

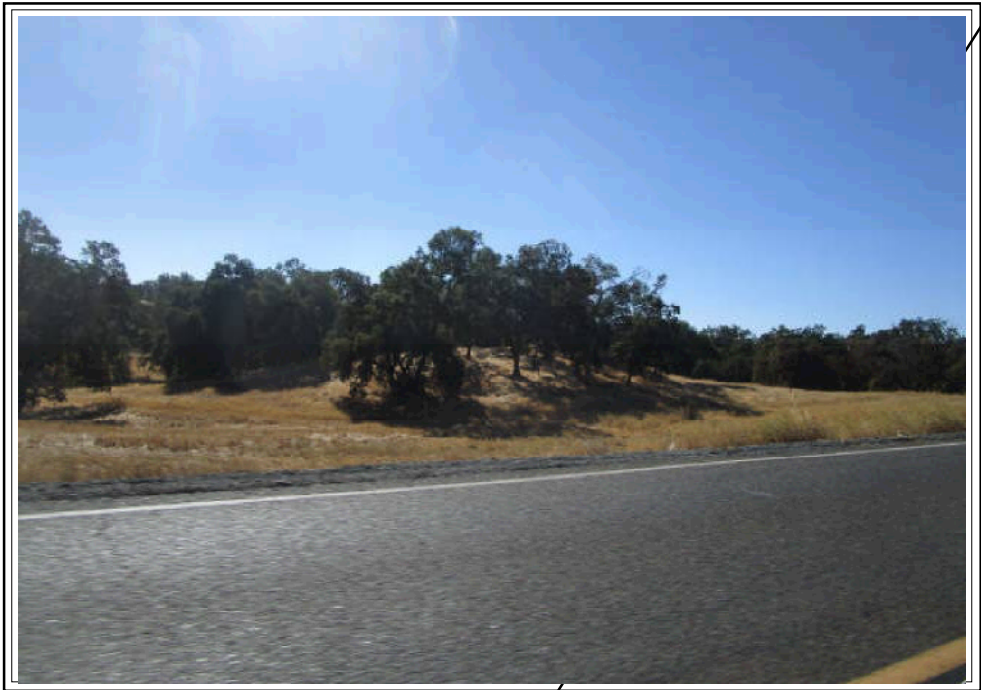
File Number: 220845

08/20/2022

966 Best Life Ln
Shingle Springs, CA 95682

Appraisal Report

APPRAISAL OF



LOCATED AT:

966 Best Life Ln
Shingle Springs, CA 95682

CLIENT:

Private Use

AS OF:

August 20, 2022

BY:

Robert E. Tucker

Private Use

File Number: 220845

In accordance with your request, I have appraised the real property at:

966 Best Life Ln
Shingle Springs, CA 95682

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant.
The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of August 20, 2022 is:

\$450,000
Four Hundred Fifty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.



Robert E. Tucker



ROB TUCKER APPRAISALS
Land Appraisal Report

File No. 220845

PURPOSE

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 **Private Use** E-mail
Client Address City State Zip
Additional Intended User(s) **No additional intended Users are identified by the appraiser.**
Intended Use **This appraisal report is intended to estimate current market value. It is not intended for any other use.**

SUBJECT

Property Address **966 Best Life Ln** City **Shingle Springs** State **CA** Zip **95682**
Owner of Public Record **Gold Tag Capital Trust Gr Berkshire Capital Trust** County **EI Dorado**
Legal Description **SEC 6 9 10**
Assessor's Parcel # **070-230-021-000** Tax Year **2021** R.E. Taxes \$ **519.00**
Neighborhood Name **Shingle Springs** Map Reference **See Map Included** Census Tract **0308.04**
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

SALES HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Prior Sale/Transfer: Date **04/01/2022** Price **450,000** Source(s) **Realist/Metrolist**
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) **Subject previously transferred 04/01/2022 for \$450,000.**
Previously transferred 01/12/2021 for \$299,000.

Offerings, options and contracts as of the effective date of the appraisal **Previously listed 11/15/2021 for \$499,000; lowered 01/02/2022 to \$490,000; Cancelled 01/08/2022. 45 DOM. MLS #221144846.**

NEIGHBORHOOD

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
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	85% %
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	0% %
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	300	Low	Multi-Family	%
Neighborhood Boundaries Bounded by Amador County line to the south, Sacramento County line to the west, Hwy 50 to the north and Hwy 49 to the east.				3500	High	60	Commercial 0% %
				700	Pred.	20	Other Vacant 15 %
Neighborhood Description Subject is located in the foothill community of Shingle Springs, just north of Hwy 50 at the western portion of EI Dorado County. Local shopping and schooling are located within 5 miles of subject. Area also serves as a bedroom community for the greater Sacramento area marketplace 20 miles to the west along Hwy 50.							
Market Conditions (including support for the above conclusions) Over the past 12 months, median values have shown signs of steady increase, marketing times are currently under 3 months and demand outweighs supply. A leveling off of rapid appreciation was noted during the past 3-5 months							

