

Restricted Appraisal Report
Fair Market Appraisal – 39226 N Shore Drive, Fawnskin, CA 92333

August 15, 2022

Mr. Richard & Barbara Ortiz
39226 N Shore Drive
Fawnskin, CA 92333

Dear Mr. & Mrs. Ortiz:

In accordance your authorization, I have completed a restricted appraisal report for the residential/commercial property, APN 0304-134-12-0000, 39226 N Shore Drive, Fawnskin, CA 92333.

The restricted appraisal report is intended to comply with the reporting requirements set forth under all of Standards Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice for a restricted appraisal report. As such, it presents no discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the opinion of value. Supporting documentation concerning the data, reasoning, and analysis is retained in my file. The depth of discussion contained in this report is specific to your needs and for the intended use as indicated below. I am not responsible for the unauthorized use of this report.

As agreed, the information found in this report is to be used regarding the valuation of real property. Fair Market Value is presented in this report as of August 15, 2022.

Also included with this restricted appraisal report is an attachment section that has some materials from my work file that will describe the subject property and value analysis in more detail.

Client:

Mr. Richard & Barbara Ortiz
39226 N Shore Drive
Fawnskin, CA 92333

Intended Use

For the sole purpose of estimating Fair Market Value as of May 24, 2022, for the valuation of real property. This appraisal is to be used to establish Fair Market Value as defined in IRS Publication 561 Rev. January 2022.

Appraiser:

Alan R. Sims, SCGRE
476 Lakeview Avenue
Suite 206
Yorba Linda, CA 92886

Subject:

Residential/Commercial property, APN 0304-134-12-0000, 39226 N Shore Drive, Fawnskin, CA 92333. The subject property is currently being used as a single-family home with attached restaurant. The real property valuation is based the single-family effective sq. ft. of 1,200 and the inclusive restaurant area of 1,200 sq. ft. The single-family consist of 3 bedroom and 2 baths and the restaurant has required improvements to meet the County certificate of occupancy for retail trade. The lot size is 4,000 sq. ft.

Purpose of the Appraisal:

To form an opinion of current Fair Market Value as of August 15, 2022, for real property.

To form an opinion of current estimated value of restaurant equipment and fixtures as of August 15, 2022.

To form an opinion of current estimated value of restaurant goodwill as of August 15, 2022.

This appraisal report is intended for the use of Richard & Barbara Ortiz in valuing real property, business assets, and goodwill for a listing and selling price.

This appraisal will assist in establishing an independent and unencumbered opinion of value.

Interest Valued:

Fee Simple

Effective Date of Value

August 15, 2022

Date of Report:

August 15, 2022

Scope of Work

Mr. & Mrs. Ortiz request a real property valuation of the Residential/Commercial improvements. Included in this appraisal was an estimate of the business value that included the Fixtures, Equipment, and Goodwill.

The real property valuation consisted of the single-family dwelling having an effective utility of 1,200 sq. ft. with 3 bedrooms, and two baths. This area selection was use as a unit in comparison with market sales in Fawnskin.

The real property valuation also included the restaurant having an effective utility of 1,200 sq. ft. that would be compared to small commercial properties having the same possible utility as this restaurant.

The difference in the base comparison is the fit and finish of the residential dwelling and the fit and finish of the commercial portion of the conversion to retail/food service.

The Equipment and Fixture costs were provided by the client and this information was accepted with no further analysis.

The Goodwill of the business was calculated an investment “Rule of Thumb” for small restaurant businesses. This factor was from 25% - 40%. The estimated multiple was 1.30% applied to the estimated 2022 gross income supplied by the client.

This restricted appraisal report sets forth only my conclusions. Supporting documentation is retained in my office work file. If additional information is needed to make the report credible and understandable for this specific appraisal purpose, it is included in the attachment section of the appraisal.

Real Estate Appraised:

Residential/Commercial property, APN 0304-134-12-0000, 39226 N Shore Drive, Fawnskin, CA 92333. The subject property is currently being used as a single-family home with attached restaurant. The real property valuation is based the single-family effective sq. ft. of 1,200 and the inclusive restaurant area of 1,200 sq. ft. The single-family consist of 3 bedroom and 2 baths and the restaurant has required improvements to meet the County certificate of occupancy for retail trade. The lot size is 4,000 sq. ft.

Legal Description: **Tract No 1876 Lots 238 and 239.** Property taxes for 2021 are \$3,780.

The gross building area and lot dimensions are taken from the assessor’s property records and other available data.

Highest and Best Use:

Highest and best use “as though vacant” – residential/commercial uses (See Definitions for highest and best use)

Highest and best use “as improved” – residential/commercial uses (See Definitions for highest and best use).

Concluded Value:

The Fair Market Value (Real Property) August 15, 2022 is:

\$1,454,000

(One-Million-Four-Hundred-Fifty-Four-Thousand- Dollars)

Assumptions and Limiting Conditions:

As agreed, upon with you prior to the preparation of this appraisal, this is a restricted appraisal that relies primarily upon the Sales Comparison Approach to Value. The disclosure of costs associated with the Fixtures, Equipment, and Gross Sales are regarded by the appraiser to be true and used in this report. The appraisal is intended for the use of Richard & Barbara Ortiz in valuing real property, business assets, and goodwill for a listing and selling price. This appraisal will establish an independent and unencumbered opinion of fair market value for real property for the subject property.

This is a restricted appraisal report, which is intended to comply with the reporting requirements set forth under all of Standard Rule 2-2(c) of the Uniformed Standards of Professional Appraisal Practice for a restricted appraisal report. As such, it does not include discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the opinion of value. Supporting documentation concerning the data, reasoning, and analysis is retained in the office work file.

Alan R. Sims

Alan R. Sims, SCGREA
State Certified General Real Estate Appraiser
California # AG027675
www.AlanSims.com

08/15/2022

Date

CERTIFICATION OF APPRAISAL

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

- The statements of fact contained in this report are true and correct; no pertinent information has been knowingly withheld.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 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.
- I have made a personal inspection of the property that is the subject unless noted in this report.
- No one provided significant professional assistance to the person signing this report.
- The value opinions in this report were not based on a requested minimum valuation, specific valuation, or for the approval of any loan.
- As of the date of this report, Alan R. Sims, SCGREA has completed the requirements of the continuing education program for the Office of Real Estate Appraisers for California.

Alan R. Sims

Alan R. Sims, SCGREA,
State Certified General Real Estate Appraiser
California # AG027675

08/15/2022

Date

GENERAL UNDERLYING ASSUMPTIONS

Legal Matters:

The legal description used in this report is assumed to be correct, but it may not necessarily have been confirmed by survey. No responsibility is assumed in connection with a survey or for encroachments or overlapping or other discrepancies that might be revealed thereby. Any sketches included in the report are only for the purpose of aiding the reader in visualizing the property and are not necessarily a result of a survey.

No responsibility is assumed for an opinion of legal nature, such as to ownership or the property or condition of title.

The appraiser(s) assume the title to the property to be marketable; that, unless stated to the contrary, the property is appraised as an unencumbered fee, which is not used in violation of acceptable ordinances, statutes or other governmental regulations.

Unapparent Conditions:

The appraiser assumes that there are no hidden or unapparent conditions for the property, subsoil, or structures, which would render it more or less valuable than otherwise comparable property. The appraiser(s) are not experts in determining the presence or absence of hazardous substance, defined as all hazardous, toxic materials, waste, pollutants or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals) used in construction or otherwise present on the property.

The appraiser(s) assume no responsibility for the studies or analysis that would be required to conclude the presence or absence of such substances or for loss as a result of the presence of such substances. The client is urged to retain an expert in this field if desired. The value estimate is based on the assumption that the subject property is not so affected.

Information and Data:

Information and opinions furnished to the appraiser(s) and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no warranty is given for its accuracy of such items furnished the appraiser(s).

All mortgages, liens, encumbrances, and servitudes have been disregarded unless so specified within the appraisal report. The subject property is appraised as though under responsible ownership and competent management.

Zoning and Licenses:

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined, and considered in the valuation.

It is assumed that the subject property complies with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the valuation.

It is assumed that the information relating to the location of or existence of public utilities that have been obtained through a verbal inquiry from the appropriate utility authority or has been ascertained from the visual evidence is correct. No warranty has been made regarding the exact location or capacities of public utility systems.

It is assumed that all licenses, consents or other legislative or administrative authority from local, state or federal governmental, private entity, or organization have been, or can be, obtained or renewed for any use on which the value estimate contained in the valuation report is based.

General Limiting Conditions

1. The appraiser(s) will not be required to give testimony or appear in court due to preparing the appraisal with reference to the subject property in question unless prior arrangements have been made.

2. Possession of the report does not carry with it the right of publication. Out-of-context quoting, or partial reprinting of this appraisal report is not authorized. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of media for public communication without the prior written consent of the appraiser(s) signing this appraisal report.

The authentic copies of this report are bound and reveal the Alan R. Sims is the author of the appraisal. Any copy that does not have the original signature is unauthorized and may have been altered and is considered invalid. This report is intended for use only by the identified client and identified other known intended users stated within the cover letter. Use of this report by others is not intended by the appraiser.

3. Disclosure of the contents of this report is governed by the Uniformed Standards of Professional Appraisal Practice. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the author.

4. The distribution of the total valuation in this report, between land and improvements, is applicable only as a part of the whole property. The land value, or the separate value of the improvements, must not be used in conjunction with any other appraisal or estimate and is invalid if so used. If this report is a replacement and/or reproduction costs valuation for insurance purposes, then Market or Land value cannot be deducted from the reported value.

5. No environmental or concurrent impact studies were either requested or made in conjunction with this appraisal report. The appraiser(s), thereby, reserve the right to alter, amend, revise, or rescind any of the value opinions based on any subsequent environmental or concurrent impact studies, research, or investigation.

6. Unapparent Conditions: The appraiser(s) assume that there are no hidden or unapparent conditions of the property, subsoil or structures which would render it more or less valuable than otherwise comparable property. The appraiser(s) are not experts in determining the presence or absence of hazardous substance, defined as all hazardous or toxic materials, waste, pollutants, or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials, or chemicals) used in construction of otherwise present on the property.

The appraiser(s) assume no responsibility for any engineering studies or analysis which would be required to conclude or discover the presence or absence of such substances or for loss as a result of the presence of such substances or for unapparent physical conditions. The value estimate is based on the assumption that the subject property is not so affected.

7. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraiser(s) have not made a specific compliance survey and analysis of this property to

determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect on the value of the property. Since the appraiser(s) have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

8. An appraisal related to an estate in land that is less than the whole fee simple estate applies only to the fractional interest involved. The value of this fractional interest plus the value of all other fractional interests may or may not equal the value of the entire fee simple estate considered as a whole.

9. The appraisal report related to a geographical portion of a larger parcel is applied only to such geographical portion and should not be considered as applying with equal validity to other portions of the larger parcel or tract. The value for such geographical portions plus the value of all other geographical portions may or may not equal the value of the entire parcel or tract considered as an entity.

10. The appraisal is subject to any proposed improvements or additions being completed as set forth in the plans, specifications, and representations referred to in the report, and all work being performed in a good and workmanlike manner. The appraisal is further subject to the proposed improvements or additions being constructed in accordance with the regulations of the local, county, and state authorities. The plans, specifications and representations referred to are an integral part of the appraisal report when new construction or new additions, renovations, refurbishing, or remodeling applies.

11. If this appraisal is used for mortgage loan purposes the appraiser(s) invite attention to the fact that (1) the equity cash requirements of the sponsor have not been analyzed, (2) the loan ration has not been suggested, and (3) the amortization method and term have not been suggested.

12. The function of this report is not for use in conjunction with a syndication of real property. This report cannot be used for said purposes and, therefore, any use of this report relating to syndication activities is strictly prohibited and unauthorized. If such an unauthorized use of this report takes place, it is understood and agreed that Alan R. Sims Appraising, has no liability to the client and/or third parties.

13. Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing General Underlying Assumptions and General Limiting Conditions. The appraisers' duties, pursuant to the employment to make the appraisal, are complete upon delivery and acceptance of the appraisal report. However, any corrections or errors should be called to the attention of the appraiser(s) within 60 days of the delivery of the report.

