

\*\*\*\*\* INVOICE \*\*\*\*\*

File Number: 4PP208

Mark Slane  
7533 Mariner Cove Dr  
Cornelius, NC 28031

Invoice # : 4PP208  
Order Date : 09/16/2024  
Reference/Case # :  
PO Number :

2415 Boundary St  
San Diego, CA 92104

Appraisal Fee	\$	500.00
	\$	-----
Invoice Total	\$	500.00
State Sales Tax @	\$	0.00
Deposit	(\$	)
Deposit	(\$	)
Amount Due	\$	500.00

Terms:

Please Make Check Payable To:

Todd Lackner  
PO Box 5005 Pmb #193  
Rancho Santa Fe, CA 92067-5005

Fed. I.D. #: 33-0843959

VENMO @Todd-Lackner

**THE LACKNER GROUP**  
**Residential Appraisal Report**

File No. 4PP208

<b>PURPOSE</b>	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.			
	Client Name/Intended User <b>Mark Slane</b>	E-mail		
	Client Address <b>7533 Mariner Cove Dr</b>	City <b>Cornelius</b>	State <b>NC</b>	Zip <b>28031</b>
	Additional Intended User(s) <b>None</b>			
Intended Use <b>To estimate market value</b>				

<b>SUBJECT</b>	Property Address <b>2415 Boundary St</b>	City <b>San Diego</b>	State <b>CA</b>	Zip <b>92104</b>
	Owner of Public Record <b>Slane, Matthew J &amp; Slane Kylee A</b>	County <b>San Diego</b>		
	Legal Description <b>Lots 21 &amp; 22 Map 1007</b>			
	Assessor's Parcel # <b>454-651-10-00</b>	Tax Year <b>2023</b>	R.E. Taxes \$ <b>14,774.00</b>	
	Neighborhood Name <b>North Park</b>	Map Reference <b>1289-F1</b>	Census Tract <b>0042.00</b>	
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)				

<b>SALES HISTORY</b>	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.		
	Prior Sale/Transfer: Date <b>n/a</b>	Price <b>n/a</b>	Source(s) <b>CRS Data</b>
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) <b>The subject has not been transferred in the past 36 months.</b>		
	Offerings, options and contracts as of the effective date of the appraisal <b>The subject has not been listed on SDMLS in the past 36 months.</b>		

<b>NEIGHBORHOOD</b>	<b>Neighborhood Characteristics</b>		<b>One-Unit Housing Trends</b>		<b>One-Unit Housing</b>		<b>Present Land Use %</b>	
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	65 %		
	Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	15 %		
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	450 Low	2	Multi-Family	5 %		
	Neighborhood Boundaries <b>East: I-805, North: Upas St, West, 28th St, &amp; South: Cedar St.</b>		2,400 High	125	Commercial	10 %		
			1,260 Pred.	75	Other Canyn	5 %		
Neighborhood Description <b>The subject property is located in the North Park area of San Diego, approx. 5 miles Northeast of Downtown San Diego.</b>								
Market Conditions (including support for the above conclusions) <b>Concession, Interest Buydowns, and Loan Discounts are known to occur in this market. The Supply/Demand is currently in balance and the overall real estate market is stable at present.</b>								

<b>SITE</b>	Dimensions <b>50x140</b>	Area <b>7000 sf</b>	Shape <b>Irregular</b>	View <b>Avg-Resid,Canyn</b>			
	Specific Zoning Classification <b>RS-1-7</b>	Zoning Description <b>Single Family Residential</b>					
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.						
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street <b>Asphalt</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley <b>None</b>	<input type="checkbox"/>	<input type="checkbox"/>
Site Comments <b>The subject has a minimal canyon view from the Deck.</b>							

<b>IMPROVEMENTS</b>	<b>GENERAL DESCRIPTION</b>		<b>FOUNDATION</b>		<b>EXTERIOR DESCRIPTION</b> materials		<b>INTERIOR</b> materials		
	Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input type="checkbox"/>	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	<b>Concrete</b>		Floors	<b>LVP, Tile Good</b>		
	# of Stories <b>2.0</b>	<input type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Partial Basement	Exterior Walls	<b>Stucco Good</b>		Walls	<b>Drywall Good</b>		
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area <b>286.0000</b> sq. ft.	Roof Surface	<b>Comp Shingle Gd</b>		Trim/Finish	<b>Wood Good</b>		
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>100 %</b>	Gutters & Downspouts	<b>Metal Gd</b>		Bath Floor	<b>Tile Good</b>		
	Design (Style) <b>Contemp</b>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	<b>Vinyl Good</b>		Bath Wainscot	<b>Tile Good</b>		
	Year Built <b>1961</b>		Storm Sash/Insulated	<b>No</b>		Car Storage	<input type="checkbox"/> None		
	Effective Age (Yrs) <b>10</b>		Screens	<b>Mesh Good</b>		<input checked="" type="checkbox"/> Driveway # of Cars <b>2</b>			
	Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #0		Driveway Surface <b>Concrete</b>			
	<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel <b>Gas</b>	<input checked="" type="checkbox"/> Fireplace(s) # <b>1</b>	<input checked="" type="checkbox"/> Fence <b>Rear/Sd</b>	<input checked="" type="checkbox"/> Garage # of Cars <b>1</b>				
	<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck <b>Patio</b>	<input type="checkbox"/> Porch <b>None</b>	<input type="checkbox"/> Carport # of Cars <b>0</b>				
	<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool <b>None</b>	<input checked="" type="checkbox"/> Other <b>Deck</b>	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in				
	Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)								
	Finished area above grade contains: <b>9 Rooms 4 Bedrooms 3.0 Bath(s) 2,615 Square Feet of Gross Living Area Above Grade</b>								
	Additional Features <b>Owned Solar, Newer Floors, Newer Windows, Newer Fixtures, Newer Doors, Newer Electrical &amp; Plumbing, Patio, Deck.</b>								

Comments on the Improvements <b>The subject is in Very Good condition overall &amp; was a recent full remodel. No signs of deferred maintenance were noted.</b>	

**THE LACKNER GROUP**  
**Residential Appraisal Report**

File No. 4PP208

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
2415 Boundary St Address San Diego, CA 92104		3005 Boundary St San Diego, CA 92104		3675 Kalmia St San Diego, CA 92104		2324 Commonwealth Ave San Diego, CA 92104	
Proximity to Subject		0.38 miles NW		0.10 miles SE		0.11 miles SW	
Sale Price	\$		\$ 2,000,000		\$ 1,845,000		\$ 1,800,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 895.66 sq. ft.		\$ 862.96 sq. ft.		\$ 914.63 sq. ft.	
Data Source(s)		SDMLS#240005665;DOM 11		SDMLS#240003567;DOM 93		SDMLS#PTP2304849;DOM 46	
Verification Source(s)		Doc#91899 04/12/2024coe		Doc#166660 07/01/2024coe		Doc#1671 01/03/2024coe	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		Armslth Cash;0		Armslth Cash;0		Armslth VA;0	
Date of Sale/Time		s04/24,c03/24		s07/24,c06/24		s01/24,c11/23	
Location	Avg-Resid	Avg-Resid		Avg-Resid		Avg-Resid	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7000 sf	7698 sf	-7,000	4000 sf	30,000	11300 sf	-43,000
View	Avg-Resid,Cnyn	Avg-Resid,Cnyn		Avg-Resid,City	0	Avg-Resid	25,000
Design (Style)	Contemp	Contemp		Contemp		Contemp	
Quality of Construction	Good	Good		Good		Good	
Actual Age	63	34	0	119	0	107	0
Condition	V.Good-Remodl	Exclt-New Remd	-25,000	Good	50,000	Good	50,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	9 4 3.0	8 4 3.0	0	8 4 2.1	10,000	8 4 2.1	10,000
Gross Living Area 125.00	2,615 sq. ft.	2,233 sq. ft.	47,500	2,138 sq. ft.	59,500	1,968 sq. ft.	81,000
Basement & Finished Rooms Below Grade	286 sf Fin Bsmnt	None	10,000	None	10,000	None	10,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Fau,Central	Fau,Central		Fau,Central		Fau,Central	
Energy Efficient Items	Owned Solar	None	15,000	Owned Solar		None	15,000
Garage/Carport	1 Car Garage	1 Car Garage		2 Car Garage	-25,000	2 Car Garage	-25,000
Porch/Patio/Deck	Patio,Deck	Patio,Deck		Patio,Deck		Patio,Deck	
	1 Fireplace	1 Fireplace		1 Fireplace		1 Fireplace	
	No Pool	No Pool		No Pool		No Pool	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 40,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 134,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 123,000
Adjusted Sale Price of Comparables		Net Adj. 2.0%		Net Adj. 7.3%		Net Adj. 6.8%	
		Gross Adj. 5.2%	\$ 2,040,500	Gross Adj. 10.0%	\$ 1,979,500	Gross Adj. 14.4%	\$ 1,923,000