SITE

Dimensions **Irregular** Area **19.43 ac** Shape **Irregular** View **Foothills**
Specific Zoning Classification **RE5** Zoning Description **Res, single family, 2.5-20 acres**
Zoning Compliance ☐ Legal ☒ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Highest and best use of the subject property

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input type="checkbox"/>	<input type="checkbox"/> PG & E Available	<input type="checkbox"/>	<input checked="" type="checkbox"/> Well	Street	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/> Propane	<input type="checkbox"/>	<input type="checkbox"/> Septic	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone **X** FEMA Map # **06017C00750E** FEMA Map Date **09/26/2008**
Site Comments **Subject has useable parcel with local views. Subject is located on a busier than average street, also proximate to Hwy 50, however, due to parcel size, this is not seen to have a significant adverse affect on value or marketability. Subject has well, area is served by public electricity and private septic and propane.**

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	966 Best Life Ln Shingle Springs, CA 95682	N Shingle Rd Shingle Springs, CA 95682		4446 Fremonts Loop Rescue, CA 95672		6380 Fernwood Dr Shingle Springs, CA 95682	
Proximity to subject		0.22 miles NE		4.72 miles NW		5.91 miles SW	
Sales Price	\$		\$ 450,000		\$ 385,000		\$ 415,000
Price \$ /	0		0		1		1
Data Source	Inspection	Doc #15065 Realist		Doc #25110 Realist		Doc #15696 Realist	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
		04/01/2022	0	06/09/2022	0	04/05/2022	0
Location	Rural	Rural		Rural		Rural	
Site/View	19.43 ac	22.28 ac		7.00 ac		10.00 ac	
Zoning	RE5	RE10		RE5		RE10	
APN	070-230-021	070-230-022		102-481-003		087-300-043	
View	Foothills	Foothills		Hilltop		Hilltop	
Utilities	Well	Well		None		None	
Sales or Financing Concessions							
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 22,150	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 7,150
Indicated Value of Subject		Net Adj. 0.0%		Net Adj. 5.7% %		Net Adj. 5.8% %	
		Gross Adj. 0.0%	\$ 450,000	Gross Adj. 31.7% %	\$ 407,150	Gross Adj. 25.8% %	\$ 422,150
Summary of Sales Comparison Approach Comps are adjusted for differences in lot size, (\$5000/ac for differences greater than 5 ac), view and improvements. All comparables are unimproved parcels as subject. Comps #2 and #3 have superior hilltop views. Comp #1 is adjacent to subject and has installed well as subject. All comparables are considered to be relevant indicators to value, however, due to proximity and similar lot size/utility, Comp #1 given greater weight in reconciliation.							

RECONCILIATION

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 **08/20/2022**, which is the effective date of this appraisal, is:
☒ Single point \$ **450,000** ☐ Range \$ _____ to \$ _____ ☐ Greater than ☐ Less than \$ _____
This appraisal is made ☒ "as is," ☐ subject to the following: _____

ROB TUCKER APPRAISALS Land Appraisal Report

File No. 220845

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address 966 Best Life Ln Shingle Springs, CA 95682		1960 Buckhorn Rd Rescue, CA 95672					
Proximity to subject		4.56 miles NW					
Sales Price	\$		\$ 369,000		\$		\$
Price \$ /	0		2				
Data Source	Inspection	Doc #10924 Realist					
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Location	Rural	Rural	0				
Site/View	19.43 ac	5.01 ac	+72,100				
Zoning	RE5	RE5					
APN	070-230-021	102-2580-009	0				
View	Foothills	Foothills					
Utilities	Well	None	+10,000				
Sales or Financing Concessions							
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 82,100	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Indicated Value of Subject		Net Adj. 22.2% Gross Adj. 22.2%	\$ 451,100	Net Adj. 0.0% % Gross Adj. 0.0% %	\$ 0	Net Adj. 0.0% % Gross Adj. 0.0% %	\$ 0

Summary of Sales Comparison Approach

DATA ANALYSIS	ITEM	SUBJECT	COMPARABLE NO. 7		COMPARABLE NO. 8		COMPARABLE NO. 9		
	Address 966 Best Life Ln Shingle Springs, CA 95682								
	Proximity to subject								
	Sales Price		\$		\$		\$		
	Price \$ /		0	0	0	0	0	0	
	Data Source		Inspection						
	Date of Sale and Time Adjustment		DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
	Location		Rural						
	Site/View		19.43 ac						
	Zoning		RE5						
	APN		070-230-021						
	View		Foothills						
	Utilities		Well						
	Sales or Financing Concessions								
	Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0		
Indicated Value of Subject		Net Adj. 0.0% % Gross Adj. 0.0% % \$ 0		Net Adj. 0.0% Gross Adj. 0.0% \$ 0		Net Adj. 0.0% % Gross Adj. 0.0% % \$ 0			

Summary of Sales Comparison Approach

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. 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.
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.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions
CLARIFICATION OF SCOPE OF WORK

The purpose of this appraisal is to offer an opinion of market value for the Subject Property as defined herein. In accordance with USPAP, "The Intended User of this appraisal report is the Client. The Intended Use is to evaluate the property that is the subject of this appraisal for market value as of 08/20/2022, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definitions of Market Value. No additional intended Users are identified by the appraiser."