14. Confidential Information – information that is either: identified by the client as confidential when providing it to an appraiser and that is not available from any other source; or classified as confidential or private by applicable law or regulation*. * NOTICE: For example, pursuant to the passage of the Gramm-Leach-Bliley Act in November 1999, some public agencies have adopted privacy regulations that affect appraisers. As a result, the Federal Trade Commission issued a rule focused on the protection of “non-public personal information” provided by consumers to those involved in financial activities “found to be closely related to banking or usual in connection with the transaction of banking.” These activities have been deemed to include “appraising real or personal property.” (Quotations are from the Federal Trade Commission, Privacy of Consumer Financial Information; Final Rule, 16 CFR Part 313)

Gramm-Leach-Bliley (GLB) Act Compliance/Intended User:
(If This Appraisal is for Mortgage Purpose)

If this report has been prepared for a "Lender/Client" as shown on page one of the report. The purpose of the report is to aid in determining the suitability of the subject property as collateral for a mortgage. The borrower is neither the appraiser's client nor the intended user of this report. In accordance with the GLB Act, no non-public information regarding the borrower and/or the subject property has been conveyed by the appraiser to the Lender/Client, except the following when/if they are observed:

Differences with public records regarding dwelling size, dwelling condition, or areas finished that are not shown in public records; any safety or environmental problems/conditions observed; whether or not the subject property is owner-occupied, vacant or tenant occupied. When a property is rented, actual rent and lease information will be reported to the Lender/Client. Any apparent encroachments, easements, functional and external obsolescence will also be reported to the Lender/Client.

IMPORTANT DEFINITIONS

Definition of Highest and Best Use

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability. (The Appraisal of Real Estate, Eleventh Edition, by Appraisal Institute, 1996, page 297.)

Fair Market Value

Fair Market Value is the price that property would sell for on the open market. It is the price that would be agreed on between a willing buyer and a willing seller, with neither being required to act, nor both having a reasonable knowledge of the relevant facts. (IRS Publication 561 Rev. February 2020).

Valuation

The real property valuation has been divided into two market analysis. Residential & Commercial.

Residential – Effective area of comparison 1,200 sq. ft. – 3 beds and 2 baths.

Comparable spreadsheet has two sales.

Comparable 1 – 1127 Crags Lane, Fawnskin, sold 5/19/2022 for \$576,000.

This comparable was adjusted for the 1.5 bathroom.

Comparable 2 – 1209 Canyon Road, Fawnskin, sold 6/20/2022 for \$515,000.

This comparable was adjusted for Lot size, and Condition.

Commercial – Effective area of comparison 1,200 sq. ft.

Comparable spreadsheet has one sale.

Comparable 1 – 40641 Big Bear Blvd, Big Bear Lake, sold 1/15/2021 for \$420,000

This comparable was adjusted for Area, Lot, and Condition.

Analysis of Data

The Residential portion of the subject property had comparable adjusted sales price per sq. ft. between 463.45 – 540.40. Indicated market adjustment was \$501.92.

1,200 sq. ft. x 501.92 = \$602,304

The Commercial portion of the subject property had comparable adjusted sales price per sq. ft. \$203.39.

1,200 sq. ft. x 203.39 = \$244,068.

Estimated Fair Market Value (Improvements) = \$846,372

Estimated Equipment Replacement Cost = \$97,367

Estimated Fixture Replacement Cost = \$266,373

Total Replacement Cost = \$363,740

Total Assets Cost = \$1,210,112

Goodwill

The amount attributed to intangible assets the buyer is acquiring. This includes business reputation, brand recognition, customer and supplier lists, employee knowledge, internal process, etc. The SBA usually restricts the value of goodwill that is more than \$500,000.

Using a rule of thumb published by investment real estate firms, the multiplier would be between 25% - 40%. The appraiser chose 30% for this restaurant.

Using the estimated gross income for 2022 (187,575) x 1.30 = \$243,848 **Goodwill value.**

Estimated Fair Market Value **\$1,454,000** (rounded)

Comparable Sales (Residential)
39226 N Shore Drive, Fawnskin, CA 92333

	Subject	Comp 1	Adj	Comp 2	Adj
Status	N/A	Sold		Sold	
Address	39226 N Shore Drive	1127 Crags Lane		1209 Canyon Road	
City	Fawnskin	Fawnskin		Fawnskin	
Sale Date	N/A	5/19/2022	0	6/20/2022	0
Sale Price	N/A	576,000	0	515,000	0
Doc #	262475	212058	0	241820	0
Living Area Sq. Ft.	1,200	1,286	0	990	0
Lot Sq. Ft.	4,000	6,710	0	13,529	-10,000
Sale Price Sq. Ft.	N/A	447.90	0	520.20	0
Quality	Avg	Avg	0	Avg	0
Condition	Good	Good	0	Avg	30,000
Garage	None	None	0	None	0
Bedrooms	3	3	0	3	0
Total Baths	2	1.5	20,000	2	0
Year Built	1980 (Effective)	1980 (Effective)	0	1980 (Effective)	0
Notes	<p>The subject property is a single family home with restaurant. The total effective gross living area is 2,400 sq. ft. This appraisal will allocate 1,200 sq. ft. to the residence and 1,200 sq. ft. to the restaurant for a proportion market analysis. The single family dwelling has a planned utility of 3 bedrooms and 2 bathrooms. Minor modification would have to be made to the existing configuration, but for this analysis the utilization is considered 3 bedroom and 2 baths. The subject property is in good condition with upgraded superior quality modifications and additions. The home has no deferred maintenance.</p> <p>This comparable sale is located in Fawnskin. The home has been upgraded and remodeled. This comparable has 3 bedroom and 1.5 baths.</p> <p>This comparable sale is located in Fawnskin. The home has been upgraded and remodeled. This comparable has 3 bedrooms and 2 baths.</p>				
DOM	N/A	2 Days	0	17 Days	0
Type of Sale	N/A	Conventional FHA	0	Cash	0
Adj Sale Price	N/A	596,000		535,000	
Adj Sale Price Sq. Ft.	N/A	463.45		540.40	

Improvement Quality and Conditions

- New roof installed in 2019
- 200-amp electric service with separate panels for restaurant and living quarters
- Exterior emergency water shut-off valves for both restaurant and living quarters
- Interior panel with water shut-off valves for restaurant located near walk-in
- Upgraded black 1-inch gas pipes hanging on exterior walls with emergency shut-off valves in panel on rear exterior wall for restaurant and gas shut-off valve for living quarters on rear exterior wall of downstairs bath
- 2 fire hydrants within 225 ft of each side of property and active San Bernardino Fire Department at end of block
- Laundry room/mud room at rear entrance of living quarters with lockable door connecting to kitchen in living quarters
- 2 full baths in living quarters with extra-large jacuzzi in downstairs bath
- Arrow Tualatin pedestal wood stove with built-in blowers on stone foundation with rear stone wall
- Plantation blinds throughout downstairs and upstairs living quarters
- Vinyl plank flooring throughout downstairs and upstairs living quarters
- Osmosis water system in kitchen in living quarters
- Rear upstairs redwood deck with stairway to rear yard
- 3 separate double-door entrances to insulated attic crawl space
- 3 skylights in living quarters (2 replaced in 2019, of which 1 has crank opener)
- French doors off family room to rear upstairs deck
- 3 water heaters: 75 gal and 40 gal for restaurant and new 50 gal for living quarters (installed in 2022)

1127 Crags Lane, Fawnskin, CA 92333

Listing

1127 Crags Ln, Fawnskin 92333

STATUS: Closed

LIST/CLOSE: \$569,000/\$576,000 ↑

Take North Shore. Turn north on Garden Place. Turn Right on Lodge, Turn left on Crags. Property will be on your right.



BED / BATH: 3/1,1,0,0
SQFT(src): 1,286 (O)
PRICE PER SQFT: \$447.90
LOT(src): 6,710/0.154 (A)
LEVELS: Two
GARAGE: 0
YEAR BUILT(src): 1948 (ASR)
PROP SUB TYPE: SFR/D
DOM / CDOM: 2/2
SLC: Standard
PARCEL #: 0304173100000
LISTING ID: EV22095557

Submit Offer

DESCRIPTION

Log style home with lakeview is waiting for you! Don't miss your opportunity to own this home in the well treed Fawnskin area. The living room has the features many desire with vaulted ceilings, rock fireplace and wood details throughout. Inside gives you the true mountain feel with upgraded custom touches in every room. On the first floor, there are 2 bedrooms in addition to the main living area. Upstairs is another spacious bedroom with vaulted ceilings. If you are looking for an easy transition, owner is willing to leave the home furnished. While the inside is impressive, it is the outdoors that give you a desirable mountain experience. The 480 sqft of decking creates the opportunity to entertain and take in the tree top and mountain views. More decking on the lower level leads to the spa and additional seating.

EXCLUSIONS:

INCLUSIONS:

AREA: FAWN - Fawnskin
SUBDIVISION: /
COUNTY: San Bernardino
SENIOR COMMUNITY?: No
CERTIFIED 433A?:
LIST \$ ORIGINAL: \$569,000
BASEMENT SQFT:
COMMON WALLS: No Common Walls
PARKING: Driveway, Asphalt
HORSE:
PROBATE AUTHORITY:
ROOM TYPE: Great Room, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
EATING AREA: In Living Room
COOLING: None
HEATING: Central
VIEW: Lake, Mountain(s)
WATERFRONT:
LAUNDRY: Individual Room, Inside

PROP SUB TYPE: Single Family Residence (Detached)
STRUCTURE TYPE: House
COMMON INTEREST: None

INTERIOR

INTERIOR: Cathedral Ceiling(s), Ceiling Fan(s), Storage
MAIN LEVEL BEDROOMS: 2
MAIN LEVEL BATHROOMS: 2
ACCESSIBILITY:
APPLIANCES:
KITCHEN FEATURES:
BATHROOM FEATURES: Bathtub, Shower in Tub, Walk-in shower
FLOORING:
ENTRY LOC/ENTRY LVL: /
FIREPLACE: Living Room

EXTERIOR

EXTERIOR:
FENCING:
DIRECTION FACES:
SECURITY:
SEWER: Public Sewer
LOT: Lot 6500-9999, Treed Lot, Yard
POOL: None
PATIO/PORCH: Covered, Deck, Front Porch, Rear Porch, Wood
SPA: Private, Above Ground

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:
ARCH STYLE: Log
DOOR:
WINDOW:
ROOF: Composition
FOUNDATION DTLS:
PROP COND:
CONSTR MTLs: Log Siding
OTHER STRUCT:
NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?:
UNCOVERED SPACES:
PARKING TOTAL: 0
REMOTES:
GARAGE SPACES: 0
RV PARK DIM:
CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
WALK SCORE:
GREEN ENERGY EFF:
GREEN SUSTAIN:
GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: No
GREEN VERIFICATION: No

COMMUNITY

HOA FEE: \$0
HOA FEE 2:
HOA NAME:
HOA NAME 2:
HOA PHONE:
HOA PHONE 2:
OF UNITS: 1
UNITS IN COMMUNITY:

HOA FEE 3:
COMMUNITY: **Fishing, Watersports,
Mountainous**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA NAME 3:
HOA AMENITIES:

HOA PHONE 3:

STORIES TOTAL: 2

LAND

LAND LEASE?: **Yes**
PARCEL #: **0304173100000**
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES:
ELECTRIC: **Standard**
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **Unknown**

TAX LOT: **256**
TAX BLOCK:
TAX TRACT #: **0304**
ZONING: **BV/RS**
TAX OTHER ASSESSMENT: **\$3,627**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Bear Valley
Unified**

ELEMENTARY:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SCHOOL OTHER:

LISTING

BAC: **3%**
BAC RMRKS:
DUAL/VARI COMP?: **Yes**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION: **Close Of Escrow**
SIGN ON PROPERTY?: **Yes**
CONTINGENCY LIST: **Standard Contract
Contingencies**

TERMS: **1031 Exchange, Cal Vet Loan, Cash, Cash to
New Loan, Conventional, Fannie Mae, FHA,
Government Loan, USDA Loan, VA Loan**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **05/07/22**
START SHOWING DATE:
ON MARKET DATE: **05/07/22**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **06/11/22**
MOD TIMESTAMP: **06/11/22**
EXPIRED DATE: **07/30/22**
PURCH CONTRACT DATE: **05/09/22**
CLOSE DATE: **06/10/22**

CONTINGENCY:

PRIVATE REMARKS: Property is rented by Big Bear Vacations. VACANT THIS WEEKEND 5/7-5/8 (owner blocked) - text for combo. Here is the rental link:https://www.bigbearvacations.com/cabin-rentals/1748-a-view-for-two/320500/ *agent must accompany clients*****

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Joel Cheek**
SHOW CONTACT PH: **9097420595**

LOCK BOX LOCATION: **front**
LOCK BOX TYPE: **Combo**

OCCUPANT TYPE: **Owner**
OWNER'S NAME:

SHOW INSTRUCTIONS: **Text Joel 909-742-0595 with: Business Card Property Address and Time to show OR Name DRE # Property Address and Time to show Ill respond with a combo for you**
DIRECTIONS: **Take North Shore. Turn north on Garden Place. Turn Right on Lodge, Turn left on Crags. Property will be on your right.**

AGENT / OFFICE

LA: **(EVCHEEJOE) JOEL CHEEK**
CoLA:
LO: **(EV2835) VACASA REAL ESTATE**
LO PHONE: **760-406-8215**
CoLO:
CoLO PHONE:

LA State License: **01750860**
CoLA State License:
LO State License: **02105811**
LO FAX:
CoLO State License:
CoLO FAX:
Offers Email: **joel@sellbigbear.com**