**Summary of Sales Comparison Approach** The Comps chosen are the best available at time of inspection. No age adjustments are deemed warranted, based on market reactions. Comp #1 is a new full remodel. Comp #2 is an older remodel. Comp #3 is over 6 months, has an inferior (Residential) view, and is an older remodel. All Comps are considered, Comp #1 is weighted due to being the most similar sized sale & Comp #2 is weighted due to date of sale.

COST APPROACH TO VALUE	
Site Value Comments	The site value is based on the abstraction method.
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = \$ 1,300,000
Source of cost data <a href="http://www.building-cost.net">www.building-cost.net</a>	Dwelling 2,615 Sq. Ft. @ \$ 225.00 ..... = \$ 588,000
Quality rating from cost service Good Effective date of cost data Current	Bsmt: 286 Sq.Ft. Sq. Ft. @ \$ 100.00 ..... = \$ 29,000
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Cov Patio,Deck ..... = \$ 25,000
TYPICAL PHYSICAL DEPRECIATION IS NOTED FOR THE SUBJECT PROPERTY. NO FUNCTIONAL OR EXTERNAL OBSOLESCENCE IS NOTED FOR THE SUBJECT. THE SITE VALUE IS BASED ON THE ABSTRACTION METHOD & IS TYPICAL FOR THE AREA. THE SITE VALUE EXCEEDING 30% OF THE VALUE IS NORMAL FOR SAN DIEGO COUNTY.	Garage/Carport 300 Sq. Ft. @ \$ 100.00 ..... = \$ 30,000
	Total Estimate of Cost-New ..... = \$ 672,000
	Less Physical Depreciation \$42,000 ..... = \$ ( 42,000)
	Depreciated Cost of Improvements ..... = \$ 630,000
	"As-is" Value of Site Improvements ..... = \$ 70,000
	INDICATED VALUE BY COST APPROACH ..... = \$ 2,000,000

INCOME APPROACH TO VALUE	
Estimated Monthly Market Rent \$	n/a X Gross Rent Multiplier n/a = \$ n/a Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)	The income approach is not utilized as homes in this area are not typically purchased for income potential.

**Methods and techniques employed:**  Sales Comparison Approach  Cost Approach  Income Approach  Other:  
 Discussion of methods and techniques employed, including reason for excluding an approach to value: The Sales Comparison & Cost approaches are used. The cost approach is given little emphasis as vacant land sales are non-existent.

Reconciliation comments: The Sales Comparison approach is weighted as this is the most accurate approach to value.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 09/16/2024, which is the effective date of this appraisal, is:  
 Single point \$ 2,000,000  Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_  Greater than  Less than \$ \_\_\_\_\_  
 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  subject to the following:

## THE LACKNER GROUP Residential Appraisal Report

File No. 4PP208

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6			
2415 Boundary St Address San Diego, CA 92104		2728 Dale St San Diego, CA 92104									
Proximity to Subject		0.82 miles NW									
Sale Price	\$		\$	1,990,000	\$		\$		\$		
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$	1,052.91 sq. ft.	\$	sq. ft.	\$	sq. ft.	\$		
Data Source(s)		SDMLS#230015158;DOM 16									
Verification Source(s)		Doc#254665 09/19/2023coe									
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment	
Sale or Financing Concessions		Armslth Cash;0									
Date of Sale/Time		s09/23,c08/23									
Location	Avg-Resid	Avg-Resid									
Leasehold/Fee Simple	Fee Simple	Fee Simple									
Site	7000 sf	8300 sf		-13,000							
View	Avg-Resid,Cnyn	Avg-Resid,Cnyn									
Design (Style)	Contemp	Contemp									
Quality of Construction	Good	Good									
Actual Age	63	75		0							
Condition	V.Good-Remodl	Exclt-New Remd		-50,000							
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	
Room Count		9	4	3.0	7	3	2.0	20,000			
Gross Living Area	125.00	2,615 sq. ft.		1,890 sq. ft.		90,500		sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	286 sf Fin Bsmnt	None		10,000							
Functional Utility	Average	Average									
Heating/Cooling	Fau,Central	Fau,Central									
Energy Efficient Items	Owned Solar	None									
Garage/Carport	1 Car Garage	2 Car Garage		-25,000							
Porch/Patio/Deck	Patio,Deck	Patio,Deck									
	1 Fireplace	1 Fireplace									
	No Pool	No Pool									
Net Adjustment (Total)		<input checked="" type="checkbox"/> +	<input type="checkbox"/> -	\$	32,500	<input type="checkbox"/> +	<input type="checkbox"/> -	\$	<input type="checkbox"/> +	<input type="checkbox"/> -	\$
Adjusted Sale Price of Comparables		Net Adj.	1.6%	\$	2,022,500	Net Adj.	%	\$	Net Adj.	%	\$
		Gross Adj.	10.5%	\$		Gross Adj.	%	\$	Gross Adj.	%	\$

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach **Comp #4 is a new full remodel, is over 6 months, & is a significantly smaller home.**

## Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

**Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.**

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

### Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

"The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for personal reasons, 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."

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

I have considered relevant competitive listings/contract offerings in performing this appraisal, and any trend indicated by that data is supported by the listing/offering information included in this report.

I have performed no Appraisal 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.

This appraisal was prepared in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice.

The appraisal was prepared in accordance with the requirements of the Title X1 of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended (12 U.S.C. 331 et seq.) and any implementing regulations.

This is an Appraisal Report.

**Appraiser's Certification**

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's 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.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:


**Additional Certifications:**

NOTE: Comps #2-#4 photos are MLS photos.

Definition of Value:  Market Value  Other Value: \_\_\_\_\_  
Source of Definition: Appraisal Institute

ADDRESS OF THE PROPERTY APPRAISED:  
2415 Boundary St  
San Diego, CA 92104  
EFFECTIVE DATE OF THE APPRAISAL: 09/16/2024  
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 2,000,000

**APPRAISER**

Signature: 

Name: Todd Lackner

Company Name: The Lackner Group

Company Address: PO Box 5005 Pmb #193  
Rancho Santa Fe, CA 92067-5005

Telephone Number: 619-316-9088

Email Address: TheLacknergrp@Gmail.com

State Certification # AR005697  
or License # \_\_\_\_\_  
or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
State: CA

Expiration Date of Certification or License: 06/25/2025

Date of Signature and Report: 09/19/2024

Date of Property Viewing: 09/16/2024

Degree of property viewing:  
 Interior and Exterior  Exterior Only  Did not personally view

**SUPERVISORY APPRAISER**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Company Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

