



SQUARE FOOTAGE AND LOT SIZE DISCLOSURE AND ADVISORY

(C.A.R. Form SFLS, 12/20)

Property Address: 37683 Peacock Circle, Rancho Mirage, CA 92270-2463 ("Property")

- 1. DIFFERENT SOURCES OF SQUARE FOOTAGE MEASUREMENTS:** Measurements of structures vary from source to source and that data is often contradictory. There is no one "official" size source or a "standard" method of calculating exterior structural size, interior space or square footage. Buyer should not rely on any advertised or disclosed square footage measurements and should retain their own experts to measure structural size and/or square footage during their contingency period, if any. This is especially important if Buyer is using square footage to determine whether to purchase the Property and/or are using a price per square foot to determine purchase price. Price per square foot calculations are generally broad estimates only, which can vary greatly depending upon property location, type of property and amenities; such calculations should not be relied upon by Buyer and the accuracy of any such figures should be independently verified by Buyer with their own experts including, but not limited to, a licensed appraiser.
- 2. PROPERTY (LOT) SIZE, DIMENSIONS, CONFIGURATIONS, AND BOUNDARIES:** Fences, hedges, walls, retaining walls, and other barriers or markers may not correspond with any legally-defined property boundaries, and existing structures or amenities may not be located within the actual property boundaries or local setback requirements. If lot size, dimensions, property configurations, boundary lines, and locations of improvements are important to Buyer's decision to purchase or the price Buyer is willing to pay, then Buyer should independently investigate by retaining the services of a licensed surveyor, the only professional who can accurately determine lot dimensions, boundary locations and acreage for the Property.
- 3. BROKER OBLIGATIONS:** Brokers and Agents do not have expertise in determining the exact square footage and lot size. Broker has not and will not verify the accuracy of any numerical statements regarding square footage, room dimensions, or lot size, or the location of boundaries.
- 4. DISCLOSURE OF MEASUREMENTS AND SOURCES:** Square footage and/or lot size numbers inserted into the spaces below, if any, were taken from the referenced source and may be approximations only. Other measurement sizes may exist from other sources.

Source of Information	Sq. Footage	Lot Size	Additional Information	If checked, report attached
Public Record		5,662	Property Profile	<input checked="" type="checkbox"/>
Multiple Listing Service				<input type="checkbox"/>
Seller	2341		Measurement comes from the following source: Appraisal	<input type="checkbox"/>
Appraisal #1				<input checked="" type="checkbox"/>
Appraisal #2				<input type="checkbox"/>
Condominium Map/Plan				<input type="checkbox"/>
Architectural Drawings				<input type="checkbox"/>
Floor Plan/Drawings				<input type="checkbox"/>
Survey				<input type="checkbox"/>
Other				<input type="checkbox"/>
Other				<input type="checkbox"/>

By signing below, Seller: (i) represents that Seller is not aware of any other measurements of the Property; and (ii) acknowledges that Seller has read, understands, and received a Copy of this Square Footage and Lot Size Advisory and Disclosure. Seller is encouraged to read it carefully.

Seller Marilyn WentzSeller Glenn Wentz

DocuSigned by:

 02EF980408560E
 772CFF4207B643D

Date 3/12/2022 | 11:25:5Date 3/16/2022 | 3:11:56

By signing below, Buyer acknowledges that Buyer has read, understands, and received a Copy of this Square Footage and Lot Size Advisory and Disclosure. Buyer is encouraged to read it carefully. IF NO INFORMATION IS PROVIDED AND/OR ANY OF THESE MEASUREMENTS ARE MATERIAL TO BUYER, BUYER IS STRONGLY ADVISED TO INVESTIGATE THE VALIDITY, ACCURACY, OR EXISTENCE OF ANY MEASUREMENTS PROVIDED HEREIN OR OTHERWISE. IF BUYER DOES NOT DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKERS AND AGENTS.