The appraiser is not an expert in home inspection and this appraisal cannot be relied upon to disclose hidden defects that are not apparent from a visual observation of the surfaces of the subject property from standing height. The testing of systems (structural, electrical, mechanical, heating, cooling, plumbing) and components (such as appliances, fixtures, doors, windows, etc.) lies outside of the scope of this appraisal assignment.

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:

The appraisal is based on the information gathered by the appraiser from public records, local MLS, and other identified sources, complete visual observation of the interior and exterior of the subject property, its neighborhood, and selection of comparable sales within the subject's market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.

Definition of Value: ☒ Market Value ☐ Other Value: _____

Source of Definition: USPAP

Market value or fair market value is the most probable price that a property will sell for in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, 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; (3) a reasonable time is allowed for exposure to the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (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.

ADDRESS OF THE PROPERTY APPRAISED:

966 Best Life Ln

Shingle Springs, CA 95682

EFFECTIVE DATE OF THE APPRAISAL: 08/20/2022

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 450,000

APPRAISER

Signature: 

Name: Robert E. Tucker

Company Name: Rob Tucker Appraisals

Company Address: PO BOX 2180

Shingle Springs, CA 95682

Telephone Number: 530-677-1361

Email Address: rtuckerappraisals@sbcglobal.net

State Certification # AR023238

or License # _____

or Other (describe): _____ State #: _____

State: CA

Expiration Date of Certification or License: 04/27/2024

Date of Signature and Report: 08/20/2022

Date of Property Viewing: 08/20/2022

Degree of property viewing:

☒ Did personally view ☐ 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: _____

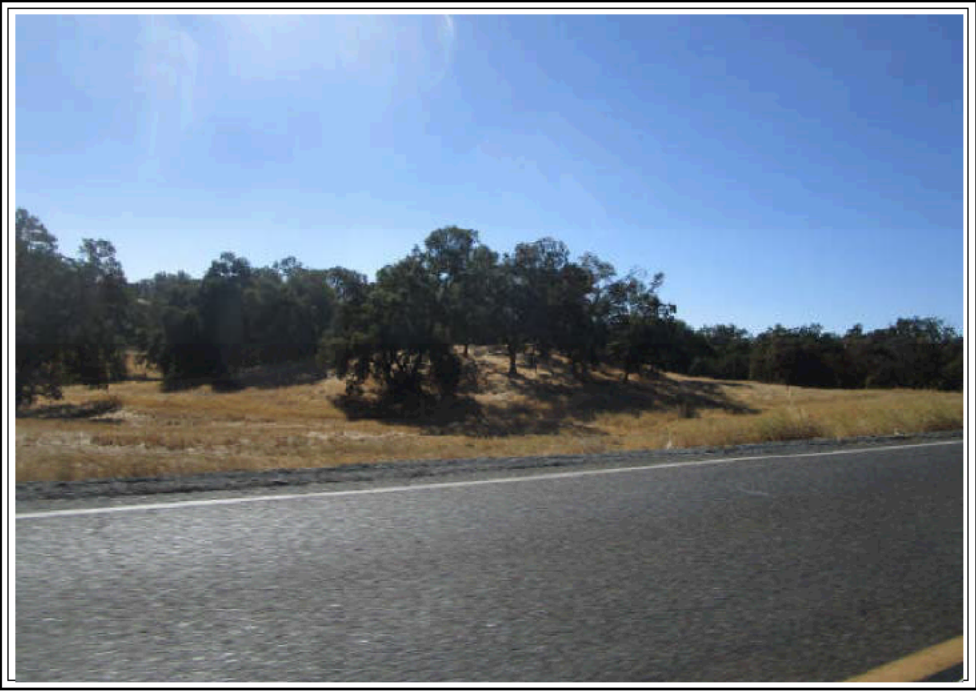
Date of Property Viewing: _____

Degree of property viewing:

☐ Did personally view ☐ Did not personally view

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Private Use	File No.: 220845
Property Address: 966 Best Life Ln	Case No.:
City: Shingle Springs	State: CA Zip: 95682



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: August 20, 2022
Appraised Value: \$ 450,000