State Certification # \_\_\_\_\_  
or License # \_\_\_\_\_  
State: \_\_\_\_\_

Expiration Date of Certification or License: \_\_\_\_\_

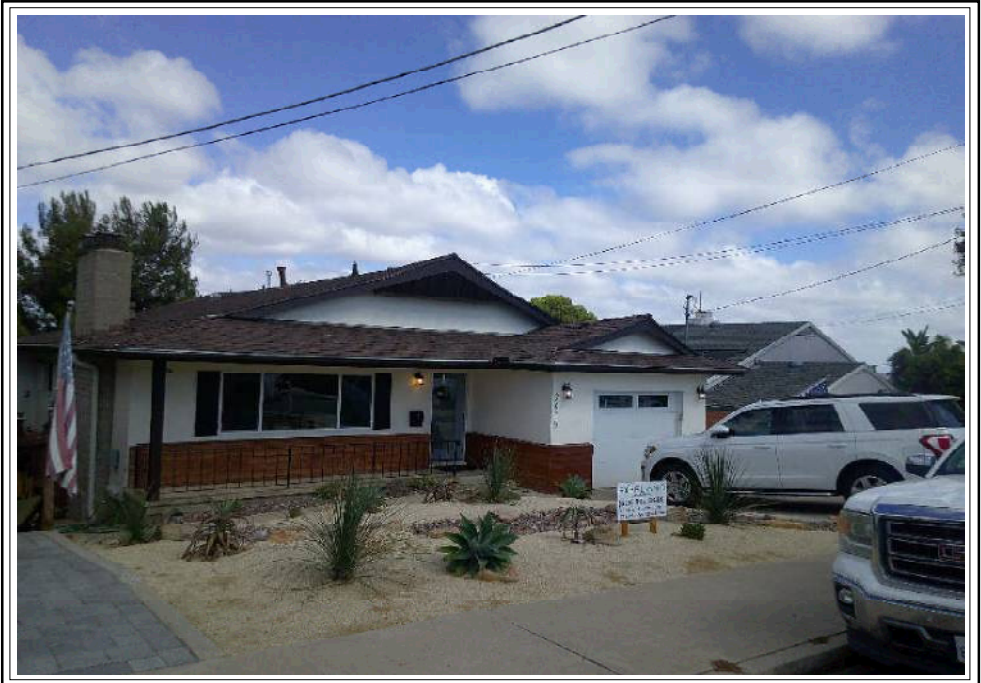
Date of Signature: \_\_\_\_\_

Date of Property Viewing: \_\_\_\_\_

Degree of property viewing:  
 Interior and Exterior  Exterior Only  Did not personally view

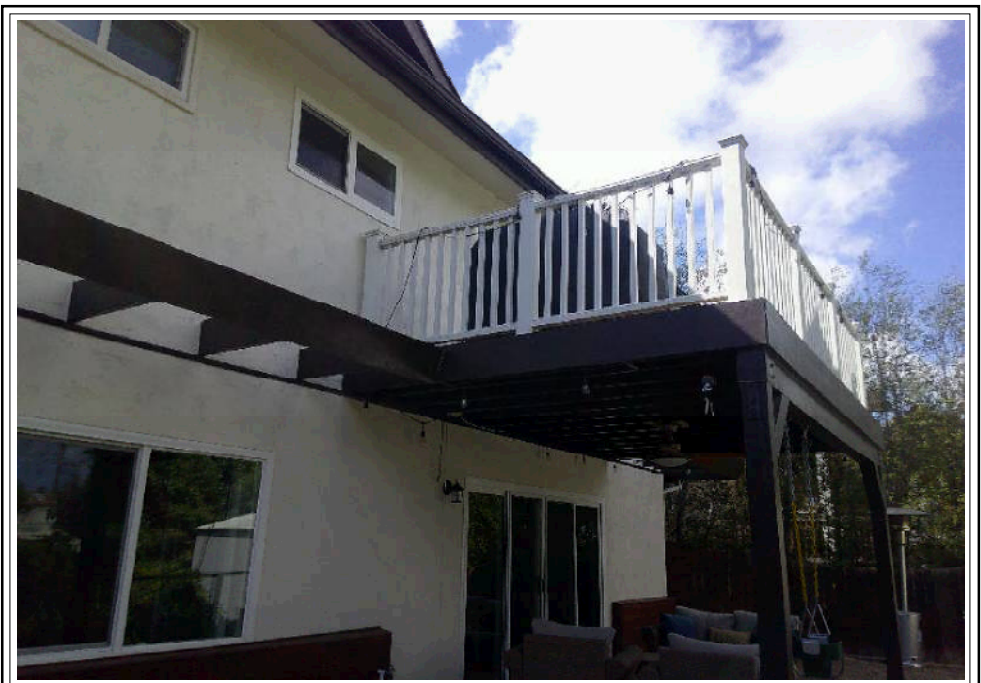
SUBJECT PROPERTY PHOTO ADDENDUM

Client: Mark Slane	File No.: 4PP208
Property Address: 2415 Boundary St	Case No.:
City: San Diego	State: CA Zip: 92104

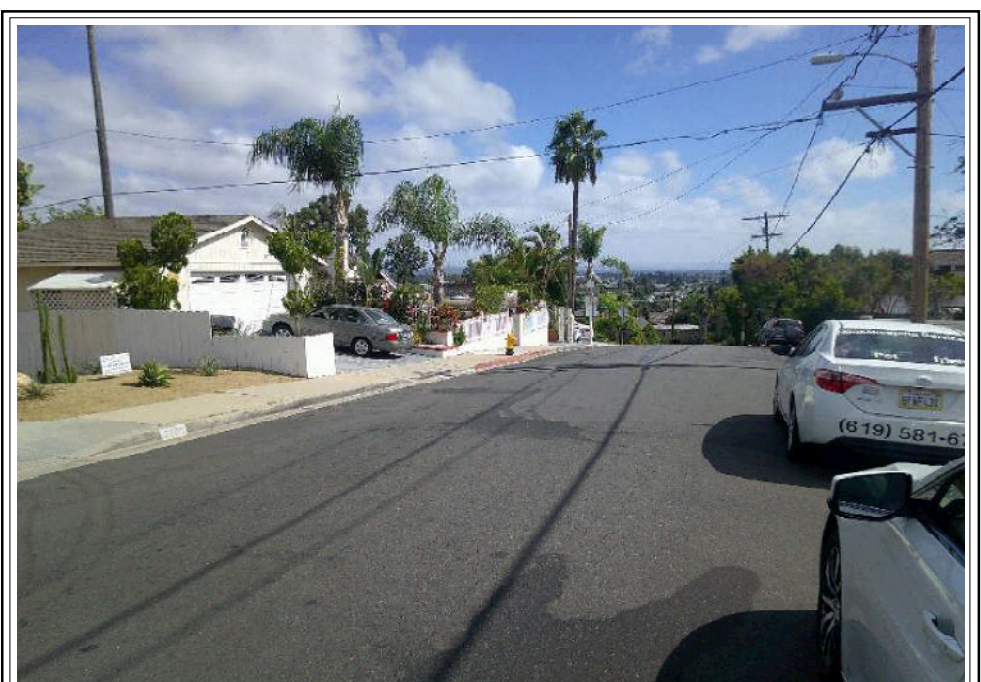


**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: September 16, 2024  
Appraised Value: \$ 2,000,000



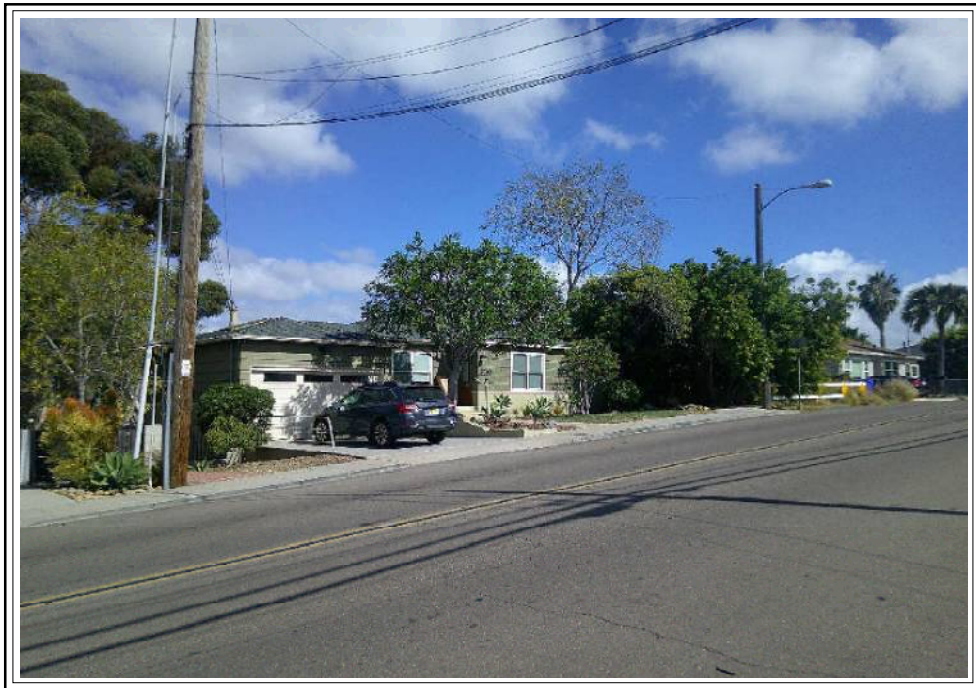
**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Mark Slane	File No.: 4PP208
Property Address: 2415 Boundary St	Case No.:
City: San Diego	State: CA Zip: 92104