CONTACT PRIORITY

1.LA CELL: **909-742-0595**
2.LA DIRECT: **909-742-0595**
3.LA PAGER:
4.LA FAX:
5.LA VOICEMAIL:
6.LA EMAIL: **joel@sellbigbear.com**

COMPARABLE INFORMATION

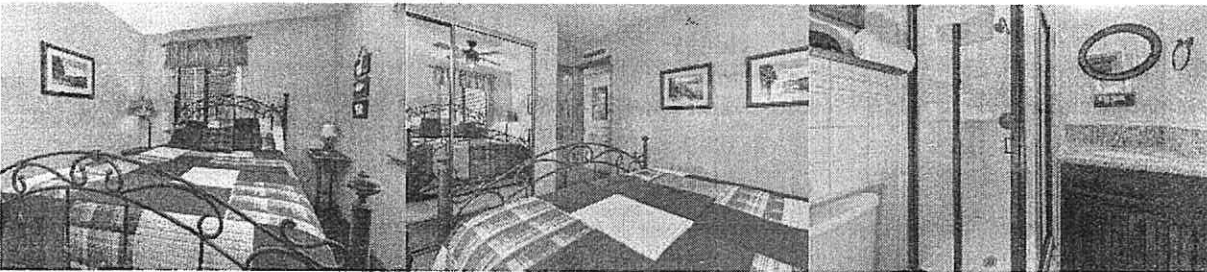
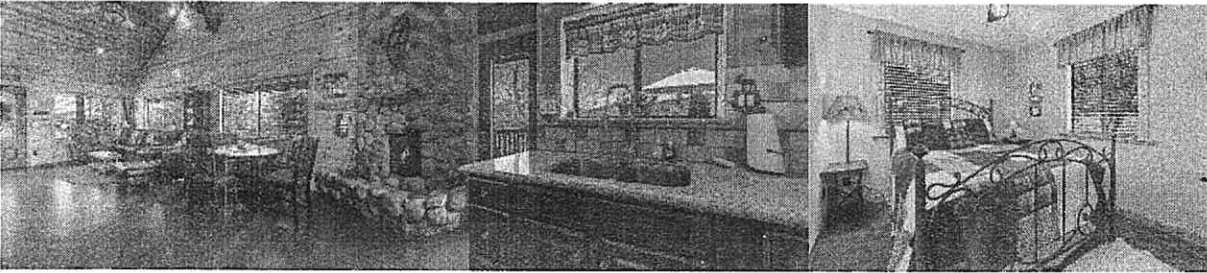
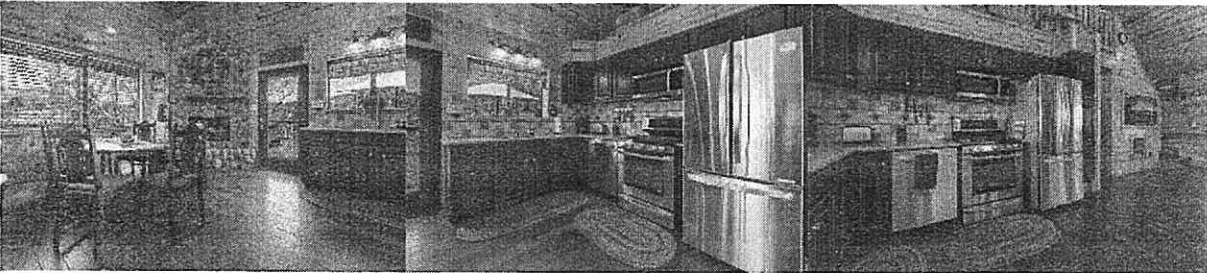
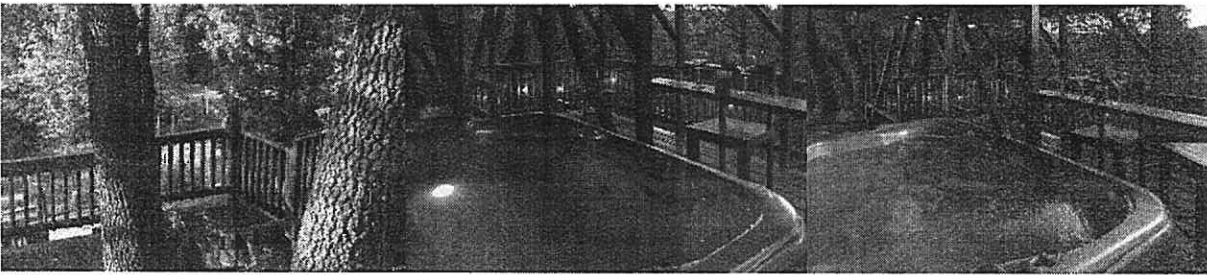
CLOSE PRICE: **\$576,000**
LIST PRICE: **\$569,000**
LIST \$ ORIGINAL: **\$569,000**
PURCH CONTRACT DATE: **05/09/22**
DOM/CDOM: **2/2**

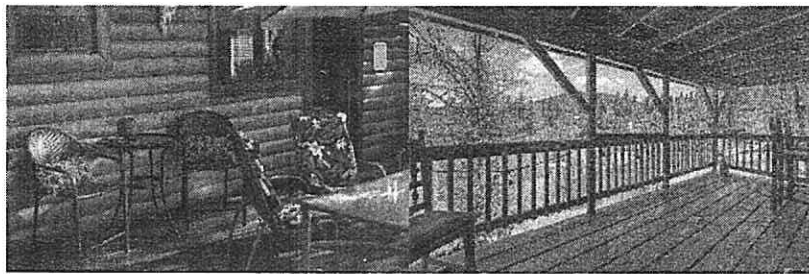
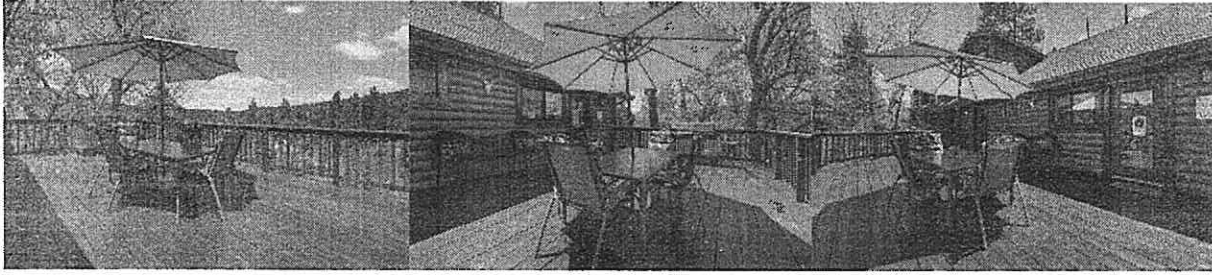
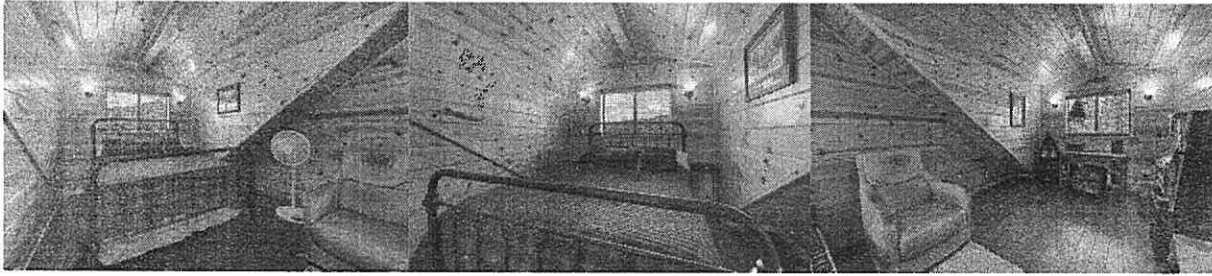
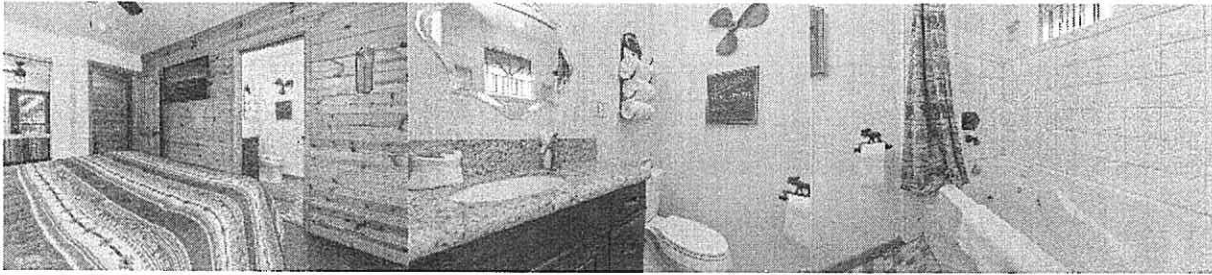
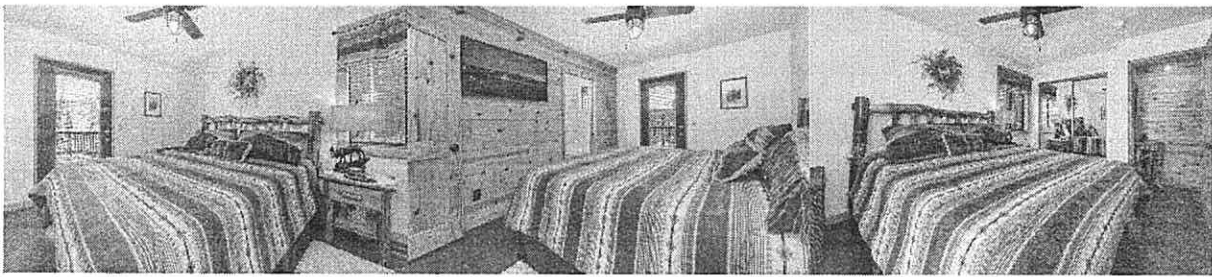
BA: **(CDAR-d83802) Dart
De Barros**
BO: **Re/Max Area Experts**
BA State License: **01927460**
BO State License:

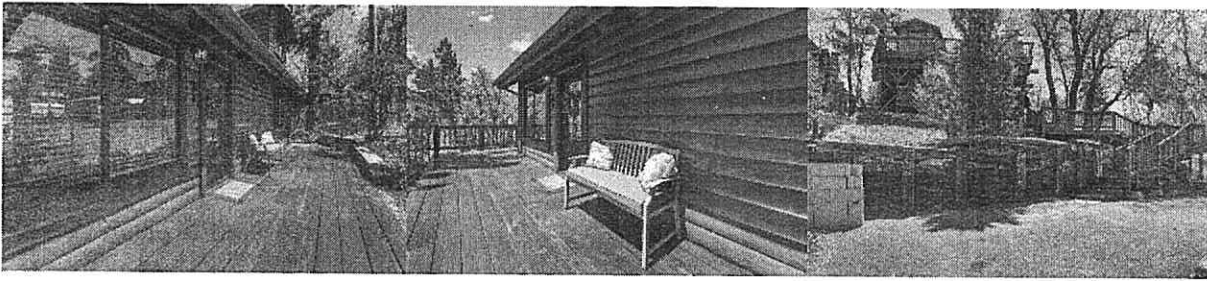
CoBA: **()**
CoBO:
CoBA State License:
CoBO State License:

BUYER FINANCING: **Conventional**
CONCESSIONS \$: **\$0**
CONCESSION CMTS: **NoNe**
COE DATE: **06/10/22**









AGENT FULL: Residential LISTING ID: EV22095557

Printed by ALAN SIMS, State Lic: AG27675 on 08/10/2022 1:29:04 AM

Owner Information

Owner Name:	Zalma Holden J	Owner Name 2:	Evans Stephanie A
Mail Owner Name:	Holden J Zalma	Mailing Address:	8152 Manitoba St #1
Tax Billing City & State:	Playa Del Rey Ca	Tax Billing Zip:	90293
Tax Billing Zip+4:	8285	Owner Occupied:	A

Location Information

Zip Code:	92333	Zoning:	BV/RS
School District:	Bear Vly	Comm College District Code:	SAN BERNARDINO VLY J
Location Influence:	WOODLAND	Census Tract:	113.00
Neighborhood Code:	050		

Estimated Value

RealAVM™:	\$568,600	Estimated Value Range High:	\$626,500
Estimated Value Range Low:	\$510,700	Value As Of:	07/26/2022
Confidence Score:	95	Forecast Standard Deviation:	10

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

APN:	0304-173-10-0000	% Improved:	80
Tax Area:	57018	Lot:	256
Water Tax Dist:	BIG BEAR	Fire Dept Tax Dist:	SAN BERNARDINO CO
Legal Description:	CLINEMILLER SUB LOT 256		

