

APPRAISAL OF



LOCATED AT:

12 La Cerra Cir
Rancho Mirage, CA 92270-3808

FOR:

Muldoon Luxury

BORROWER:

N/A

AS OF:

July 5, 2025

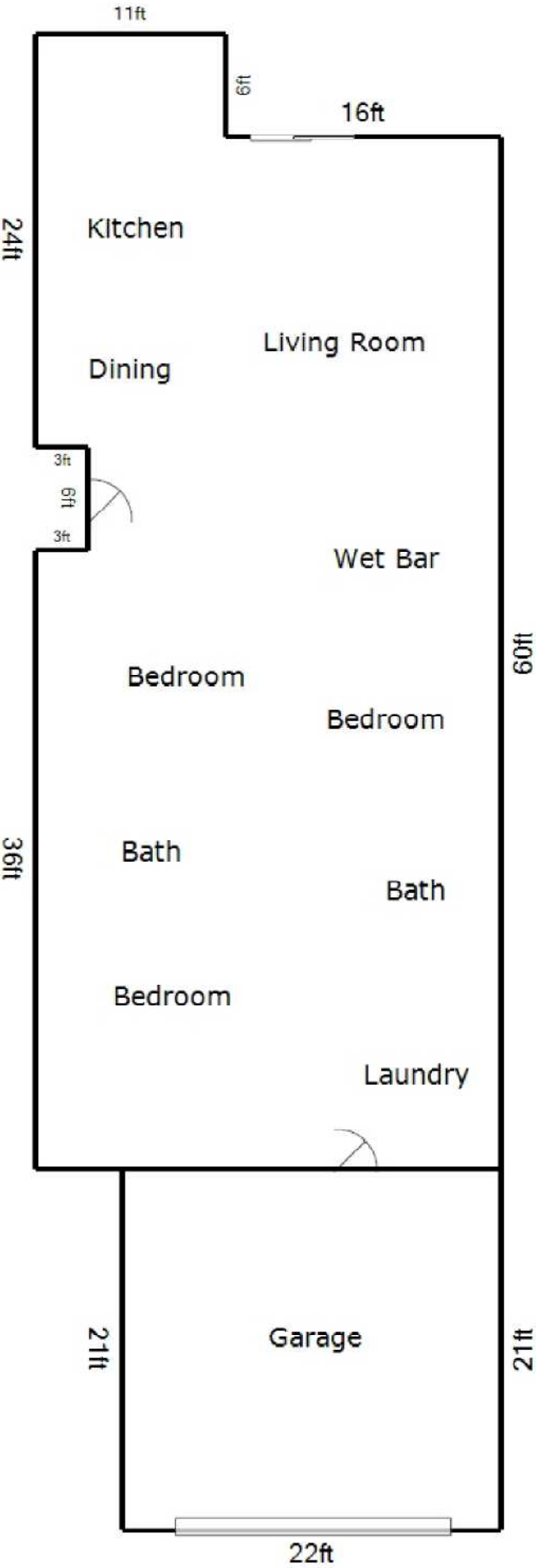
BY:

Bob Given

FLOORPLAN SKETCH

Borrower: N/A		File No.: 12LACERRACIRCLE	
Property Address: 12 La Cerra Cir		Case No.:	
City: Rancho Mirage		State: CA	Zip: 92270-3808
Lender: Muldoon Luxury			

Sketch



8 ft

Living Area		Nonliving Area	
New Area		1668 ft² 2-Car Garage	462 ft²
Total Living Area (rounded):		1668 ft² Total Non-Living Area (rounded):	462 ft²