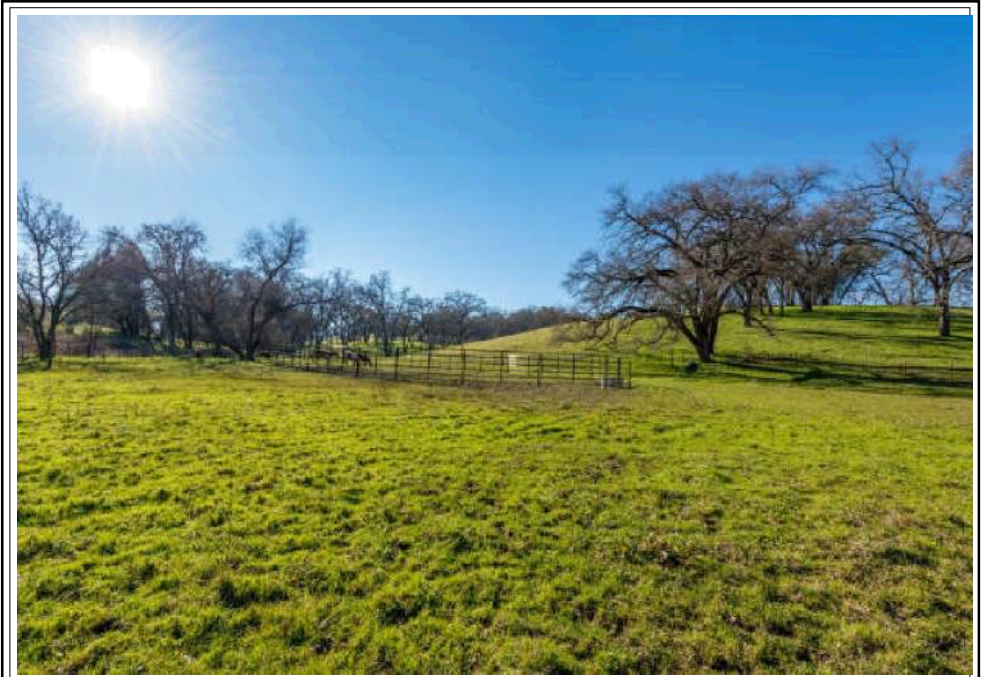
REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Private Use	File No.: 220845
Property Address: 966 Best Life Ln	Case No.:
City: Shingle Springs	State: CA Zip: 95682



COMPARABLE SALE #1

N Shingle Rd
Shingle Springs, CA 95682
Sale Date: 04/01/2022
Sale Price: \$ 450,000