Assessment & Taxes

Assessment Year	2022	2021	2020
Assessed Value - Total	\$320,609	\$314,323	\$311,100
Assessed Value - Land	\$64,122	\$62,865	\$62,220
Assessed Value - Improved	\$256,487	\$251,458	\$248,880
YOY Assessed Change (\$)	\$6,286	\$3,223	
YOY Assessed Change (%)	2%	1%	

Tax Year	2021	2020	2019
Total Tax	\$3,627.43	\$3,699.35	\$3,311.07
Change (\$)	-\$72	\$388	
Change (%)	-2%	12%	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
San Bdno Comm College Bond	Actual	\$168	
*Sbcofire Fp-5 Mtn Rgnl Zn	Actual	\$162	
Co Land Use - Swmd	Actual	\$85	
Bear Valley Measure Q	Actual	\$45	
Bear Valley Unified Bond	Actual	\$16	
Co Land Use-Ehs	Actual	\$5	
Co Ventr Control	Actual	\$2	
Total Of Special Assessments	Actual	\$484	

Characteristics

County Land Use:	Single Family Res	Universal Land Use:	Sfr
Lot Frontage:	55	Lot Depth:	122
Lot Acres:	0.154	Lot Area:	6,710
Style:	UNKNOWN	Building Sq Ft:	1,040
Gross Area:	1,040	2nd Floor Area:	208
Stories:	2.0	Total Rooms:	5.000
Bedrooms:	2	Total Baths:	2
Full Baths:	2.000	Fireplaces:	1
Condition:	Fair	Water:	PUBLIC
Sewer:	None	Heat Type:	Furnace
Cooling Type:	None	Roof Material:	Composition Shingle
Construction Type:	Frame	Year Built:	1948
Effective Year Built:	1970	Other Impvs:	07
Porch:	Patio/Porch	Patio/Deck 2 Area:	332
Porch 1 Area:	156	Porch Type:	Patio/Porch
# of Buildings:	1		

Last Market Sale

Recording Date:	06/10/2022	Sale Date:	05/19/2022
Sale Price:	\$576,000	Owner Name:	Zalma Holden J
Seller:	Pattison Mj Living Trus		

History

Listing Id	Address	List Agent	Current Price	Old Value	New Value	System Entry TStamp	Chg By	Member Id
EV22095557	1127 Crags Lane	EVCHEEJOE	576,000		576000	06/11/22 07:34:09	EVCHEEJOE	
EV22095557	1127 Crags Lane	EVCHEEJOE	576,000	U	S	06/11/22 07:34:09	EVCHEEJOE	
EV22095557	1127 Crags Lane	EVCHEEJOE	569,000	A	U	05/11/22 17:53:50	EVCHEEJOE	
EV22095557	1127 Crags Lane	EVCHEEJOE	569,000		3,000	05/07/22 08:47:04	EVCHEEJOE	
EV22095557	1127 Crags Lane	EVCHEEJOE	569,000		A	05/07/22 08:47:04	EVCHEEJOE	
18416576PS	1127 Crags Lane	52569	305,000		305000	02/15/19 19:42:43	MatrixSystem	
18416576PS	1127 Crags Lane	52569	305,000	P	S	02/15/19 19:42:43	MatrixSystem	
18416576PS	1127 Crags Lane	52569	314,900	U	P	02/08/19 15:39:11	MatrixSystem	
18416576PS	1127 Crags Lane	52569	314,900	A	U	01/23/19 10:24:01	MatrixSystem	
18416576PS	1127 Crags Lane	52569	314,900		3,000	12/19/18 11:10:34	MatrixSystem	
18416576PS	1127 Crags Lane	52569	314,900		A	12/19/18 11:10:34	MatrixSystem	
170025009	1127 Crags Ln	SAND-630820	265,000		265000	10/01/17 12:27:26	MatrixSystem	
170025009	1127 Crags Ln	SAND-630820	265,000	P	S	10/01/17 12:27:26	MatrixSystem	
SW17107717	1127 Crags Lane	TCANEBRI	265,000		265000	10/01/17 12:10:48	TCANEBRI	
SW17107717	1127 Crags Lane	TCANEBRI	265,000	P	S	10/01/17 12:10:48	TCANEBRI	
SW17107717	1127 Crags Lane	TCANEBRI	278,000	293000.00	278000	09/13/17 14:29:36	TCANEBRI	
SW17107717	1127 Crags Lane	TCANEBRI	293,000	A	P	08/24/17 15:44:52	TCANEBRI	
170025009	1127 Crags Ln	SAND-630820	278,000	A	P	08/16/17 14:07:05	MatrixSystem	
170025009	1127 Crags Ln	SAND-630820	278,000	293000.00	278000.00	07/21/17 12:27:34	MatrixSystem	
170025009	1127 Crags Ln	SAND-630820	293,000		2,500	05/16/17 05:19:56	MatrixSystem	
170025009	1127 Crags Ln	SAND-630820	293,000		A	05/16/17 05:19:56	MatrixSystem	
SW17107717	1127 Crags Lane	TCANEBRI	293,000		2,500	05/15/17 23:10:17	TCANEBRI	
SW17107717	1127 Crags Lane	TCANEBRI	293,000		A	05/15/17 23:10:17	TCANEBRI	
PW15110224	1127 Crags Lane	RWDOSSGAR113			275000	10/15/15 09:31:32	RWDOSSGAR113	
PW15110224	1127 Crags Lane	RWDOSSGAR113		P	S	10/15/15 09:31:32	RWDOSSGAR113	
PW15110224	1127 Crags Lane	RWDOSSGAR113		B	P	09/24/15 08:08:06	RWDOSSGAR113	
PW15110224	1127 Crags Lane	RWDOSSGAR113		A	B	09/09/15 09:46:24	RWDOSSGAR113	
PW15110224	1127 Crags Lane	RWDOSSGAR113		294900	279000	08/12/15 09:06:13	RWDOSSGAR113	
PW15110224	1127 Crags Lane	RWDOSSGAR113		299900	294900	07/06/15 13:07:08	RWDOSSGAR113	
PW15110224	1127 Crags Lane	RWDOSSGAR113		H	A	06/12/15 17:07:28	RWDOSSGAR113	
PW15110224	1127 Crags Lane	RWDOSSGAR113		A	H	06/03/15 16:01:02	RWDOSSGAR113	
PW15110224	1127 Crags Lane	RWDOSSGAR113			2.50	05/22/15 12:28:51	RWDOSSGAR113	
PW15110224	1127 Crags Lane	RWDOSSGAR113			A	05/22/15 12:28:51	RWDOSSGAR113	
PW15110224	1127 Crags Lane	RWDOSSGAR113			299900	05/22/15 12:28:51	RWDOSSGAR113	
PW13249933	1127 Crags Lane	PCARMODY		A	K	09/18/14 09:59:37	PADLARRY	
PW13249933	1127 Crags Lane	PCARMODY		329000	315000	07/08/14 12:16:21	PCARMODY	
PW13249933	1127 Crags Lane	PCARMODY		359000	329000	01/29/14 10:08:27	PCARMODY	
PW13249933	1127 Crags Lane	PCARMODY			2.5	12/19/13 11:48:33	PCARMODY	
PW13249933	1127 Crags Lane	PCARMODY			A	12/19/13 11:48:33	PCARMODY	
PW13249933	1127 Crags Lane	PCARMODY			359000	12/19/13 11:48:33	PCARMODY	

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Buyer Name(s)	Seller Name(s)	Document Type	Document #	Book-Page
06/10/22	05/19/22	\$576,000		Zalma Holden J	Pattison Mj Living Trus	Grant Deed	212058	212058
06/02/21	04/23/21		Y	Waterland Christina C Trust	Pattison Christina C	Grant Deed	253263	253263
06/02/21	04/23/21		Y	Mjpattison Living Trust	Pattison Mark	Grant Deed	253262	253262
06/02/21	04/23/21		Y	Pattison Mark	Pattison Christina C	Grant Deed	253261	253261
06/02/21	04/23/21		Y	Pattison Christina C	Waterland Christina C Trust	Grant Deed	253260	253260
06/28/19	06/21/19		Y	Waterland Christina C Trust	Waterland Christina C	Grant Deed	214604	214604
06/24/19	06/19/19		Y	Waterland Christina C	Violette Judith D Trust	Grant Deed	206734	206734
02/14/19	01/30/19	\$305,000		Violette Judith D Trust	Ward Scott T	Grant Deed	49106	49106

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Code
06/10/2022	\$460,800		CONVENTIONAL
09/29/2017	\$212,000	Technicolor Fcu	CONVENTIONAL
08/01/2017	\$139,500		PRIVATE PARTY LENDER
10/08/2015	\$212,000	Homestreet Bk	CONVENTIONAL
09/30/2010	\$222,010	Academy Mtg Corp	FHA
08/25/2006	\$343,900	Countrywide Hm Lns Inc	CONVENTIONAL
03/07/2006	\$290,000		PRIVATE PARTY LENDER

Foreclosure History

RELEASE OF LIS PENDENS/NOTICE	
Default Date:	Original Doc #: 203114
Foreclosure Filing Dt:	Original Book/Page:
Recording Date: 10/14/2010	Lien Type:
Document Number: 425610	

Book Number:
Page Number:
Default Amount:
Final Judgement Am
Original Doc Date: 05/21/2010

NOTICE OF TRUSTEE'S SALE

Default Date:
Foreclosure Filing Date: 07/12/2010
Recording Date: 08/30/2010
Document Number: 352227
Book Number:
Page Number:
Default Amount:
Final Judgement Am: \$405,867
Original Doc Date: 08/25/2006

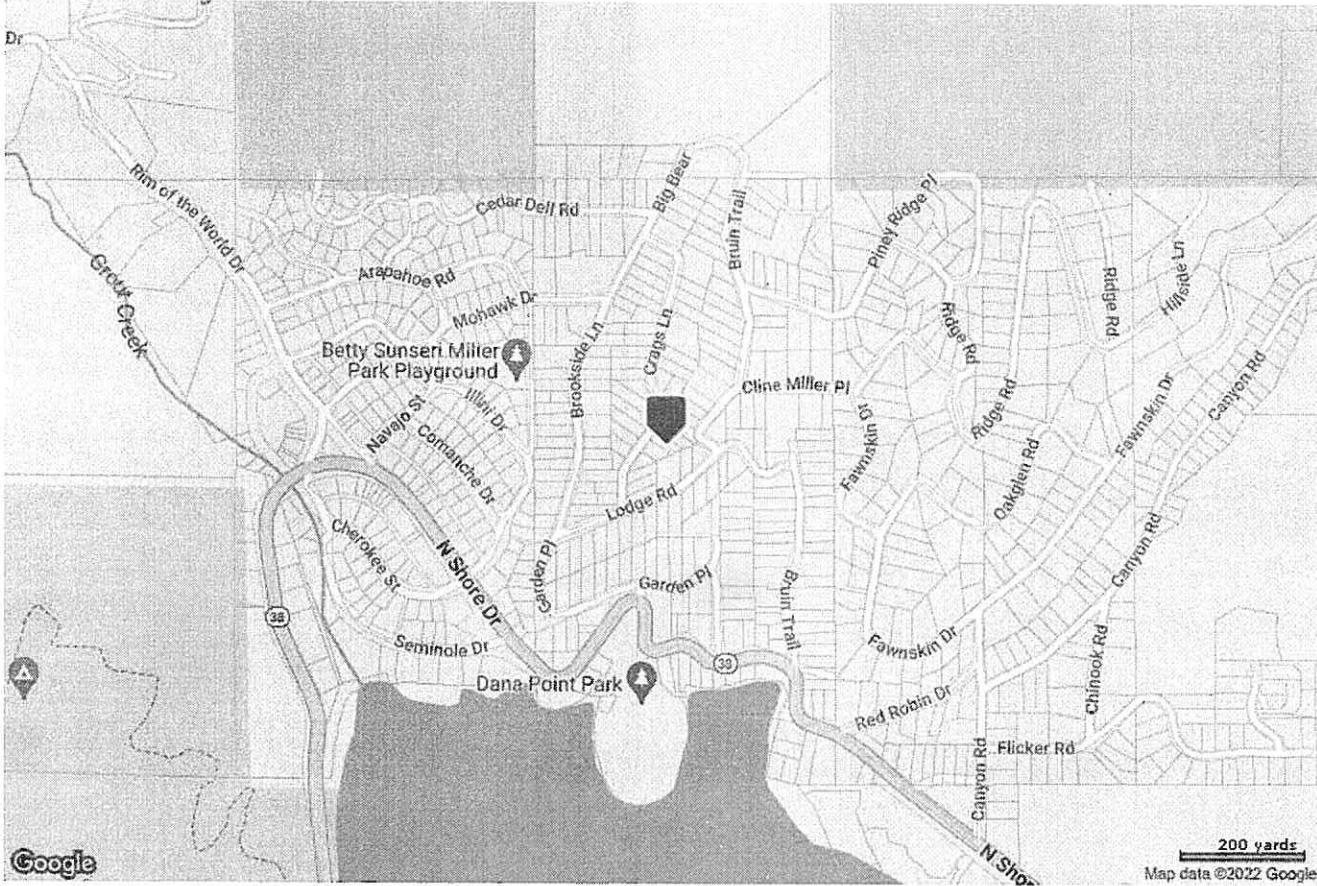
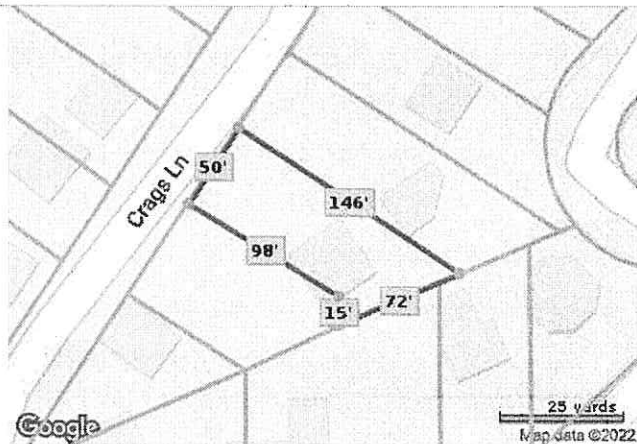
Original Doc #: 584407
Original Book/Page:
Lien Type:

NOTICE OF DEFAULT

Default Date: 05/19/2010
Foreclosure Filing Date: 05/19/2010
Recording Date: 05/21/2010
Document Number: 203114
Book Number:
Page Number:
Default Amount: \$17,154
Final Judgement Am
Original Doc Date: 08/25/2006

Original Doc #: 584407
Original Book/Page:
Lien Type:

Parcel Map



1209 Canyon Road, Fawnskin, CA 92333

Listing

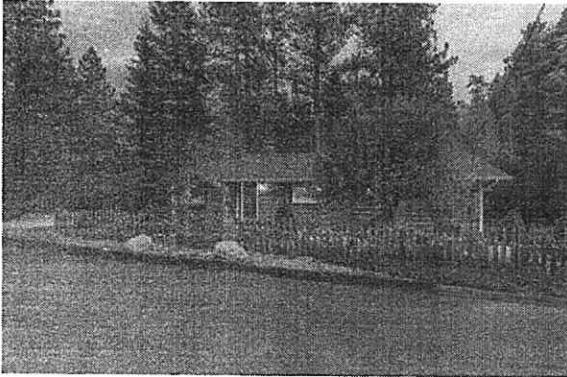
1209 Canyon Rd, Fawnskin 92333

STATUS: **Closed**

LIST/CLOSE:

\$524,000/\$515,000 ↓

Cross stret is Chinook



Listing has Supplements

BED / BATH: **3/2,0,0**
 SQFT(src): **990 (OTH)**
 PRICE PER SQFT: **\$520.20**
 LOT(src): **13,529/0.3106 (A)**
 LEVELS: **One**
 GARAGE: **0**
 YEAR BUILT(src): **1963 (PUB)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **17/17**
 SLC: **Standard**
 PARCEL #: **0304245030000**
 LISTING ID: **EV22117774**

Submit Offer

DESCRIPTION

Nestled in a canyon just steps from national forest on the "quiet side" of the lake ~ This cozy Fawnskin home checks all the boxes ~ single story ~ 3 bedrooms and 2 baths, one being a master suite ~ open concept ~ wood T&G high ceilings throughout the entire home ~ laminate wood flooring ~ brand new roof ~ a true wood burning fireplace to snuggle up along side your loved ones on those cold winter nights ~ an attic with pull down stairs for access from the living room with plenty of space to store holiday decorations ~ lots of natural sunlight flows through this home ~ opens to a spacious deck backing to forested acreage, a true illusion to seclusion in a wonderful neighborhood ~ Relax on the back deck with your morning cup of coffee listening to the sounds of mother nature, hear the wind flowing through the trees on the breezy days ~ Seasonal stream runs through the far end of the backyard ~ Don't miss out on this unique opportunity to own your very own piece of Big Bear.

EXCLUSIONS:

INCLUSIONS:

AREA: **FAWN - Fawnskin**
 SUBDIVISION: /
 COUNTY: **San Bernardino**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$524,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING: **Driveway**
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **Kitchen, Living Room**
 EATING AREA: **In Living Room**

COOLING: **None**
 HEATING: **Central, Forced Air**
 VIEW: **Mountain(s), Neighborhood**
 WATERFRONT:
 LAUNDRY: **Gas Dryer Hookup, Washer Hookup**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR: **Cathedral Ceiling(s), Ceiling Fan(s)**
 MAIN LEVEL BEDROOMS: **3**
 MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:
 APPLIANCES: **Disposal, Refrigerator**
 KITCHEN FEATURES: **Kitchen Open to Family Room**
 BATHROOM FEATURES:

FLOORING: **Laminate**
 ENTRY LOC/ENTRY LVL: /
 FIREPLACE: **Living Room**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **Lot 10000-19999 Sqft**
 POOL: **None**

PATIO/PORCH: **Deck**
 SPA:

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE: **Custom Built**
 DOOR:
 WINDOW:

ROOF: **Composition**
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLs:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?:
 UNCOVERED SPACES:

PARKING TOTAL: **0**
 # REMOTES:

GARAGE SPACES: **0**
 RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: \$0
HOA FEE 2:
HOA FEE 3:
COMMUNITY: **BLM/National Forest, Mountainous**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA NAME:
HOA NAME 2:
HOA NAME 3:
HOA AMENITIES:

HOA PHONE:
HOA PHONE 2:
HOA PHONE 3:

OF UNITS: 1
UNITS IN COMMUNITY:
STORIES TOTAL: 1

LAND

LAND LEASE?: **No**
PARCEL #: **0304245030000**
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES: **Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected**
ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **Unknown**

TAX LOT: **20**
TAX BLOCK:
TAX TRACT #: **2989**
ZONING: **BV/RS**
TAX OTHER ASSESSMENT: **\$459**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Bear Valley Unified**

ELEMENTARY:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SCHOOL OTHER:

LISTING

DATES

BAC: **2.5%**
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?:
CONTINGENCY LIST: **Standard Contract Contingencies**
CONTINGENCY:

TERMS: **Cash to New Loan**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **06/02/22**
START SHOWING DATE:
ON MARKET DATE: **06/02/22**
PRICE CHG TIMESTAMP: **06/03/22**
STATUS CHG TIMESTAMP: **07/11/22**
MOD TIMESTAMP: **07/11/22**
EXPIRED DATE: **06/02/23**
PURCH CONTRACT DATE: **06/19/22**
CLOSE DATE: **07/11/22**

PRIVATE REMARKS: *Shown by appointment only - EASY TO SHOW, just need a 10 min notice. Please call 909-273-7528 for an appointment. CRMLS lockbox has RED tape at the bottom.*** Please call Rahill Team (909) 547-4402 if you have any questions. Send all offers to Melissa@willrahill.com, if preparing an offer please state the Listing Agent as: Melisa Evans DRE- 01952123. one of the Seller**

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Melissa Evans**
SHOW CONTACT PH: **909-273-7528**
SHOW INSTRUCTIONS: *****Shown by appointment only - EASY TO SHOW, just need a 10 min notice. Please call 909-273-7528 for an appointment. CRMLS lockbox has RED tape at the bottom.*** Please call Rahill Team (909) 547-4402 if you have any questions. Send all offers to Melissa@willrahill.com, if preparing an offer please state the Listing Agent as: Melisa Evans DRE- 01952123. one of the Seller's is a licensed Mortgage broker/ Real Estate Agent.**
DIRECTIONS: **Cross stret is Chinook**

LOCK BOX LOCATION: **Near door**
LOCK BOX TYPE: **Supra**

OCCUPANT TYPE: **Owner**
OWNER'S NAME: **Moss**

AGENT / OFFICE

CONTACT PRIORITY

LA: **(ERAHIWIL) WILL RAHILL**
CoLA:
LO: **(E1889) KELLER WILLIAMS BBLA**
LO PHONE: **909-866-4949**
CoLO:
CoLO PHONE:

LA State License: **01705202**
CoLA State License:
LO State License: **02153881**
LO FAX: **909-866-0349**
CoLO State License:
CoLO FAX:
Offers Email: **Melissa@WillRahill.com**

1.LA CELL: **909-547-4402**
2.LA EMAIL: **Team@WillRahill.com**

COMPARABLE INFORMATION

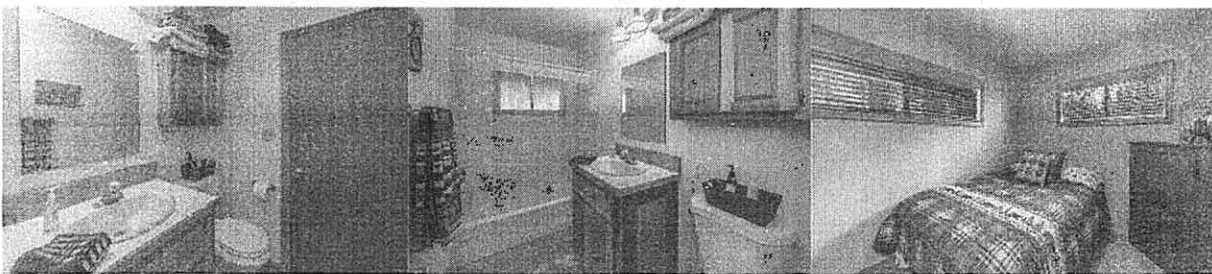
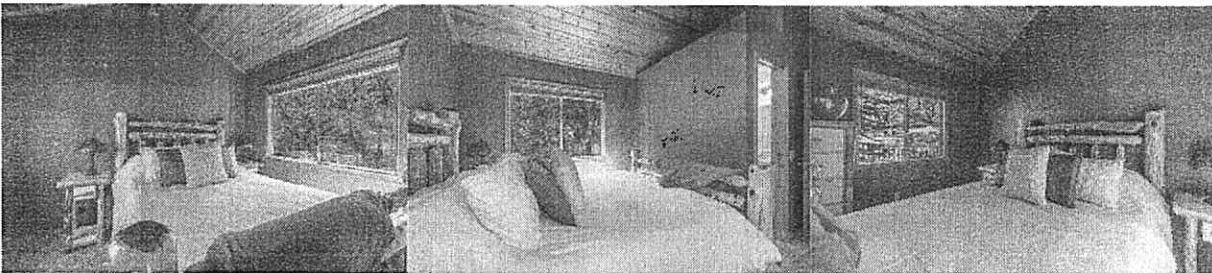
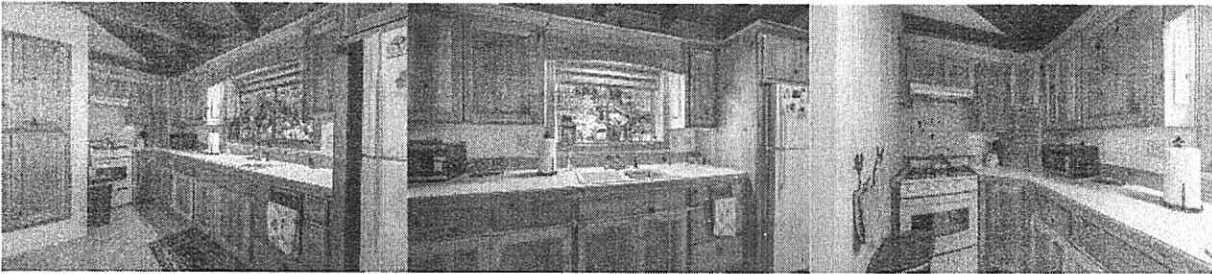
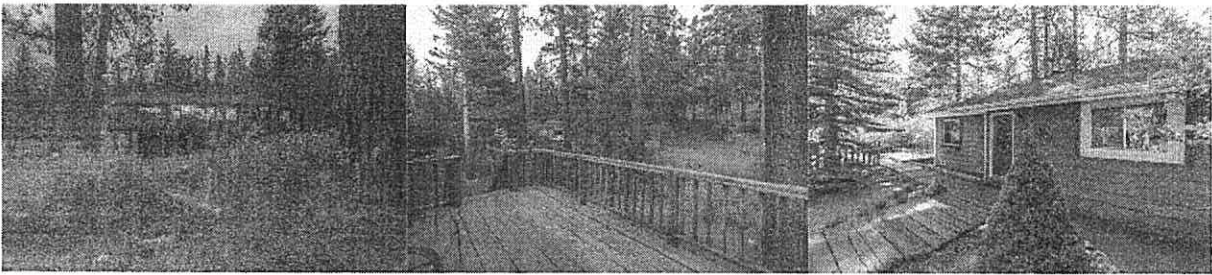
CLOSE PRICE: **\$515,000**
LIST PRICE: **\$524,000**
LIST \$ ORIGINAL: **\$524,000**
PURCH CONTRACT DATE: **06/19/22**
DOM/CDOM: **17/17**