DIMENSION LIST ADDENDUM

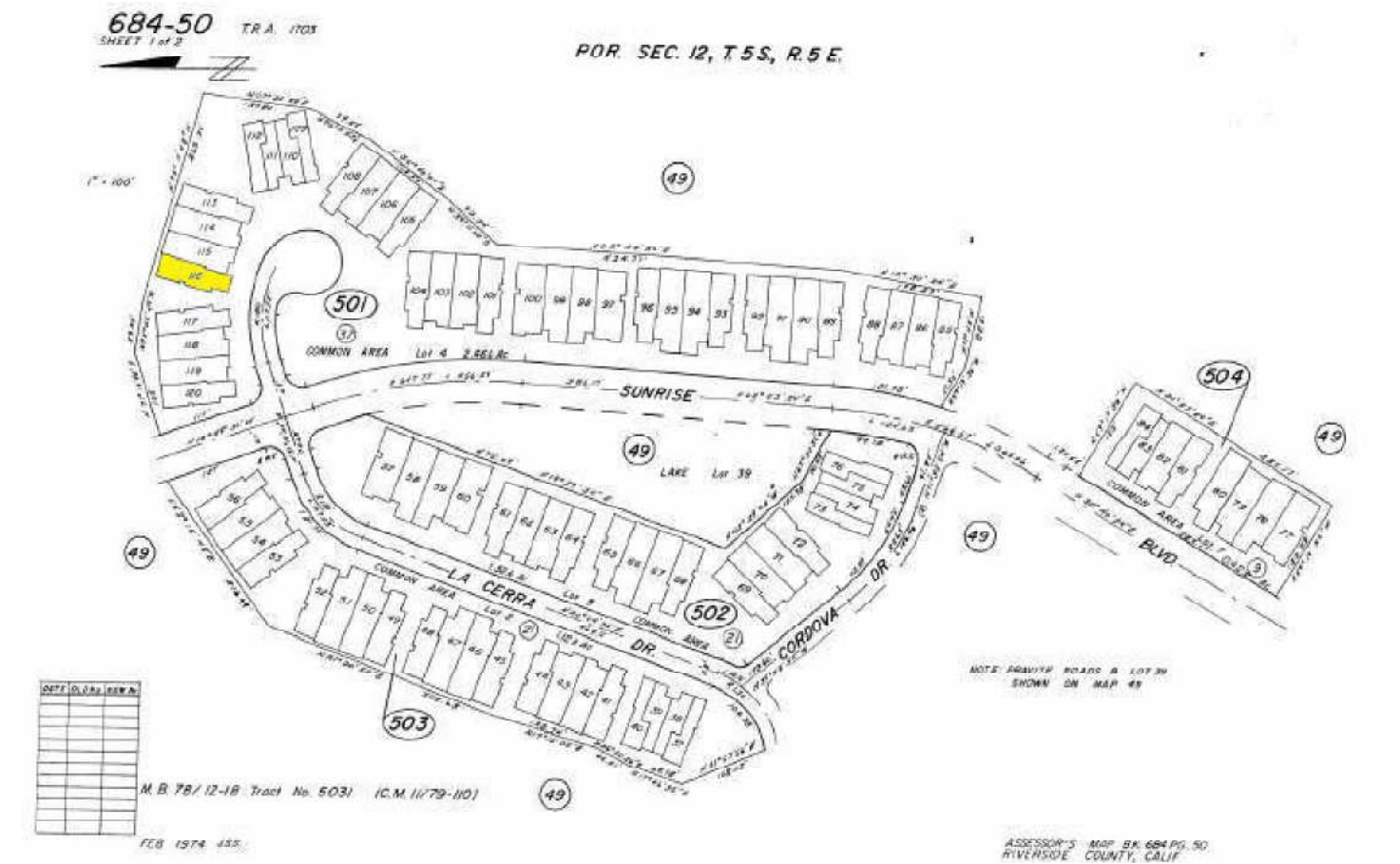
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GROSS BUILDING AREA (GBA)			<u>1,668</u>
GROSS LIVING AREA (GLA)			<u>1,668</u>
Area(s)	Area	% of GLA	% of GBA
Living	<u>1,668</u>		<u>100.00</u>
Level 1	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Level 2	<u>1,668</u>	<u>100.00</u>	<u>100.00</u>
Level 3	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Other	<u></u>	<u></u>	<u></u>
	GBA		
Basement	☐		<u></u>
Garage	☐	<u>462</u>	<u></u>
	☐	<u></u>	<u></u>