COMPARABLE SALE #2

4446 Fremonts Loop
Rescue, CA 95672
Sale Date: 06/09/2022
Sale Price: \$ 385,000

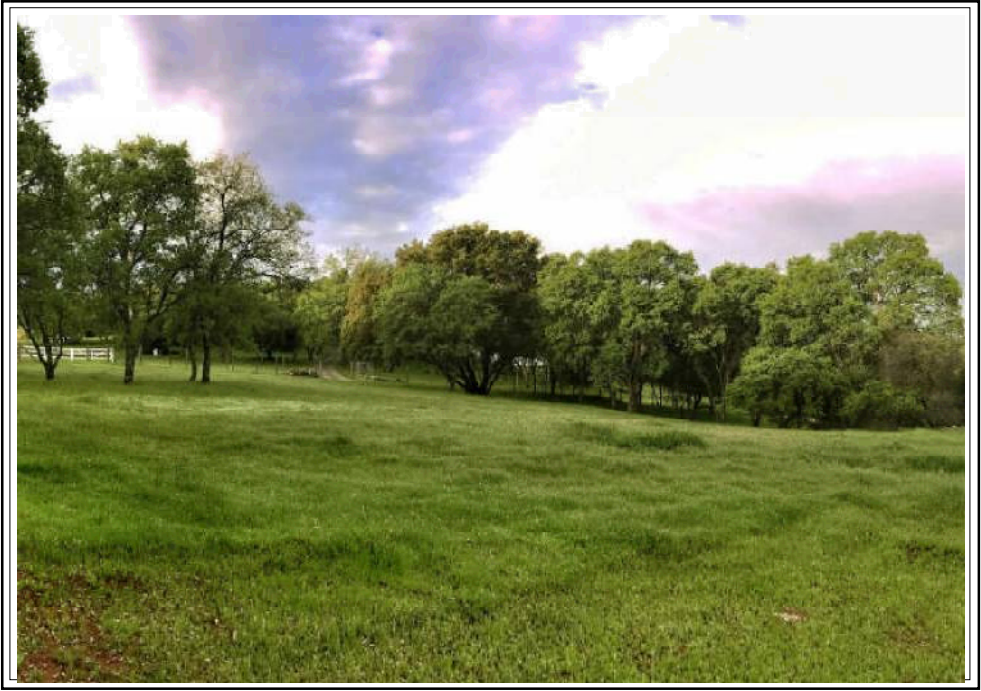


COMPARABLE SALE #3

6380 Fernwood Dr
Shingle Springs, CA 95682
Sale Date: 04/05/2022
Sale Price: \$ 415,000

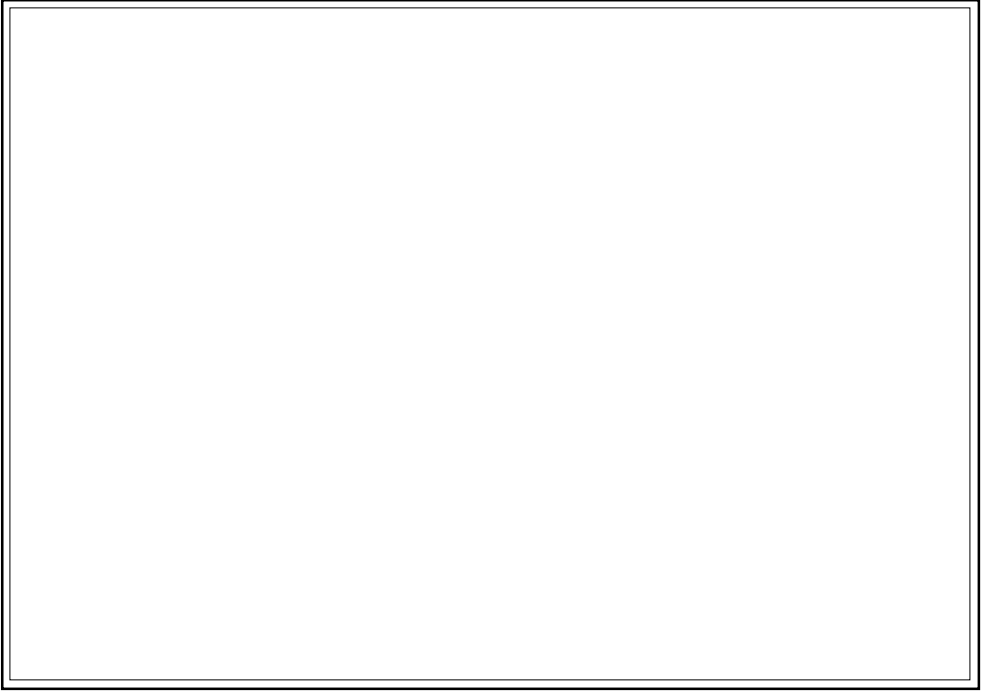
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Private Use	File No.: 220845
Property Address: 966 Best Life Ln	Case No.:
City: Shingle Springs	State: CA Zip: 95682