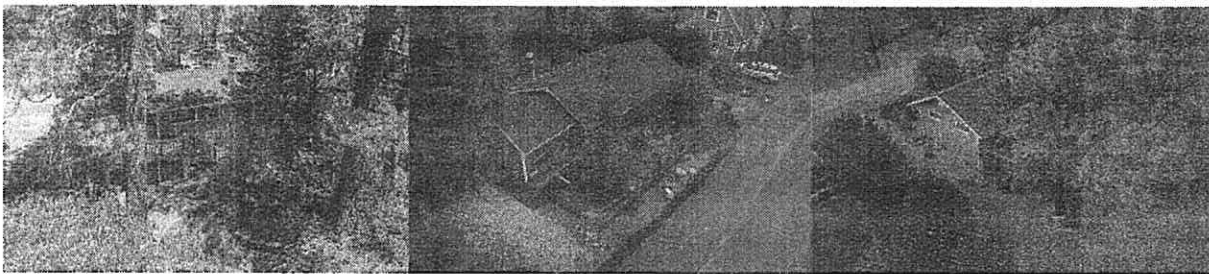
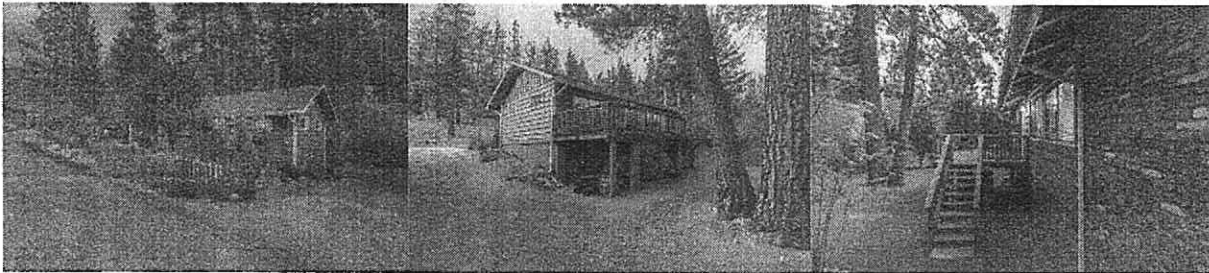
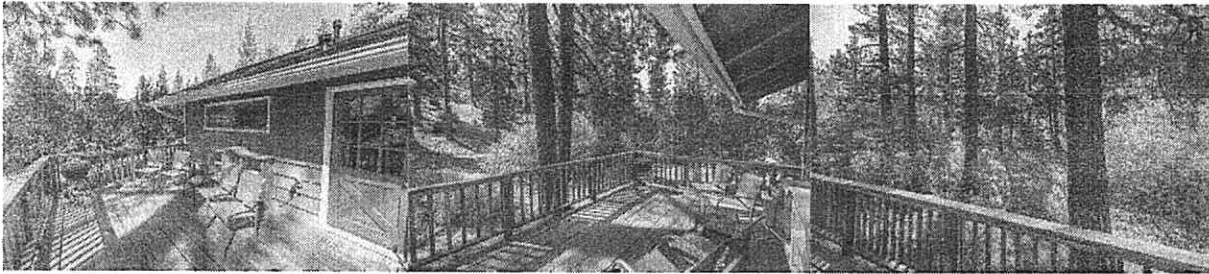
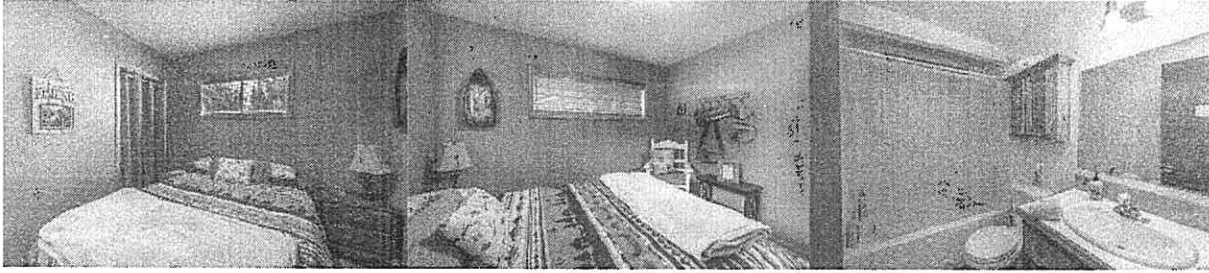
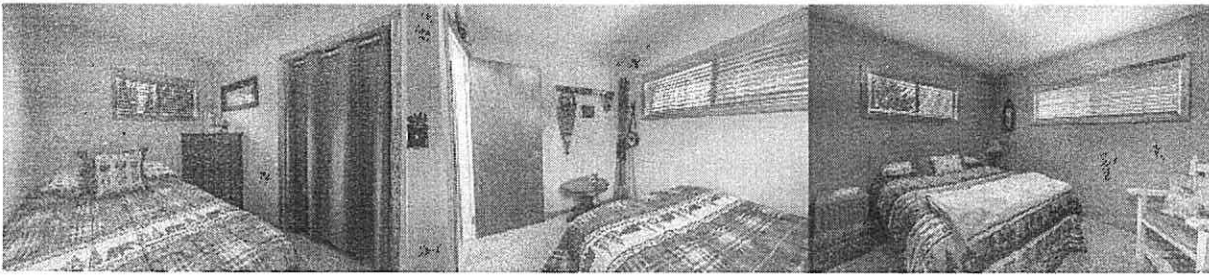
BA: **(ERAHIWIL) WILL RAHILL**
BO: **KELLER WILLIAMS BBLA**
BA State License: **01705202**
BO State License: **02153881**

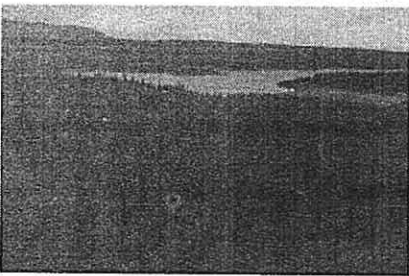
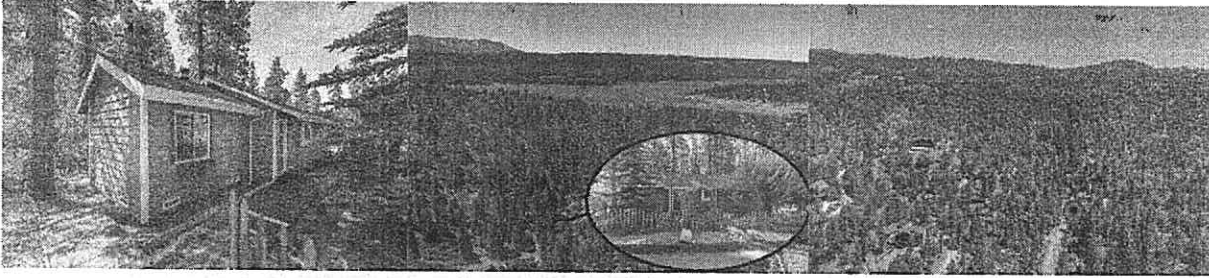
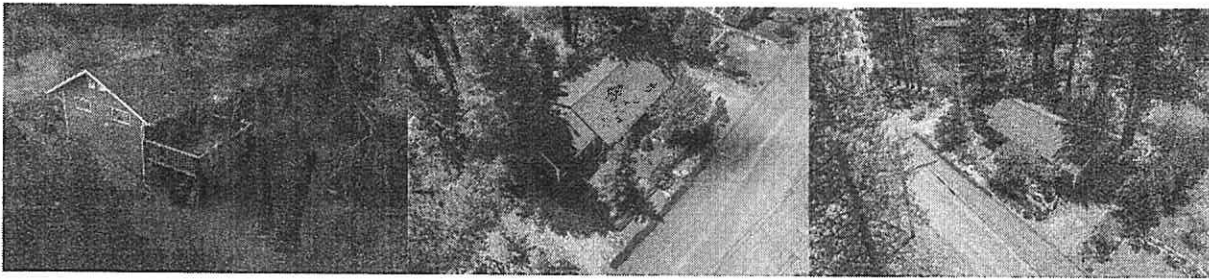
CoBA: **()**
CoBO:
CoBA State License:
CoBO State License:

BUYER FINANCING: **Cash**
CONCESSIONS \$: **\$3,000**
CONCESSION CMTS: **Credit to buyer**
COE DATE: **07/11/22**









Owner Information

Owner Name:	Van Waay Swagemakers-Mak Trust	Mail Owner Name:	Van Waay Swagemakers-Mak Trust
Mailing Address:	PO Box 181404	Tax Billing City & State:	Coronado Ca
Tax Billing Zip:	92178	Tax Billing Zip+4:	1404
Owner Occupied:	A		

Location Information

Zip Code:	92333	Carrier Route:	R777
Zoning:	BV/RS	Tract Number:	2989
School District:	Bear Vly	Comm College District Code:	SAN BERNARDINO VLY J
Census Tract:	113.00	Neighborhood Code:	050

Estimated Value

RealAVM™:	\$517,300	Estimated Value Range High:	\$561,400
Estimated Value Range Low:	\$473,100	Value As Of:	07/26/2022
Confidence Score:	95	Forecast Standard Deviation:	9

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

APN:	0304-245-03-0000	% Improved:	75
Tax Area:	57018	Lot:	20
Water Tax Dist:	BIG BEAR	Fire Dept Tax Dist:	SAN BERNARDINO CO
Legal Description:	TRACT 2989 LOT 20		

Assessment & Taxes

Assessment Year	2022	2021	2020
Assessed Value - Total	\$276,083	\$270,670	\$267,894
Assessed Value - Land	\$69,311	\$67,952	\$67,255
Assessed Value - Improved	\$206,772	\$202,718	\$200,639
YOY Assessed Change (\$)	\$5,413	\$2,776	
YOY Assessed Change (%)	2%	1%	
Tax Year	2021	2020	2019
Total Tax	\$3,165.32	\$3,226.58	\$3,148.66
Change (\$)	-\$61	\$78	
Change (%)	-2%	2%	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
*Sbcofire Fp-5 Mtn Rgnl Zn	Actual	\$162	
San Bdno Comm College Bond	Actual	\$145	
Co Land Use - Swmd	Actual	\$85	
Bear Valley Measure Q	Actual	\$45	
Bear Valley Unified Bond	Actual	\$14	
Co Land Use-Ehs	Actual	\$5	
Co Ventor Control	Actual	\$2	
Total Of Special Assessments	Actual	\$459	

Characteristics

County Land Use:	Single Family Res	Universal Land Use:	Sfr
Lot Acres:	0.311	Lot Area:	13,529
Style:	UNKNOWN	Building Sq Ft:	920
Gross Area:	920	Stories:	1.0
Total Rooms:	5.000	Bedrooms:	3
Total Baths:	2	Full Baths:	2.000
Other Rooms:	DEN	Fireplaces:	1
Condition:	Average	Water:	PUBLIC
Sewer:	None	Heat Type:	Furnace
Cooling Type:	None	Roof Material:	Composition Shingle
Construction Type:	Frame	Year Built:	1963
Effective Year Built:	1972	Other Impvs:	PORCH
Porch:	Patio/Porch	Porch 1 Area:	220
Porch Type:	Patio/Porch	# of Buildings:	1

Last Market Sale

Recording Date:	07/11/2022	Sale Date:	06/20/2022
Sale Price:	\$515,000	Owner Name:	Van Waay Swagemakers-Mak Trust
Seller:	Moss Family Trust		

History

Listing Id	Address	List Agent	Current Price	Old Value	New Value	System Entry	TStamp	Chg By	Member Id
EV22117774	1209 Canyon Road	ERAHIWIL	515,000		515000	07/11/22	15:20:36		EVMININIC
EV22117774	1209 Canyon Road	ERAHIWIL	515,000	P	S	07/11/22	15:20:36		EVMININIC
EV22117774	1209 Canyon Road	ERAHIWIL	524,000	U	P	07/03/22	14:15:20		EVMININIC
EV22117774	1209 Canyon Road	ERAHIWIL	524,000	A	U	06/20/22	11:28:13		EVMININIC
EV22117774	1209 Canyon Road	ERAHIWIL	524,000	524900.00	524000	06/03/22	11:08:59		ERAHIWIL
EV22117774	1209 Canyon Road	ERAHIWIL	524,900		2.500	06/02/22	08:45:03		ERAHIWIL
EV22117774	1209 Canyon Road	ERAHIWIL	524,900		A	06/02/22	08:45:03		ERAHIWIL
TR13074233	1209 Canyon Road	HMUSAMAR		W	X	12/01/13	01:01:13		MatrixSystem
TR13074233	1209 Canyon Road	HMUSAMAR		A	W	10/19/13	13:44:34		HMUSAMAR
TR13074233	1209 Canyon Road	HMUSAMAR		259900	239000	08/06/13	12:21:28		HMUSAMAR
TR13074233	1209 Canyon Road	HMUSAMAR			2.5	04/24/13	14:42:16		HMUSAMAR
TR13074233	1209 Canyon Road	HMUSAMAR			A	04/24/13	14:42:16		HMUSAMAR
TR13074233	1209 Canyon Road	HMUSAMAR			259900	04/24/13	14:42:16		HMUSAMAR