Area Measurements					Area Type							
Measurements		Factor		Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage		
<u>21.00</u>	x	<u>22.00</u>	x	<u>1.00</u> = <u>462.00</u>	☐	☐	☐	☐	☐	☒		
<u>27.00</u>	x	<u>36.00</u>	x	<u>1.00</u> = <u>972.00</u>	☐	☒	☐	☐	☐	☐		
<u>6.00</u>	x	<u>11.00</u>	x	<u>1.00</u> = <u>66.00</u>	☐	☒	☐	☐	☐	☐		
<u>24.00</u>	x	<u>24.00</u>	x	<u>1.00</u> = <u>576.00</u>	☐	☒	☐	☐	☐	☐		
<u>3.00</u>	x	<u>18.00</u>	x	<u>1.00</u> = <u>54.00</u>	☐	☒	☐	☐	☐	☐		
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PLAT MAP

Borrower: N/A	File No.: 12LACERRACIRCLE
Property Address: 12 La Cerra Cir	Case No.:
City: Rancho Mirage	State: CA
Lender: Muldoon Luxury	Zip: 92270-3808



7/5/25, 12:27 PM

Property Detail Printout



County Last Updated: 06/16/2025

Property Location

Address:	12 LA CERRA CIR	City:	RANCHO MIRAGE	Zip:	92270-3808
APN#:	684-501-032	Use Code:	Condominium, Pud	County:	Riverside
Tract:	5031	Census Tract:	449.18	Zone:	PUDA
Map Page/Grid:	818/ B3	Legal Desc:	UNIT 116 CM 011/079 INT IN COMMON IN LOTS 2,3,4,7 TR 5031 MB 078/12		
Total Assessed Value:	249,518	Tax Amount:	3,572.20		
Percent Improvement:	0.65	Tax Year / Assessor Year:	2024 / 2024		

Current Owner Information

Current Owner:	CLIFTON LIVING TRUST	Owner Address:	12 LA CERRA CIR
City, State, Zip:	RANCHO MIRAGE, CA, 92270-3808	Owner Occupied:	Yes
Last Transaction:	01/14/2021	Deed Type:	quitclaim/deed of trust
Amount:		Document:	0000025685

Last Sale Information

Transferred From:	BELL M SURVIVORS TRUST	Seller Address:	
Recording / Sale Date:	07/20/2015 / 07/06/2015	Prior Recording / Sale Date:	08/19/2002 /
Most Recent Sale Price:	215,000	Prior Sale Price:	
Document Number:	0000318423	Prior Document No.:	0000458744
Document Type:	grant deed/deed of trust	Prior Document Type:	grant deed/deed of trust