COMPARABLE SALE #1

3005 Boundary St  
San Diego, CA 92104  
Sale Date: s04/24,c03/24  
Sale Price: \$ 2,000,000



COMPARABLE SALE #2

3675 Kalmia St  
San Diego, CA 92104  
Sale Date: s07/24,c06/24  
Sale Price: \$ 1,845,000



COMPARABLE SALE #3

2324 Commonwealth Ave  
San Diego, CA 92104  
Sale Date: s01/24,c11/23  
Sale Price: \$ 1,800,000



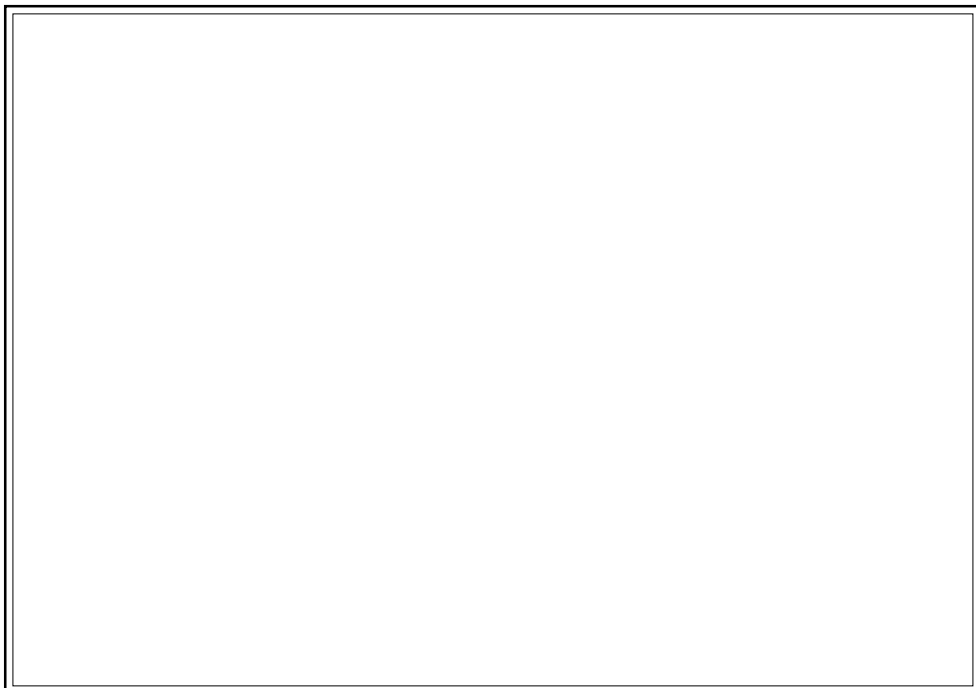
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Mark Slane	File No.: 4PP208
Property Address: 2415 Boundary St	Case No.:
City: San Diego	State: CA Zip: 92104