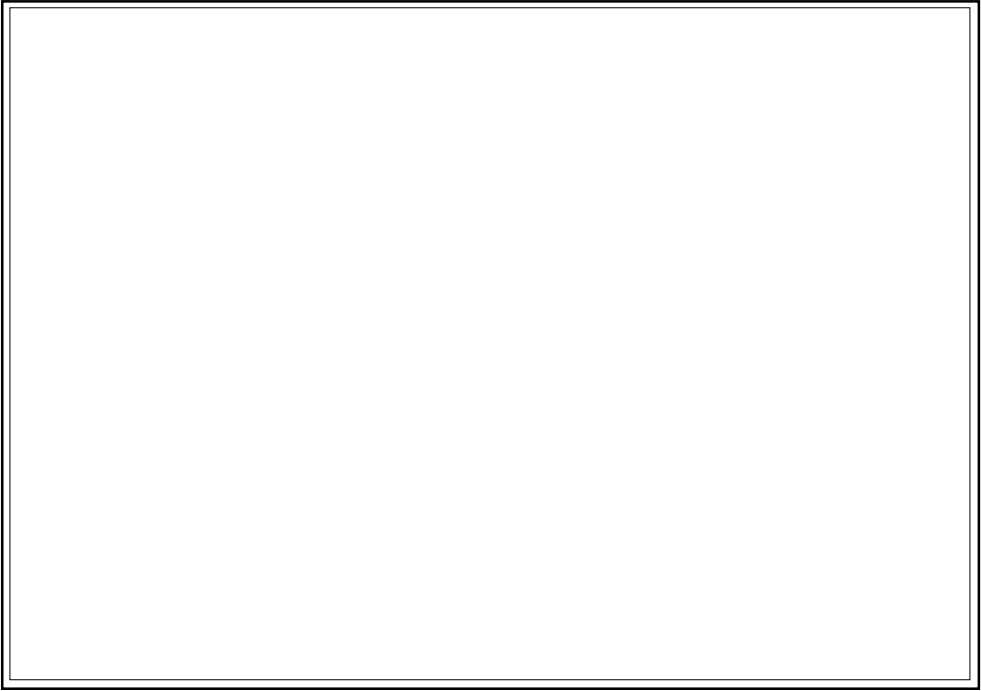
COMPARABLE SALE #4

1960 Buckhorn Rd
Rescue, CA 95672
Sale Date: 03/08/2022
Sale Price: \$ 369,000



COMPARABLE SALE #5

Sale Date:
Sale Price: \$

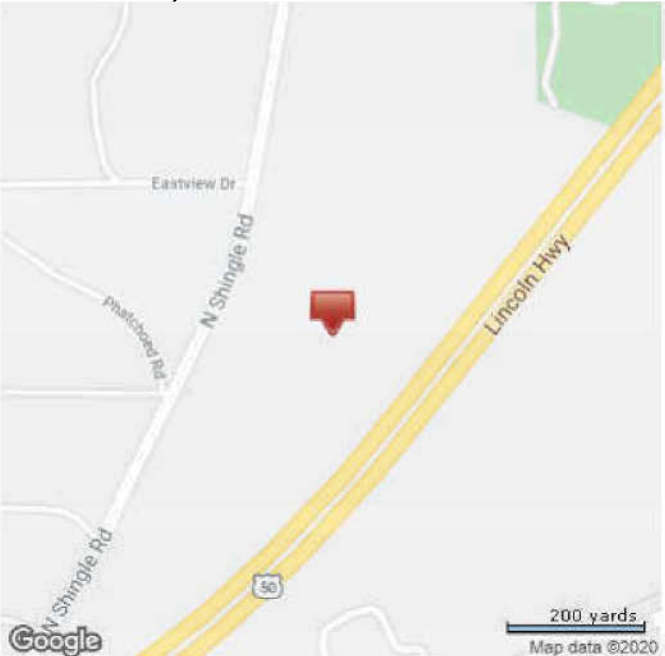
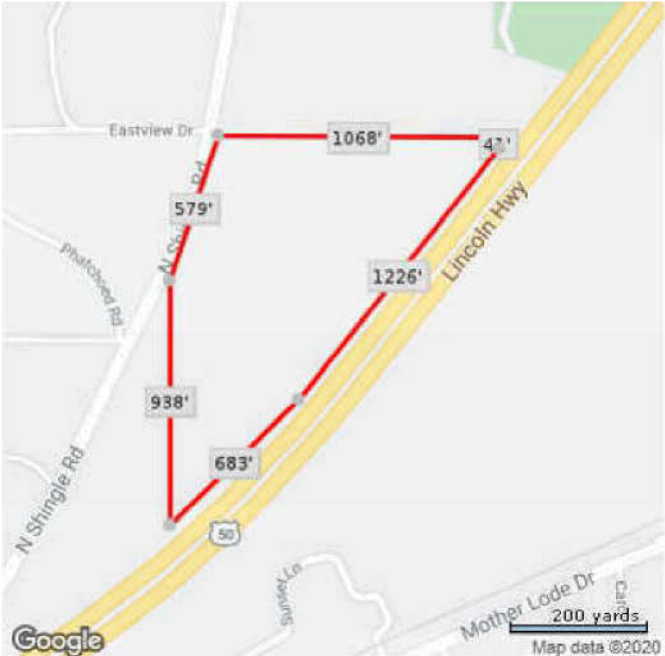