Buyer _____ Date _____
 Buyer _____ Date _____

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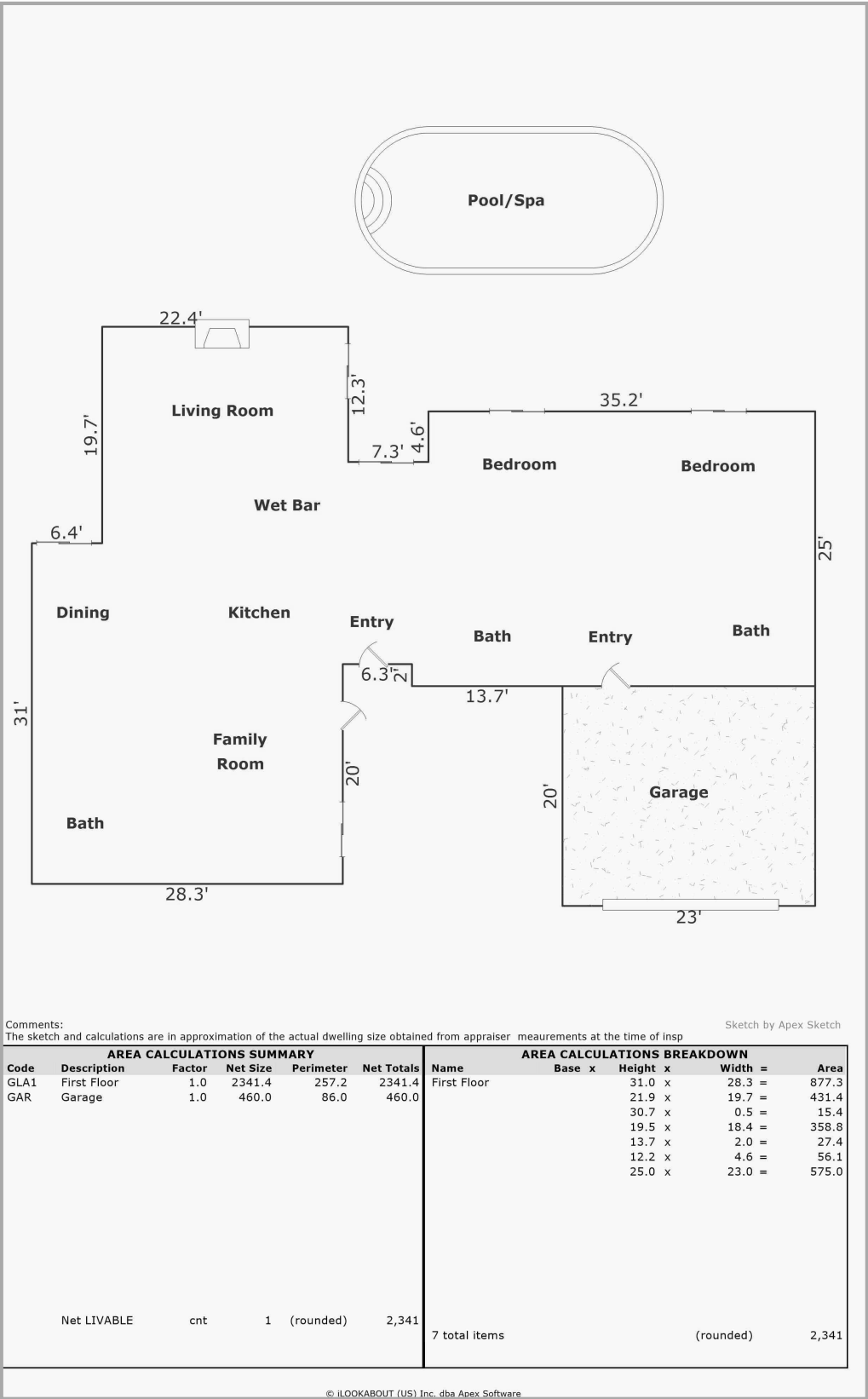
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37683 Peacock Cir

Building Sketch

Client	Marilyn Wentz				
Property Address	37683 Peacock Cir				
City	Rancho Mirage	County	Riverside	State	CA Zip Code 92270
Appraiser	Paula E. Sloan				





EQUITY TITLE
COMPANY

**Property
Details Report**

Subject Property Location

Property Address 37683 PEACOCK CIR
City, State & Zip RANCHO MIRAGE, CA 92270-2463
County RIVERSIDE COUNTY
Mailing Address PO BOX 1742, ROSEBURG, OR 97470-0415
Thomas Bros Pg-Grid


Report Date: 03/07/2022
Order ID: R74816496


Property Use Single Family Residential
Parcel Number 674-242-020
Census Tract 0449.17

Legal Description Details Lot Number: 27 City, Municipality, Township: RANCHO MIRAGE Brief Description: LOT 27 MB 033/070 TAMARISK COUNTRY CLUB RANCH 2

Current Ownership Information			
Owner Name(s)	WENTZ MARILYN; ALLHANDS MELINDA LEE	Sale Price	
		Sale Date	
		Recording Date	
Vesting		Recorder Doc #	
		Book/Page	

Latest Full Sale Information	
Details beyond coverage limitations	
Financing Details at Time of Purchase	
No financing details available	

Property Characteristics						
	Bedrooms	3	Year Built	1958	Living Area (SF)	2,162
	Bathrooms/Partial	3	Garage/No. of Cars	Attached Garage/2	Price (\$/SF)	
	Total Rooms		Stories/Floors	1 Story	Lot Size (SF/AC)	5,662/.13
	Construction Type	Wood	No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	Pool (yes) - P
	Roof Material/Type	Composition Shingle	Basement Type/Area		Heat Type	Central
	Foundation Type		Style		A/C	Central
	Property Type	Residential	View	Adjacent to Golf course	Elevator	
	Land Use	Single Family Residential			Zoning	ESF

Assessment & Taxes						
	Assessment Year	2021	Tax Year	2021	Tax Exemption	
	Total Assessed Value	\$355,876	Tax Amount	\$5,073.18	Tax Rate Area	17-228
	Land Value	\$71,772	Tax Account ID	674242020		
	Improvement Value	\$284,104	Tax Status	No Delinquency Found		
	Improvement Ratio	79.83%	Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History				
Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights	
No details available	