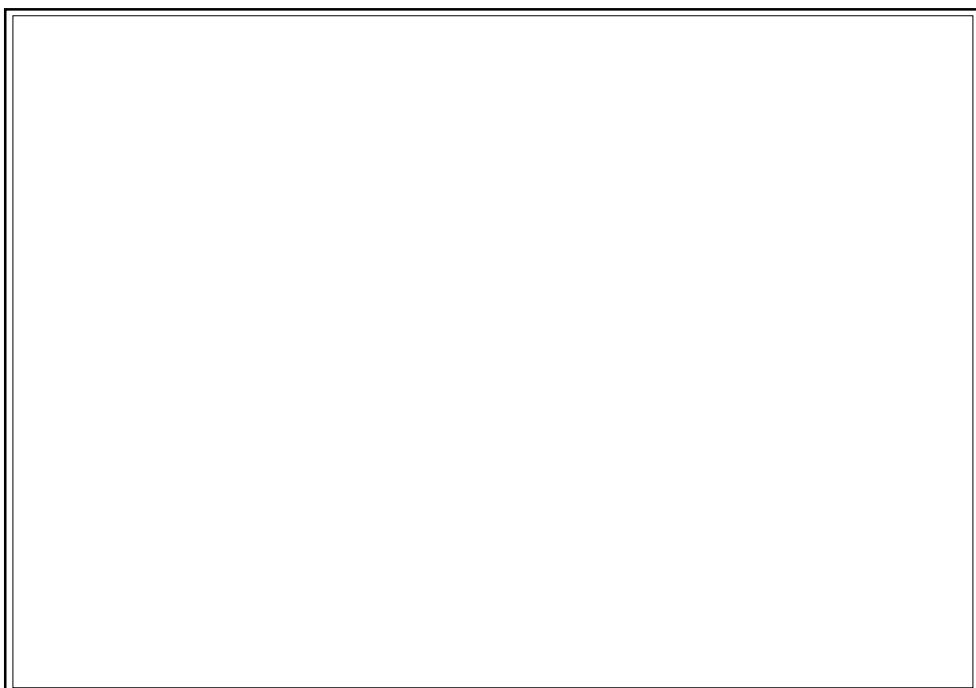
COMPARABLE SALE #4

2728 Dale St  
San Diego, CA 92104  
Sale Date: s09/23,c08/23  
Sale Price: \$ 1,990,000



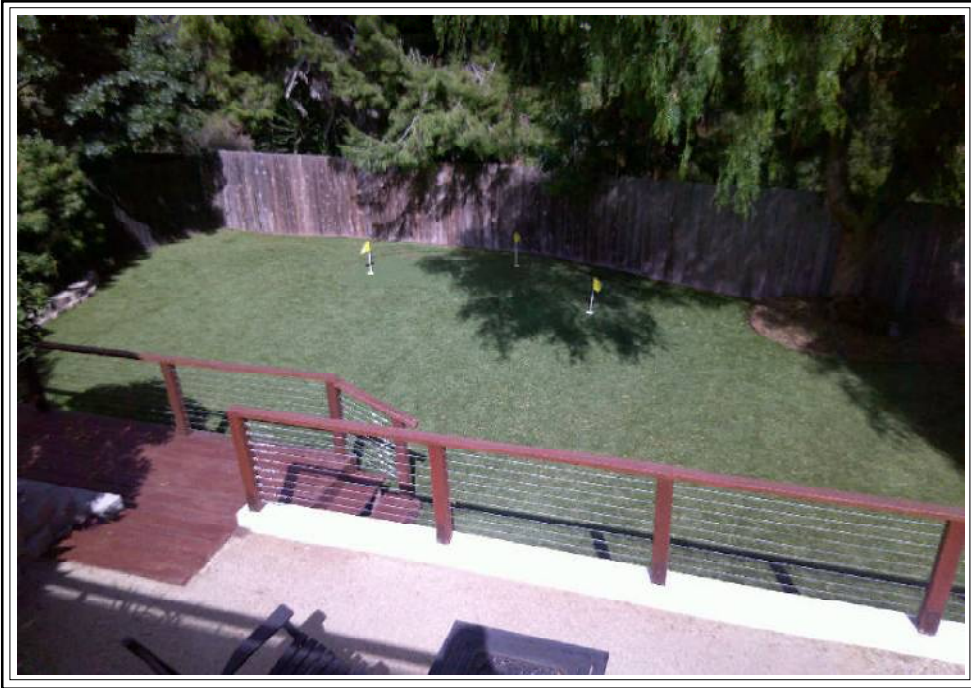
COMPARABLE SALE #5

Sale Date:  
Sale Price: \$

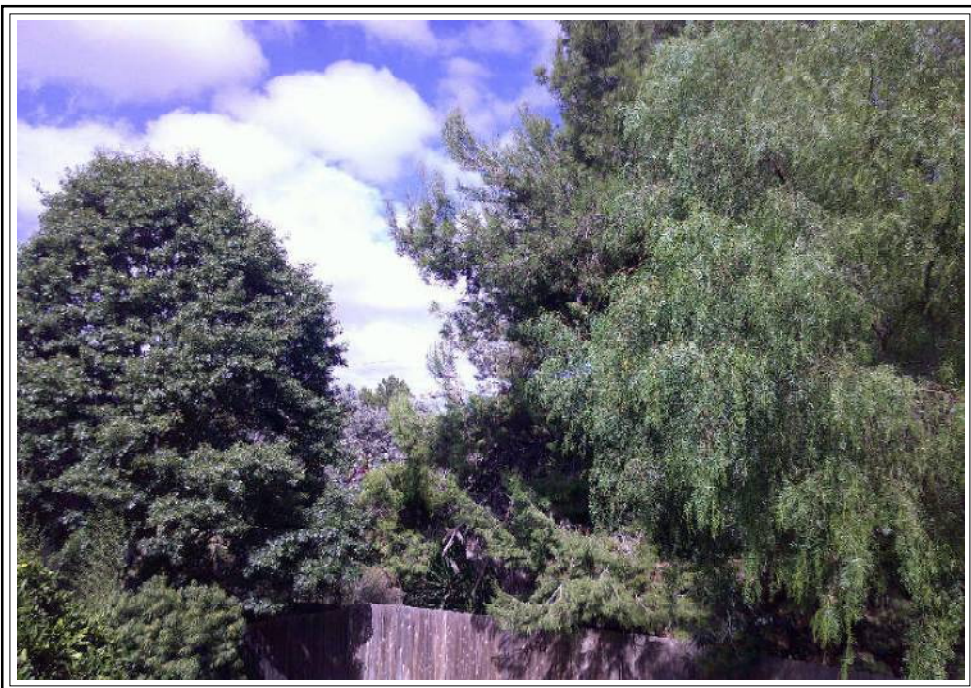


COMPARABLE SALE #6

Sale Date:  
Sale Price: \$



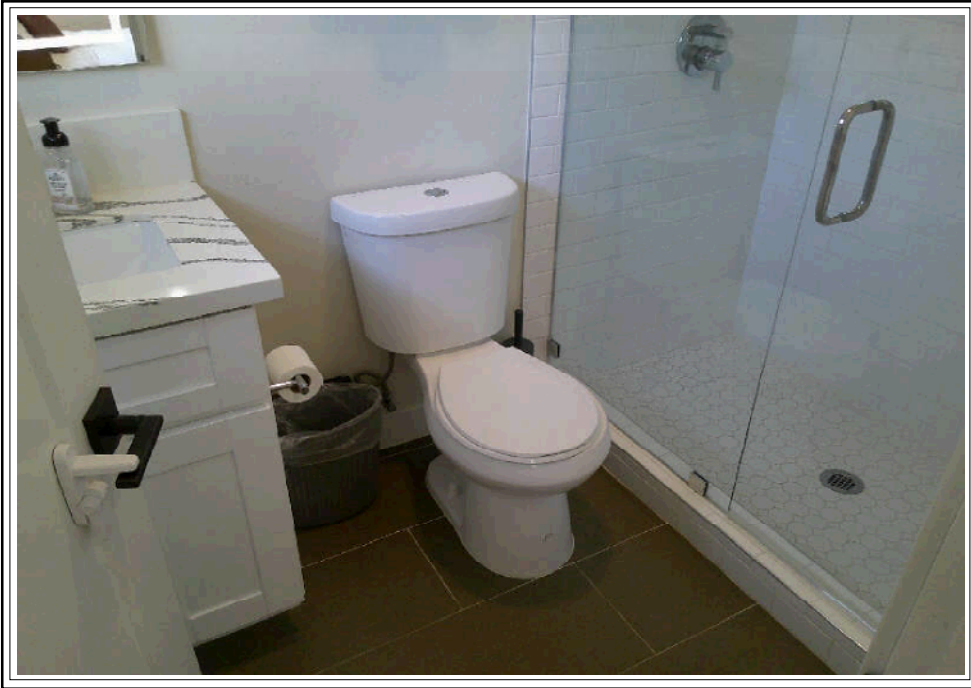
Lower Tier of lot



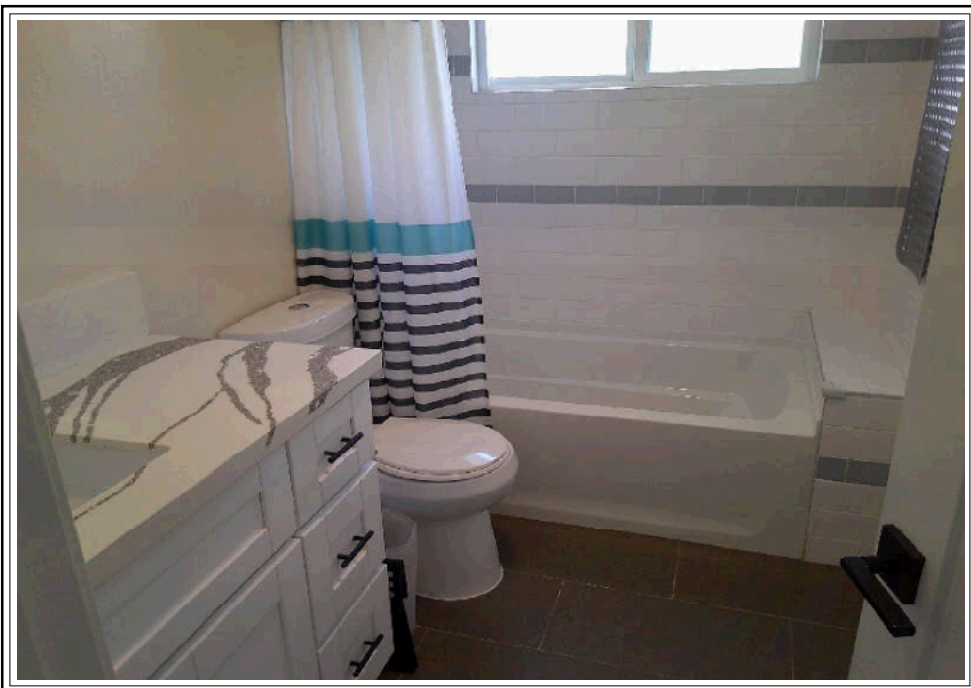
View



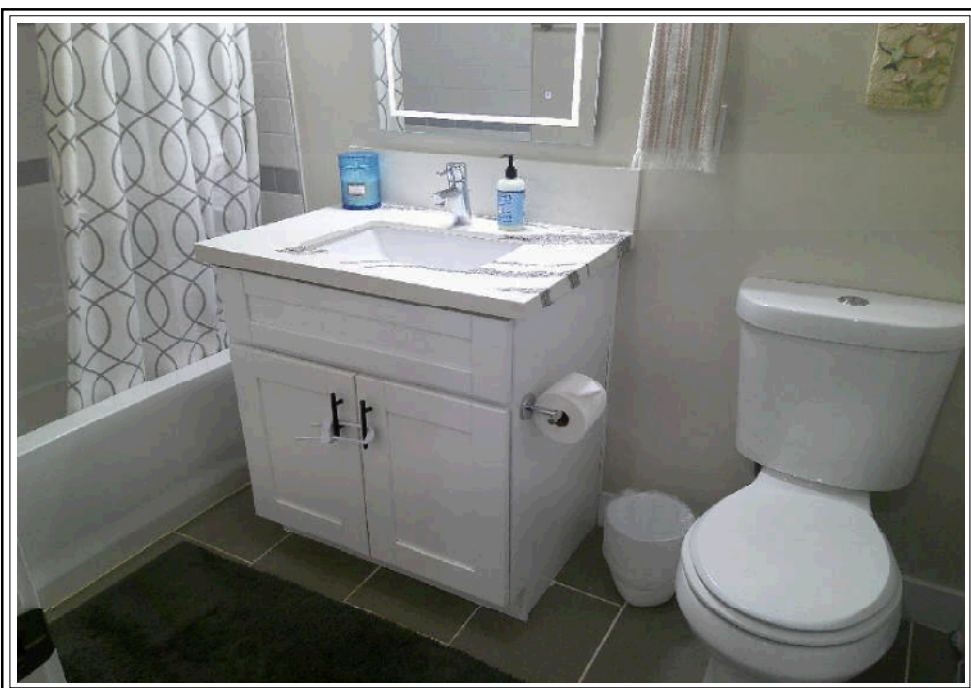
Side of subject



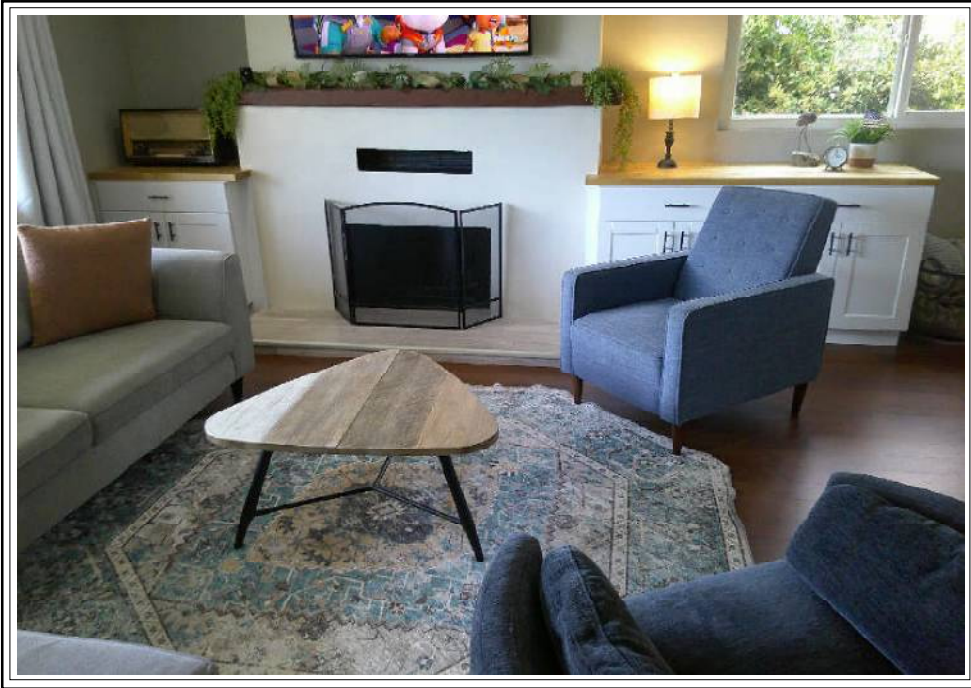