COMPARABLE SALE #6

Sale Date:
Sale Price: \$

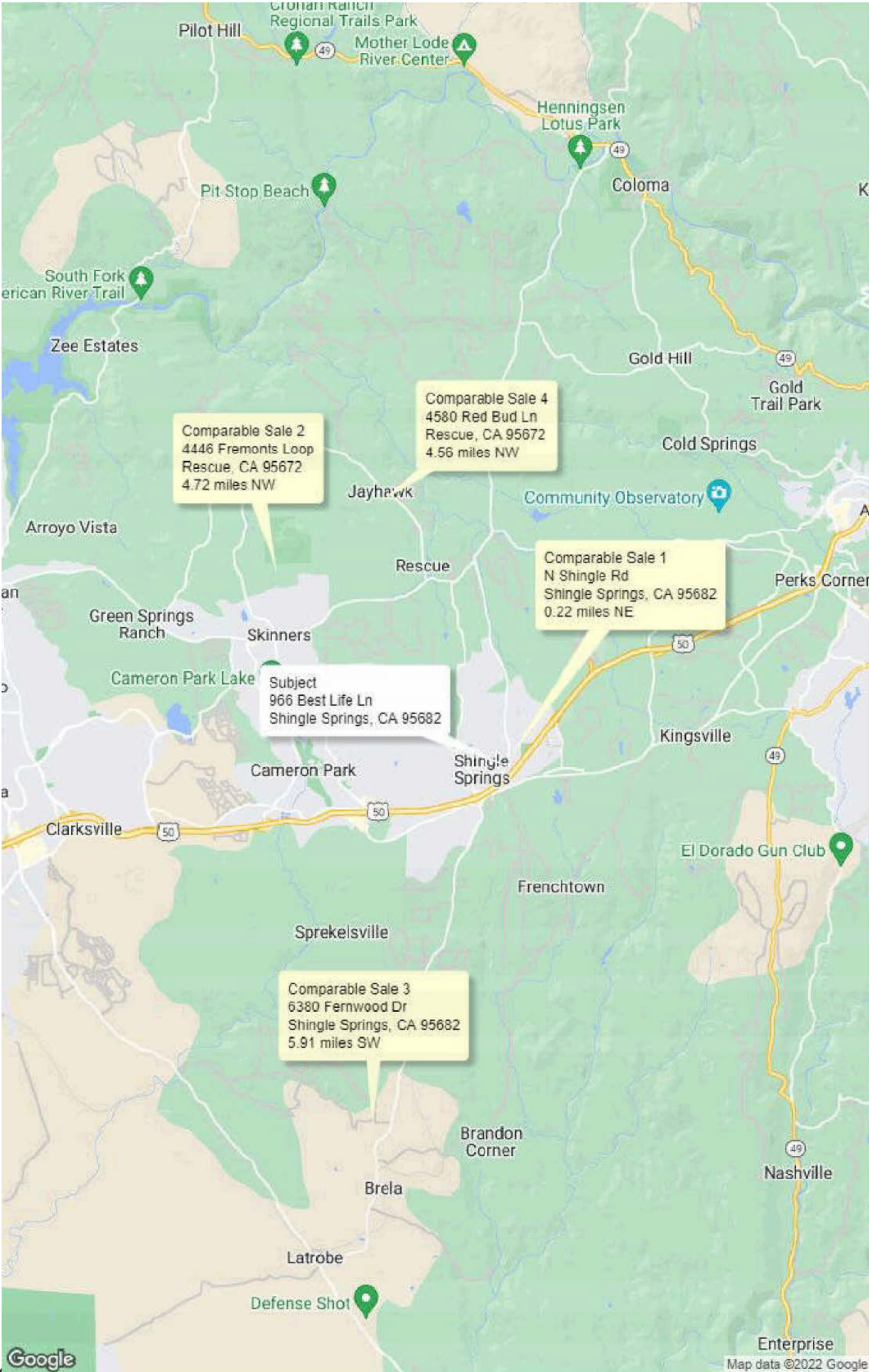
PLAT MAP

Client: Private Use	File No.: 220845
Property Address: 966 Best Life Ln	Case No.:
City: Shingle Springs	State: CA Zip: 95682



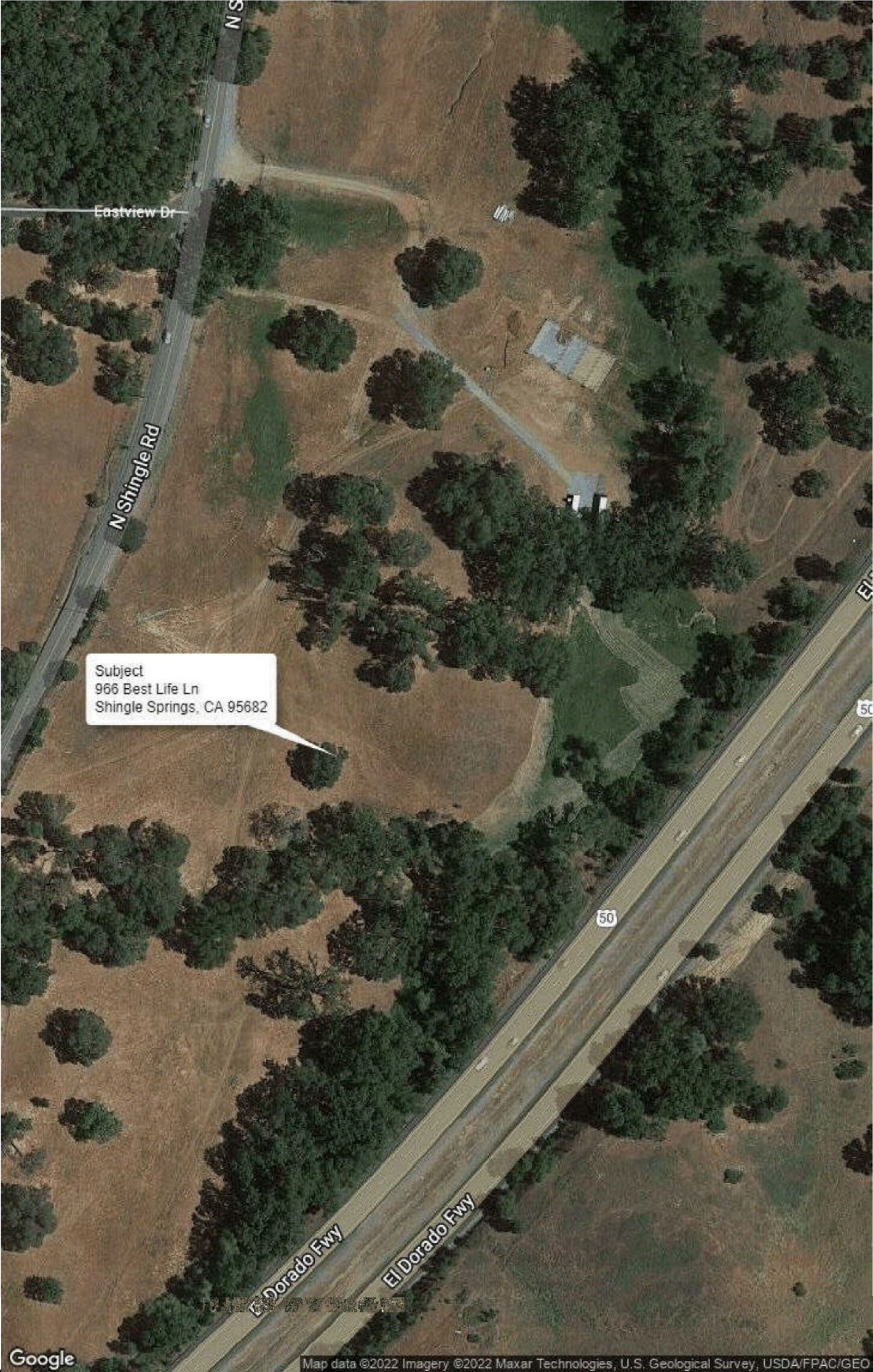
LOCATION MAP

Client: Private Use	File No.: 220845
Property Address: 966 Best Life Ln	Case No.:
City: Shingle Springs	State: CA Zip: 95682



AERIAL MAP

Client: Private Use	File No.: 220845
Property Address: 966 Best Life Ln	Case No.:
City: Shingle Springs	State: CA Zip: 95682



DEFINITION OF MARKET VALUE: 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, 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 each acting in what he considers his own best interest; (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 (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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. 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.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. 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.
4. 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.
5. 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.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, 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 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.
7. 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.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.


APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to , or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, 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.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 966 Best Life Ln, Shingle Springs, CA 95682

APPRAISER:

Signature: 
Name: Robert E. Tucker
Date Signed: 08/20/2022
State Certification #: AR023238
or State License #:
State: CA
Expiration Date of Certification or License: 04/27/2024

SUPERVISORY APPRAISER (only if required)

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:

☐ Did ☐ Did Not Inspect Property

USPAP ADDENDUM

File No. 220845

Borrower:

Property Address: 966 Best Life Ln

City: Shingle SpringsCounty: El DoradoState: CAZip Code: 95682

Lender: Private Use

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report

A written report prepared under Standards Rule 2-2(a).

☐ Restricted Appraisal Report

A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 180 days

Exposure time is the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.


Additional Certifications

☒ 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 performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: 

Name: Robert E. Tucker

Date Signed: 08/20/2022

State Certification #: AR023238

or State License #:

or Other (describe): State #:

State: CA

Expiration Date of Certification or License: 04/27/2024

Effective Date of Appraisal: August 20, 2022

SUPERVISORY APPRAISER (only if required):

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser inspection of Subject Property:

☐ Did Not

☐ Exterior-only from street

☐ Interior and Exterior



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

Robert E. Tucker

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 023238

Effective Date: April 28, 2022

Date Expires: April 27, 2024

Loretta Dillon

Loretta Dillon, Deputy Bureau Chief, BREA

3063870

AIG SPECIALTY INSURANCE COMPANY

Administrative Offices - 175 Water Street, 18th Floor, New York, NY 10038

Certificate Number:026244897-01

This Certificate forms a part of Master Policy Number:035908521-01

Renewal of Master Policy Number :035908521-00

NOTICE: THIS INSURANCE IS WRITTEN ON A CLAIMS MADE AND REPORTED BASIS AND ONLY APPLIES TO CLAIMS FIRST MADE AGAINST THE CERTIFICATE HOLDER DURING THE CERTIFICATE PERIOD. NO COVERAGE EXISTS FOR CLAIMS FIRST MADE AGAINST THE CERTIFICATE HOLDER AFTER THE END OF THE CERTIFICATE PERIOD UNLESS, AND TO THE EXTENT, A BASIC OR EXTENDED REPORTING PERIOD APPLIES.

NOTICE: DEFENSE EXPENSES ARE INCLUDED WITHIN AND REDUCE THE APPLICABLE LIMIT OF LIABILITY STATED IN THE CERTIFICATE. PLEASE READ THE ENTIRE POLICY CAREFULLY.

NORMAN-SPENCER REAL ESTATE RISK PURCHASING GROUP INC dba
THE AMERICAN ACADEMY OF STATE CERTIFIED APPRAISERS
(A Delaware Corporation)

CERTIFICATE DECLARATIONS

1. Name and Address of Certificate Holder:Robert E. Tucker d/b/a
Rob Tucker Appraisals
PO Box 2108
Shingle SpringsCA95682
2. Certificate Period:Effective Date: 4/1/2021to Expiration Date: 4/1/2022
12:01 a.m. Standard Time at the Address of the Certificate Holder shown in item 1. above
- 2a. Retroactive Date:4/1/1994
12:01 a.m. Standard Time at the Address of the Certificate Holder shown in item 1. above
3. Limit of Liability:\$ 1,000,000 each claim
\$ 1,000,000 aggregate limit
4. Deductible:\$ 2,500 each claim
5. Professional Covered Services insured by this policy are: REAL ESTATE APPRAISAL SERVICES

6. Advance Certificate Holder Premium:\$802.00

Surplus Lines Tax24.06

Stamping Fee2.01

7. Minimum Earned Premium:25% or\$201.00

Risk Purchasing Group Fee40.00


Forms and Endorsements:
See Attached Forms list

Total:\$ 66.07

Agency Name and Address:

Norman-Spencer Agency, LLC
8075 Washington Village Drive
Dayton, OH 45458

IT IS HEREBY UNDERSTOOD AND AGREED THAT THE CERTIFICATE HOLDER AGREES TO ALL TERMS AND CONDITIONS AS SET FORTH IN THE ATTACHED MASTER POLICY.



Authorized Representative OR
Countersignature (in states where applicable)

County: El Dorado

Date: March 16, 2021