acheson Appraisal Service 8 hours 2006 - FHA Update, Acheson Appraisal Service 4 hours 2008 - Statistics & Market Trends Analysis 4 hours 2004 - Fannie Mae URAR, FREA 2004 - Advanced Issues in Appraising, FREA 20 hours 2004 - Adjustment Techniques, Acheson Appraisal Service 2003 - Paperless Office Techniques, National Association of Independent Fee Appraisers 2003 - Formfilling Essentials, National Association of Independent Fee Appraisers 8 hour 2000 - Modern Principles & Standards of Real Estate Appraising, Acheson Appraisal Service 2000 - Internet for Appraisers, Acheson Appraisal Service 2000 - Computer Application of Real Property Data, Acheson Appraisal Service

#### Appraisal General Education & Continuing Education (Continued):

1998 - FHA Update, Acheson Appraisal Service

1997 - FHA 203K Appraisals & Home Inspection, Acheson Appraisal Service

1996 - Limiting the Appraisers Liability, National Association of Real Estate Appraisers

1996 - Electronic Data Interchange – Valuation Information Technology

1995 - Appraising High End Residential Property, UCLA Extension 4 hours

1995 - Building Inspection: The Anatomy of Residential Housing, UCLA Extension 4 hours

1994 - How to Perform FHA Appraisals within HUD Guidelines, Prosource 7.5 hours

1993 - Appraisal Principles, Appraisal Institute 36 hours

1991 - Real Estate Appraisal, Long Beach City College

1987 - Real Estate Principles, Coastline Community College