Bath



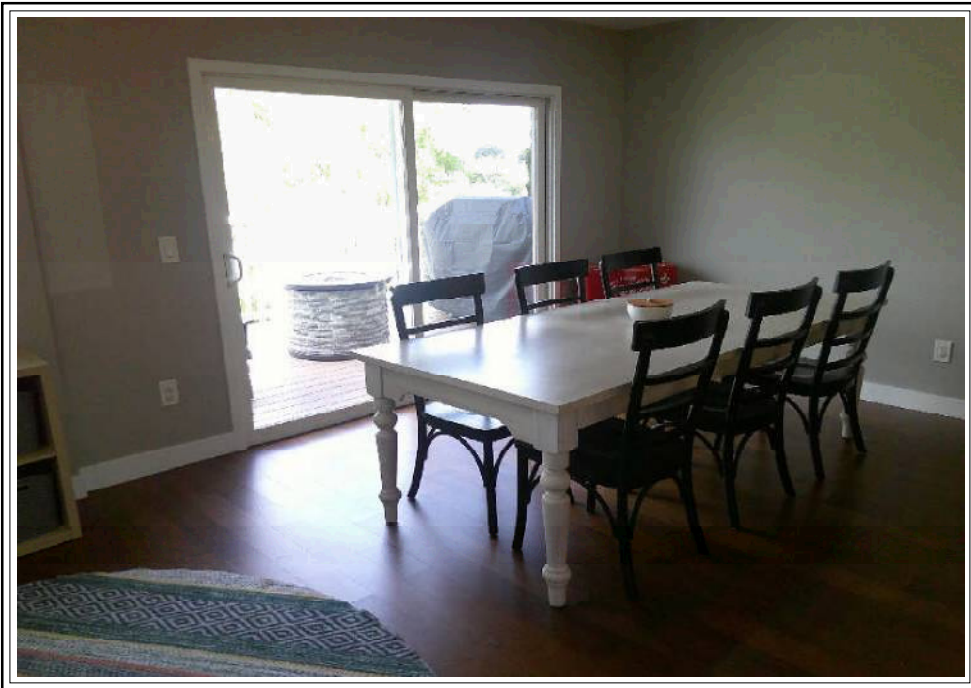
Bath



Bath



Living Rm



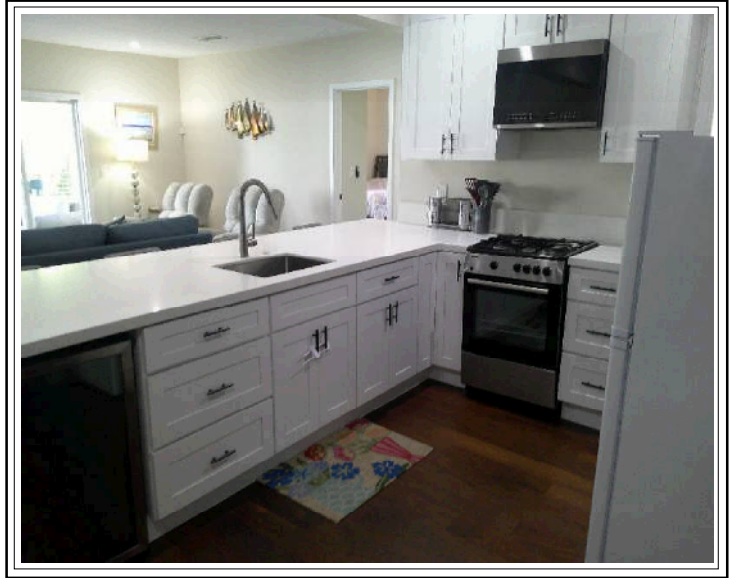
Dining Rm



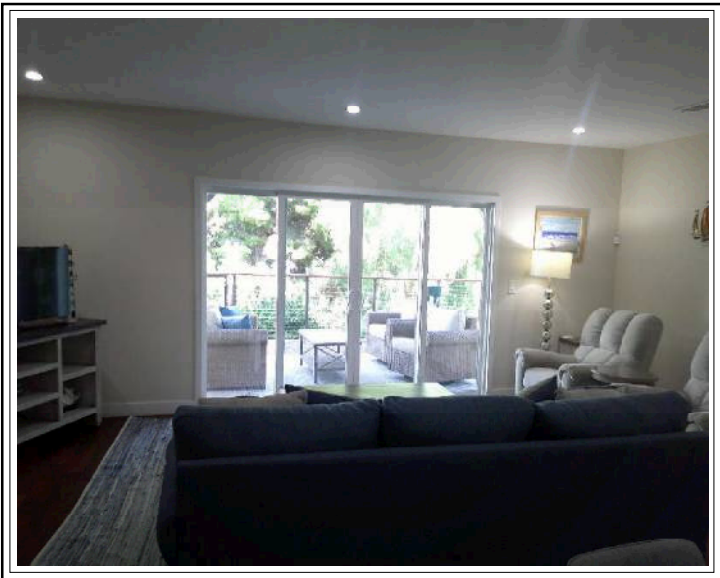
Kitchen



Basement Room



Kitchen on 1st Lvl



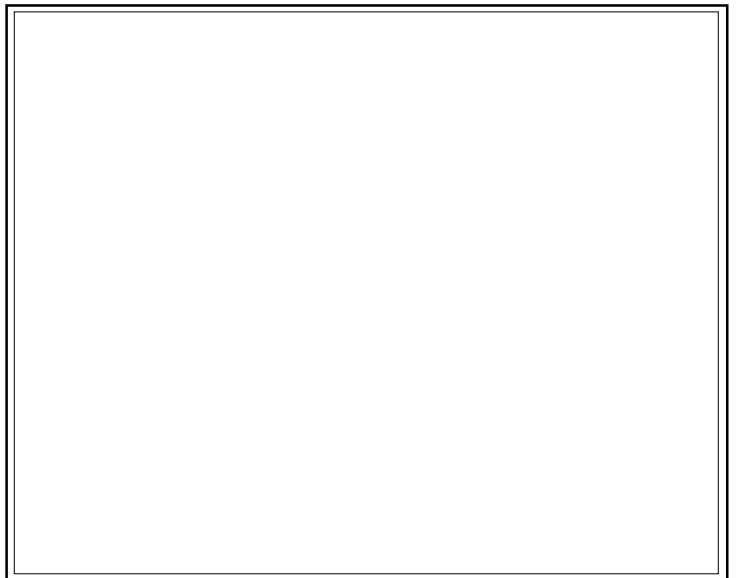
Family Rm



Bedroom



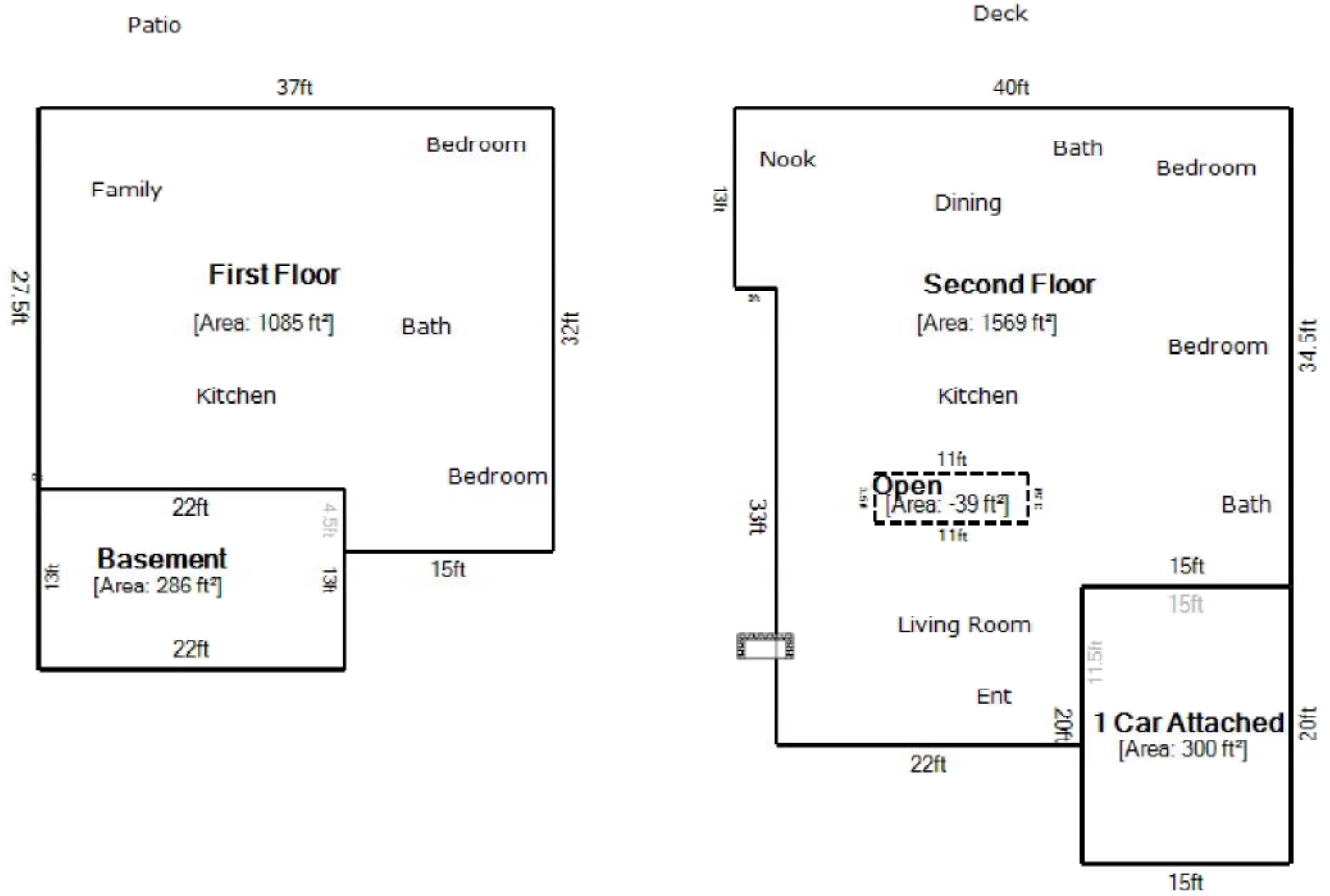
Bedroom



# FLOORPLAN SKETCH

Client: Mark Slane	File No.: 4PP208
Property Address: 2415 Boundary St	Case No.:
City: San Diego	State: CA      Zip: 92104

## Sketch



Living Area	Area Calculation			
First Floor	1085 ft²	First Floor		x 1.00 = 1085 ft²
Second Floor	1568.5 ft²	4.5ft x 15ft x	1.00 =	67.5 ft²
Open	-38.50 ft²	27.5ft x 37ft x	1.00 =	1017.5 ft²
<b>Nonliving Area</b>		<b>Second Floor</b>		<b>x 1.00 = 1568.5 ft²</b>
Basement	286 ft²	11.5ft x 22ft x	1.00 =	253 ft²
1 Car Attached	300 ft²	34.5ft x 37ft x	1.00 =	1276.5 ft²
		3ft x 13ft x	1.00 =	39 ft²
		Open		x -1.00 = -38.50 ft²
<b>Total Living Area (rounded):</b>	<b>2615 ft²</b>	11ft x 3.5ft x	1.00 =	38.5 ft²

PLAT MAP

Client: Mark Slane

File No.: 4PP208

Property Address: 2415 Boundary St

Case No.:

City: San Diego

State: CA

Zip: 92104

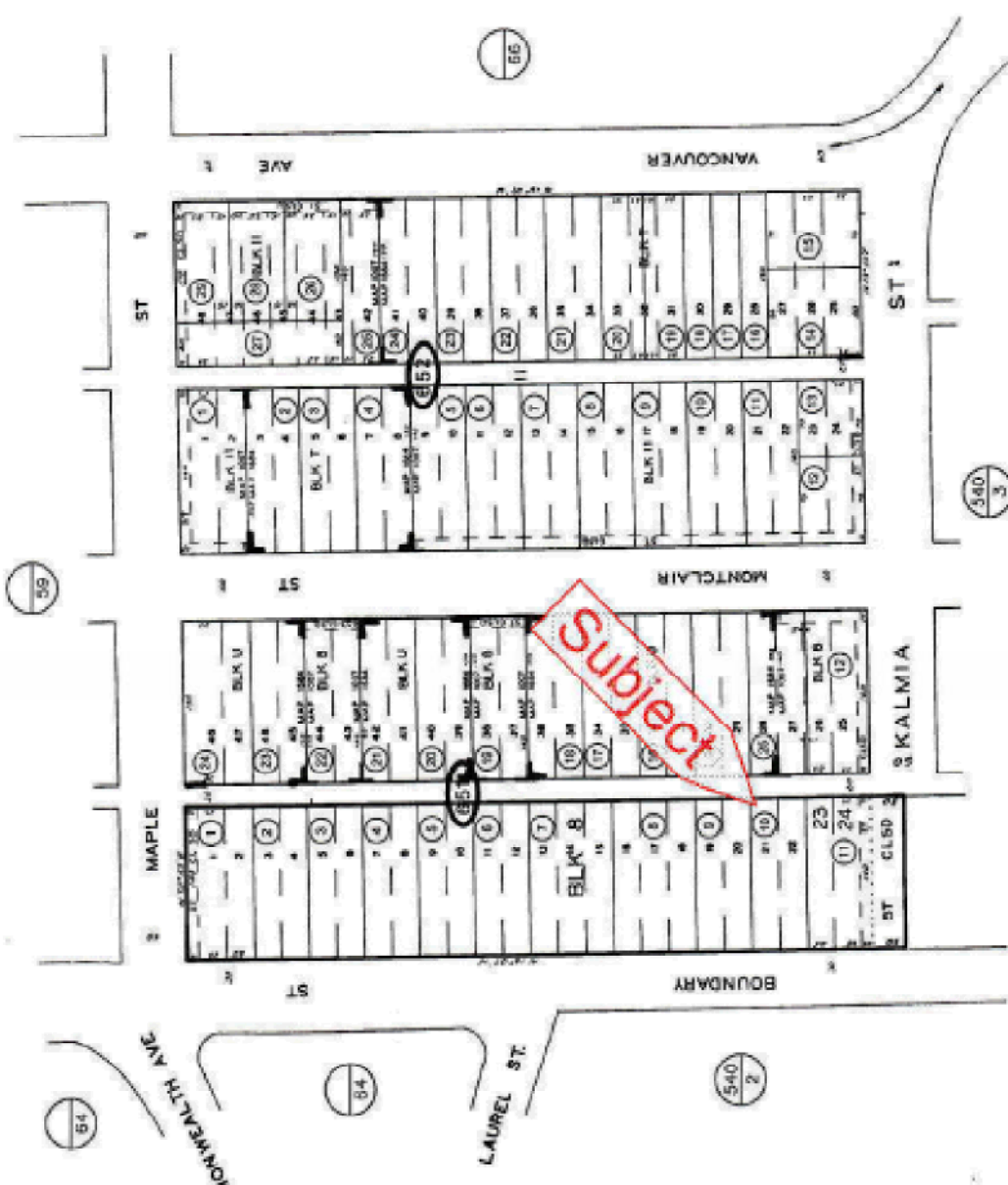
454-65



9-2-96 c/o

CHANGES
BLK OLD NEWTRICUT
6.07/25/14 25' 6" x 27'
6.57/27/14 25' 6" x 27'

MAP 1684 - MONTCLAIR  
MAP 1007 - CITY HEIGHTS AMENDED



**Subject**

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS. THE USER ASSUMES ALL RISK AND LIABILITY FOR ANY AND ALL CLAIMS, WITH LOCAL SUBSCRIBER OR PUBLISHER CONSIDERED.

08

454-65323



LOCATION MAP

Client: Mark Slane

File No.: 4PP208

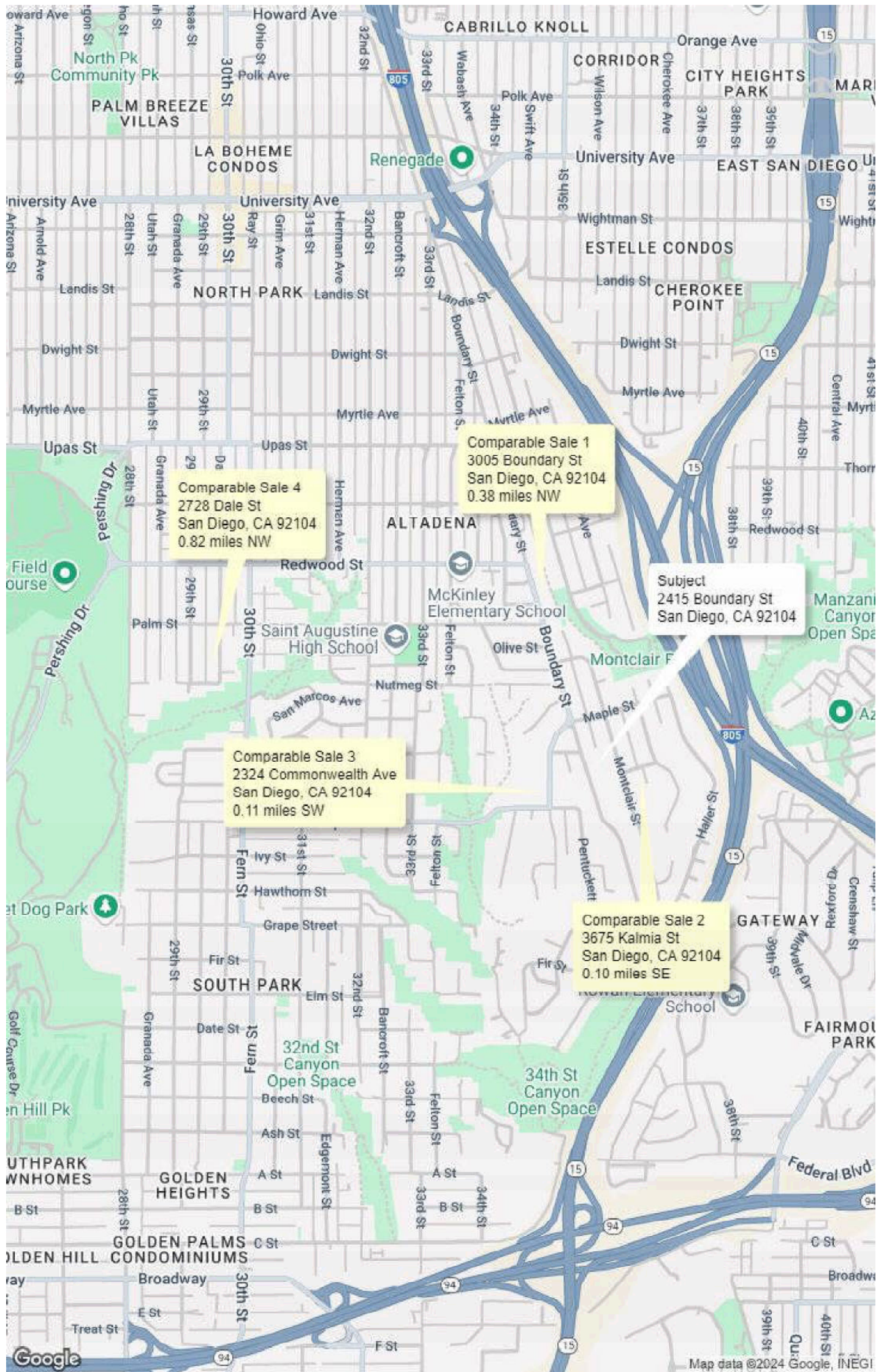
Property Address: 2415 Boundary St

Case No.:

City: San Diego

State: CA

Zip: 92104





Client: Mark Slane

File No.: 4PP208

Property Address: 2415 Boundary St

Case No.:

City: San Diego

State: CA

Zip: 92104

Business, Consumer Services & Housing Agency  
**BUREAU OF REAL ESTATE APPRAISERS**  
**REAL ESTATE APPRAISER LICENSE**



**Todd R. Lackner**

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 005697

Effective Date: June 26, 2023  
 Date Expires: June 25, 2025

*Angela Jemmot*  
 Angela Jemmot, Bureau Chief, BREA

3070779

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

AERIAL MAP

Client: Mark Slane

File No.: 4PP208

Property Address: 2415 Boundary St

Case No.:

City: San Diego

State: CA

Zip: 92104