Lender Information

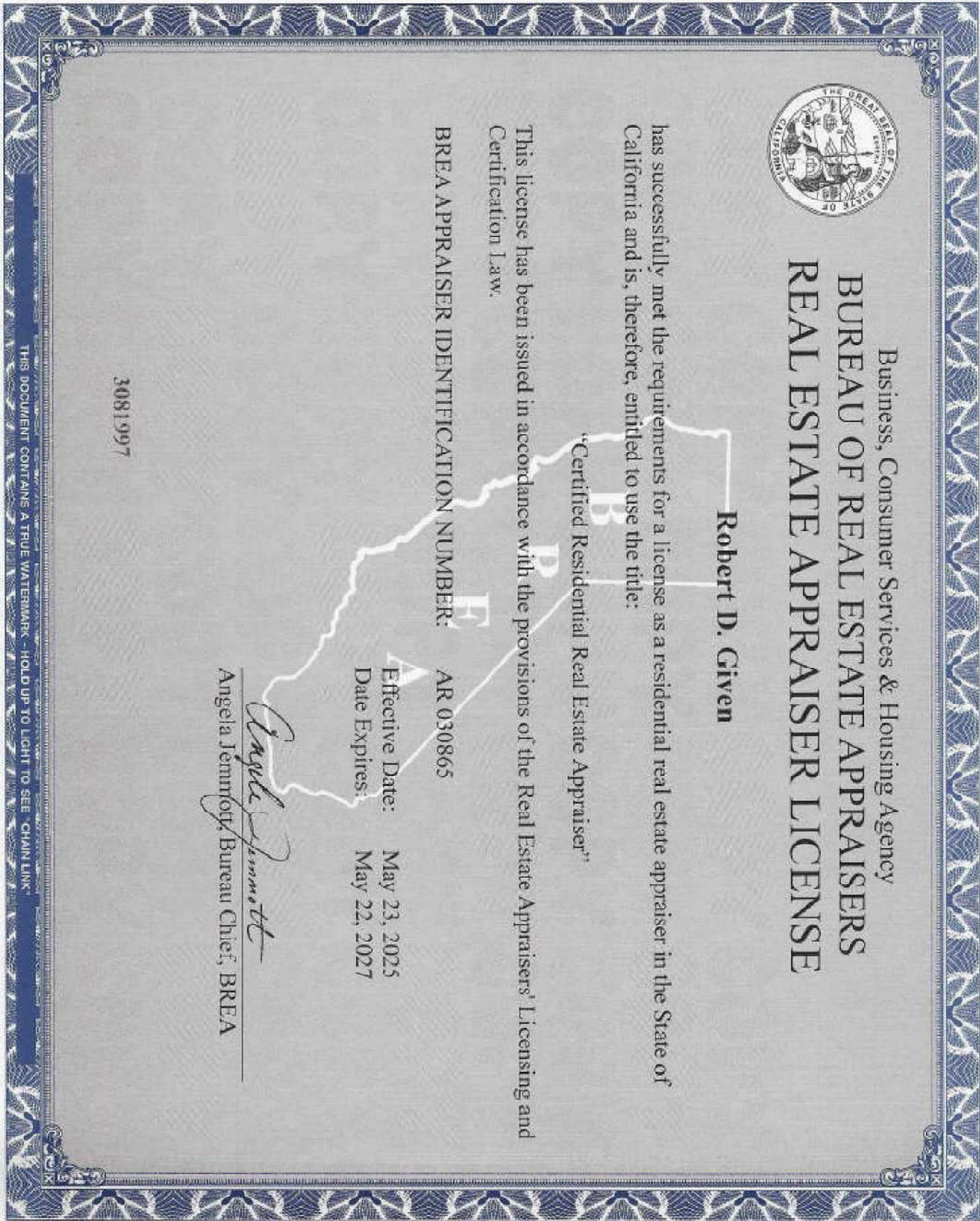
Lender:	WELLS FARGO BK	Full/Partial:	F
Loan Amount / 2nd Trust Deed:	172,000 /	Loan Type:	conventional

Physical Information

Building Area:	1,581	# of Bedrooms:	2	Lot Size Sqft / Acreage:	1,742 / 0.04
Additional:	0	# of Bathrooms:	2.00	Year Built / Effective:	1975 / 0
Garage:	462	# of Stories:	1	Heating:	Central
First Floor:	0	Total Rooms:	0	Cooling:	Central Air
Second Floor:	0	# of Units:	1	Roof Type:	Composition Shingle
Third Floor:	0	Garage/Carport:	Attached Garage	Construction/Quality:	/ 4
Basement Finished:	0	Fireplaces:	0	Building Shape:	
Basement Unfinished:	0	Pool/Spa:	No	View:	Fairway

Flood Data and Map

Flood Zone:	X	Panel Number:	06065C1595G	Panel Date:	2008-08-28	Community Number:	060259
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Accelerant National Insurance Company
(A Stock Company)
400 Northridge Road, Suite 800
Sandy Springs, GA 30350

REAL ESTATE PROFESSIONAL
ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

- Policy Number: NRE40PL100314-02

Renewal of: NRE40PL100314-01
1. Named Insured: Robert D Given

2. Address: 39332 Fernwood Glen Court
Palm Desert, CA 92211

3. Policy Period: From: May 1, 2025
12:01 A.M. Standard Time at the address of the Named Insured as stated in item 2. Above.
To: May 1, 2026

4. Limit of Liability:
A. Each Claim Limit of Liability \$ 1,000,000
B. Policy Aggregate Limit of Liability \$ 1,000,000

5. Deductible: \$ 5,000 Each Claim

6. Policy Premium: \$ 915

7. Retroactive Date: May 1, 2012

8. Notice to Company: Notice of a Claim or Potential Claim should be sent to:
OREP Insurance Services: info@orep.org
6353 El Cajon Blvd, Suite 124-605
San Diego, CA 92115

9. Program Administrator: OREP Insurance Services, LLC – info@orep.org

10. Forms and Endorsements Attached at Policy Inception: See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: April 23, 2025

By: Isaac Peck
Authorized Representative