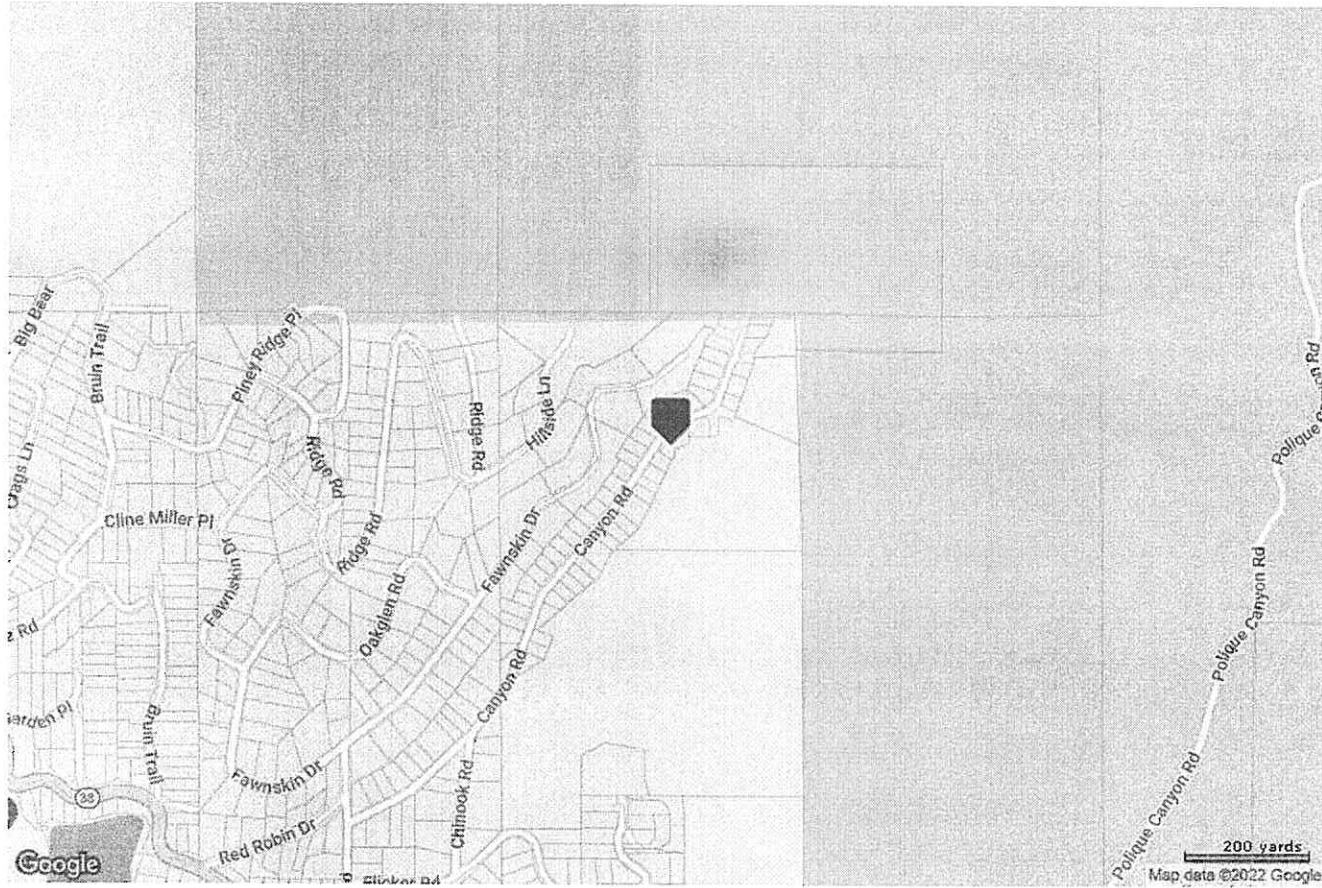
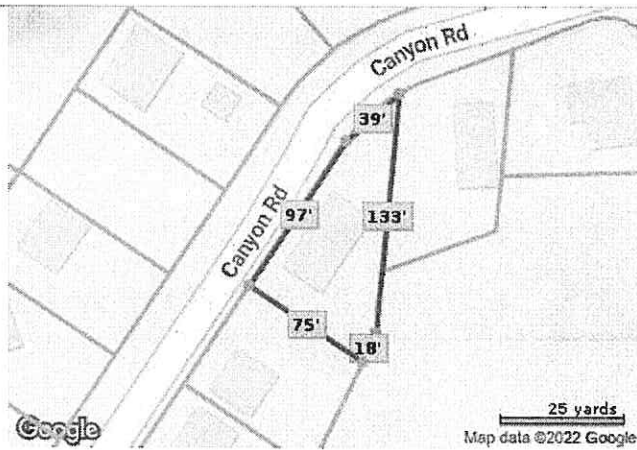
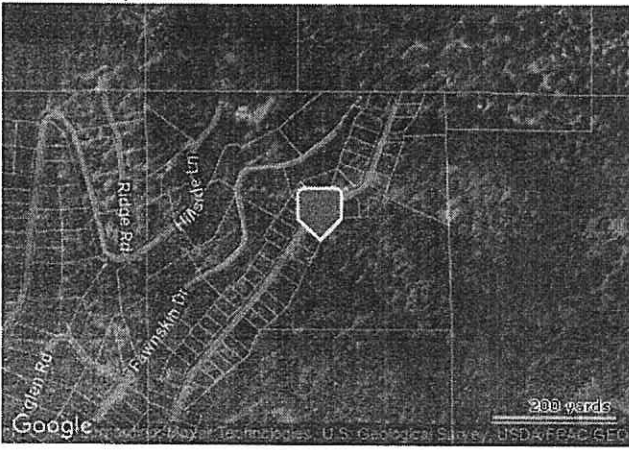
Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Buyer Name(s)	Seller Name(s)	Document Type	Document #	Book-Page
07/11/22	06/20/22	\$515,000		Van Waay Swagemakers-Mak Trust	Moss Family Trust	Grant Deed	241820	241820
01/14/21	01/08/21		Y	Moss Family Trust	Moss Matthew J & Lindy A	Grant Deed	20427	20427
12/14/20	11/23/20		Y	Moss Matthew J & Lindy A	Moss Family Trust	Grant Deed	507382	507382
08/08/18	08/02/18		Y	Moss Family Trust	Moss Matthew J & Linda A	Grant Deed	288863	288863
09/28/17	09/26/17		Y	Moss Matthew J & Lindy A	Moss Family Trust	Grant Deed	401355	401355
03/10/17	03/08/17		Y	Moss Family Trust	Moss Matthew J & Linda A	Grant Deed	105631	105631
10/09/13	09/11/13	\$239,000		Moss Matthew J & Lindy A	Espinosa G Family Trust	Grant Deed	440300	440300
09/04/98			Y	Espinosa Guadalupe Trust	Espinosa Guadalupe	Grant Deed	379321	379321

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Code
12/14/2020	\$190,000		CONVENTIONAL
09/28/2017	\$204,000	Mountain West Fin'l Inc	CONVENTIONAL
10/09/2013	\$211,500	Mountain West Fin'l Inc	CONVENTIONAL
02/08/2002	\$30,000	American First Fcu	CONVENTIONAL
10/20/1997	\$35,000	American First Fcu	CONVENTIONAL
03/28/1997	\$57,100	North American Mtg Co	CONVENTIONAL
04/30/1996	\$22,000		PRIVATE PARTY LENDER
09/05/1980	\$53,250		CONVENTIONAL

Parcel Map



Comparable Sales (Commercial)
 39226 N Shore Drive, Fawnskin, CA 92333

Status	Subject	Comp 1	Adj	Adj
Address	N/A	Sold		
City	39226 N Shore Drive	40641 Big Bear Blvd.		
Sale Date	Fawnskin	Big Bear Lake		
Sale Price	N/A	1/15/2021	0	0
Doc #	N/A	420,000	0	0
Commercial Effective Area	262475	115241	0	0
Lot Sq. Ft.	1,200	1,830	-142,800	0
Sale Price Sq. Ft.	4,000	6,100	-5,000	0
Quality	N/A	229.51	0	0
Condition	Avg	Avg	0	0
Year Built	Good	Avg	100,000	0
Notes	1980 (Effective)	1980 (Effective)	0	0
DOM	The subject property is a single family home with restaurant. The total effective gross living area is 2,400 sq. ft. This appraisal will allocate 1,200 sq. ft. to the residence and 1,200 sq. ft. to the restaurant for a proportion market analysis. The restaurant is an ongoing concern that is operating only on the weekends due to the retirement plans of the owner. Minor modification would have to be made to the existing commercial restaurant configuration, but for this analysis in the commercial portion, a similar commercial property was chosen in Big Bear Lake. The subject property is in good condition with quality modifications and additions. The restaurant has no deferred maintenance.	This commercial sale is located in Big Bear Lake. This was the only commercial sale utilized for this part of the appraisal analysis. This gross building area is 1,830 sq. ft. and represents an average condition commercial retail building. The condition is average and was utilized as "Old Country Store" a retail establishment.	0	0
Type of Sale	N/A	120 Days	0	0
Adj Sale Price	N/A	Private Lender	0	0
Adj Sale Price Sq. Ft.	N/A	372,200		
	N/A	203.39		

Cross Property 360 Property View

40641 Big Bear Boulevard A B & C, Big Bear, CA 92315

Listing

Use PEAD in Glide During COVID-19

40641 Big Bear Boulevard A B & C, Big Bear 92315

289 - Big Bear Area

STATUS: Closed

LIST CONTRACT DATE: 09/14/20

LISTING ID: PW20191251

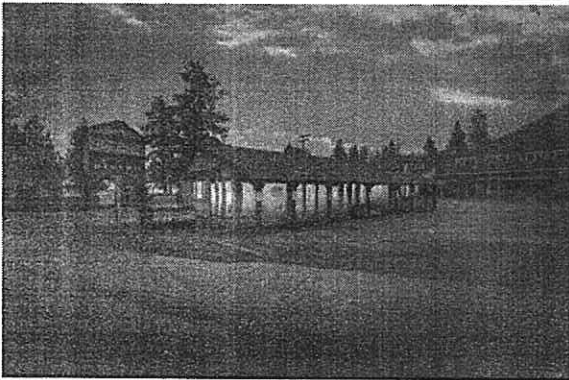
CLOSE PRICE:

\$449,000/\$420,000 ↓

PROP TYPE: Commercial Sale

PROP SUB TYPE: Retail

PARCEL #: 0308145100000



SQFT(SRC): 1,830
 SQFT LOT: 6,100 (A)
 ACRES: 0.140
 BUSINESS NAME:
 BUSINESS TYPE:
 YEAR ESTABLISHED:
 YEAR BUILT: 1976
 SLC: Standard
 LEVELS: 1
 CURRENT USE:
 ACTUAL RENT:
 RENT MIN - MAX \$/SF/YR:
 NUMBER OF UNITS:
 ENTRY LEVEL:
 BUILDING STATUS: Existing
 OCCUPANCY:
 BUILDING \$/PER SQFT: \$229.51
 LAND \$/PER SQFT:
 DAYS ON MARKET: 120
 COUNTY: San Bernardino
 PARCEL MASTER:
 INVEST?: A/C?:Yes
 FENCE?: HEAT?:

DESCRIPTION

BUSINESS URL:

BUILDING DETAILS

FEATURES:
 HEATING:
 LAUNDRY: None
 CLEARANCE:
 INDUSTRIAL TYPE:
 PROBATE AUTHORITY:

OFFICE CLASS:
 ROOFING:
 SECURITY:
 CONSTRUCTION:
 LOT: Level

ELECTRICITY:
 AMPERAGE:
 VOLTS:
 UTILITIES:
 WATER: Public

BUSINESS DETAILS

OWNERSHIP:
 DAYS / HOURS OPEN:
 FULLTIME EMPLOYEES:
 LEASE EXPIRES:
 EQUIPMENT VALUE:

SPECIAL LICENSES:
 PART TIME EMPLOYEES
 ACTUAL RENT:
 INVENTORY VALUE:

YEARS CURRENT OWNER:
 HOURS OWNER WORKS:
 LEASABLE SQFT:
 MONTHLY NNN:
 PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
 HIGH TECH FLEX SQFT:
 RETAIL SQFT:
 TOTAL SQFT:

INDUSTRIAL SQFT:
 INDUSTRIAL MIN/MAX:
 DIVISIBLE SQFT:
 LAND \$/PER ACRE: \$3,000,000

OFFICE SQFT:
 OFFICE MIN/MAX:
 RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
 UNCOVERED:

CARPORT:
 PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION:

GREEN VERIFICATION:

LAND

COMMON INTEREST: None
 LAND USE:
 LOT SIZE DIM:
 TOPOGRAPHY:
 PARCEL #: 0308145100000
 ADDITIONAL PARCEL(s): No

BUILDER NAME:
 ZONING:
 SURVEY TYPE:

PARK NAME:
 PHASE:
 WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
 LISTING TERMS:
 CLOSE DATE: 03-14-21
 INCLUSIONS:
 EXCLUSIONS:

ASSIGNABLE:
 FINANCING:

MIN. DOWN AMOUNT:
 OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:
TENANT PAYS:

of UNITS LEASED:
ANCHORS/Co-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LLEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

AGENT

LISTING AGENT: **John Carmody**

LISTING AGENT STATE LICENSE:
01328298

LISTING AGENT MLS ID: **PCARMODY**

CO-LISTING AGENT:

CO-LISTING AGENT STATE LICENSE:

CO-LISTING AGENT MLS ID:

CONTACT

1. LA CELL: **909-866-2000**
2. LA DIRECT: **909-866-2000**
3. LA PAGER:
4. LA FAX:
5. LA VOICEMAIL:
6. LA EMAIL:
teamcarmodyrealestate@gmail.com

OFFICE

LISTING OFFICE: **Re/Max Big Bear**
LISTING OFFICE PHONE: **909-866-6161Ext:0**
CO-LISTING OFFICE:
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: **01211981**
LISTING OFFICE FAX: **909-866-7002**
CO-LISTING OFFICE STATE LICENSE:
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: **PB11950**

CO-LISTING OFFICE MLS ID:

MLS

BAC: **2.5%**
LISTING CONTRACT DATE: **09/14/20**
START SHOWING DATE:
ON MARKET DATE: **09/14/20**
BAC REMARKS:
PRIVATE REMARKS:

DUAL/VARI COMP?: **No**
EXPIRATION DATE: **03/31/21**
CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE?**Yes/**
MOD TIMESTAMP: **03/14/21**
LIST AGRMT: **Exclusive Right To Sell**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

SHOWING INFORMATION

SHOW INSTRUCTIONS: **Sign on property- call listing agent**
DIRECTIONS: **Cross street: Lynn**

COMPARABLE INFORMATION

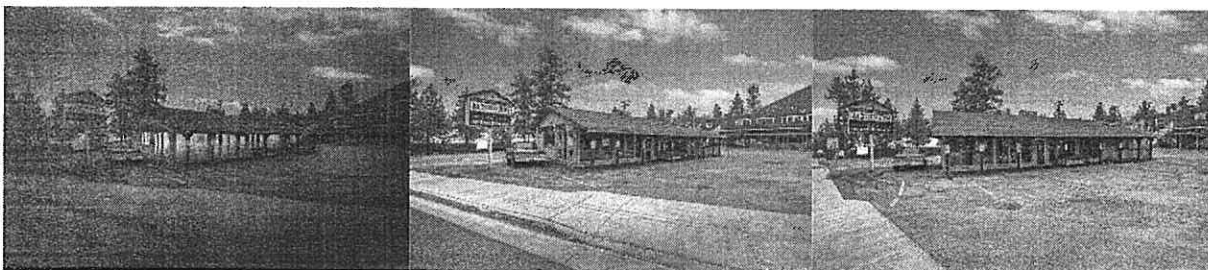
PURCHASE CONTRACT DATE: **01/12/21**
BUYER AGENT: **John Carmody**
BUYER AGENT STATE LICENSE: **01328298**
CO-BUYER AGENT:
CO-BUYER AGENT STATE LIC:

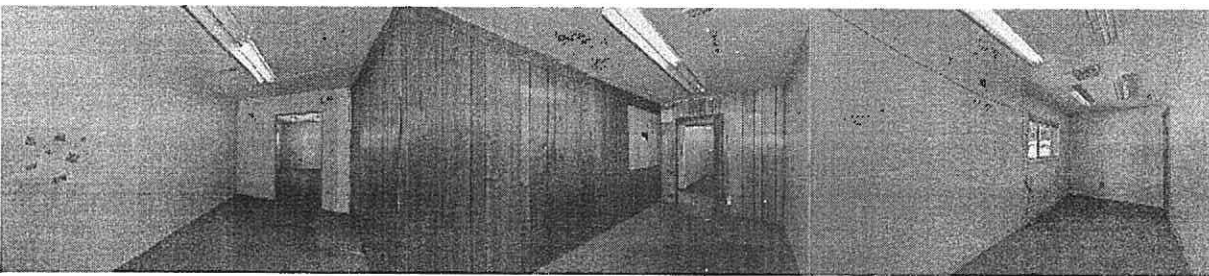
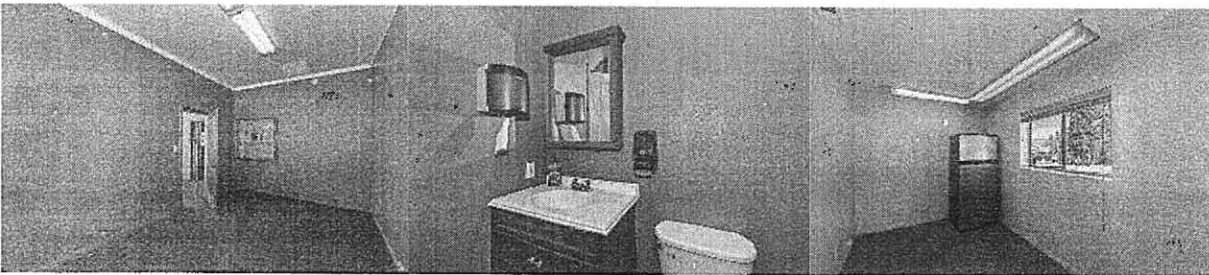
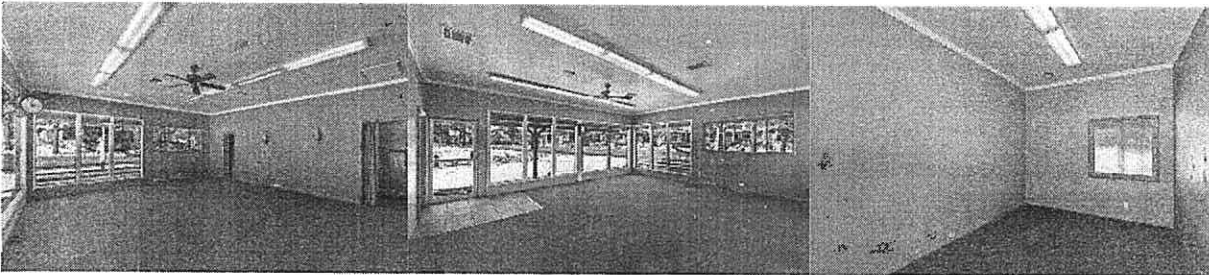
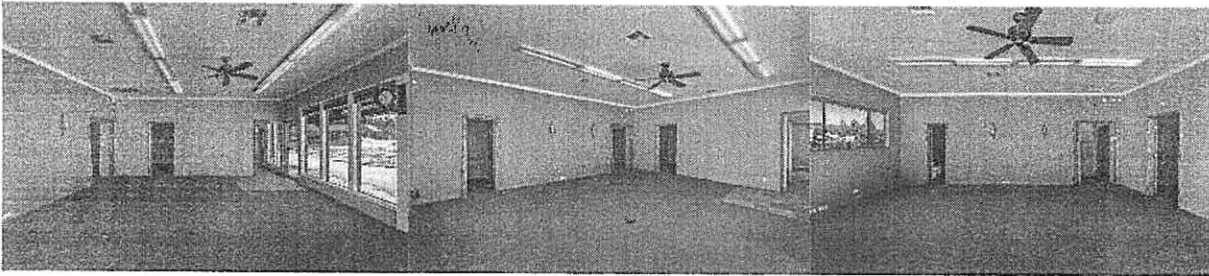
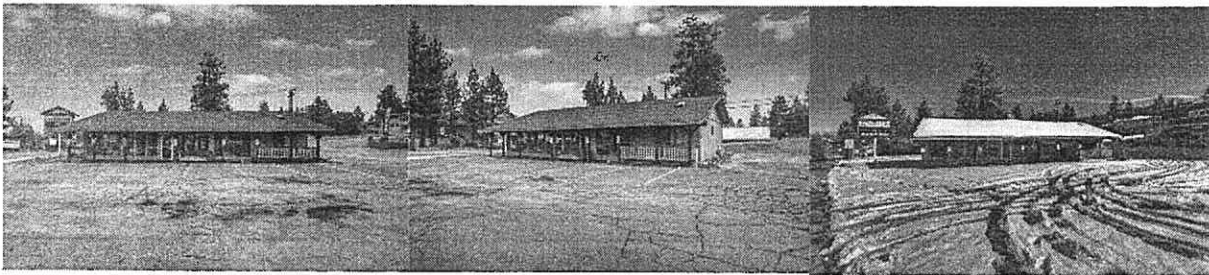
ENDING DATE: **03/14/21**
BUYER OFFICE: **Re/Max Big Bear**
BUYER OFFICE STATE LICENSE: **01211981**
CO-BUYER OFFICE:
CO-BUYER OFFICE STATE LIC:

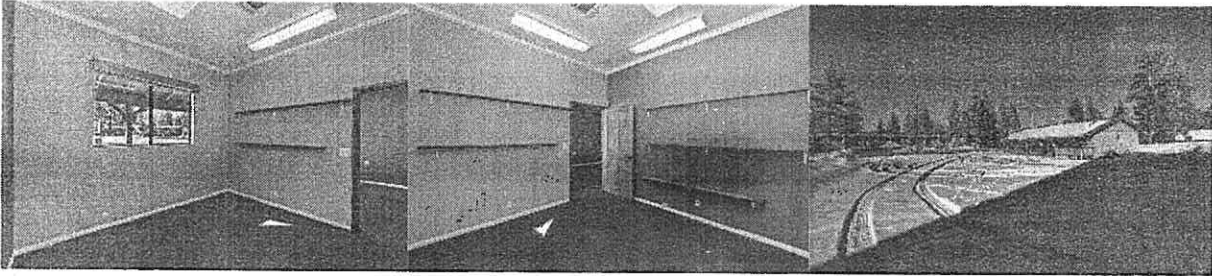
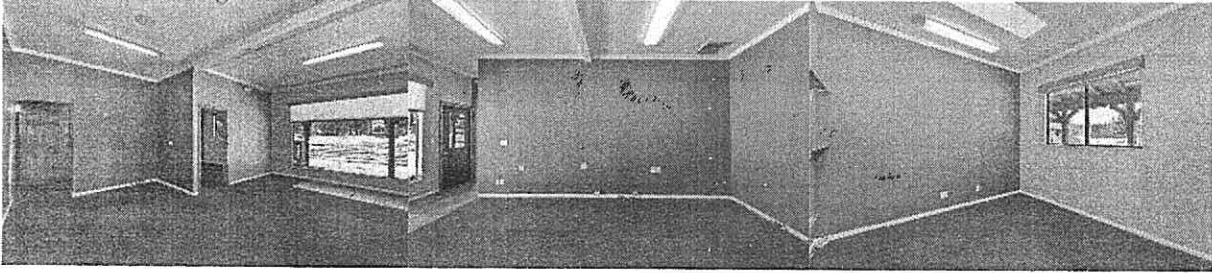
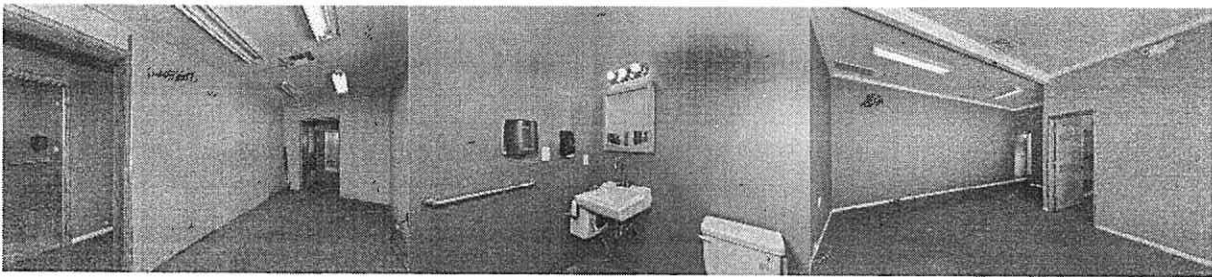
CLOSE PRICE: **\$420,000**
LIST PRICE: **\$449,000**

PHOTOS

Click arrow to display photos







Owner Information

Owner Name:	Hall Peter	Mail Owner Name:	Peter Hall
Mailing Address:	838 Woodland Dr	Tax Billing City & State:	Sierra Madre Ca
Tax Billing Zip:	91024	Tax Billing Zip+4:	1450
Owner Occupied:	A	No Mail Flag:	Y

Location Information

Zip Code:	92315	Zoning:	C
Tract Number:	2820	School District:	Bear Vly
Comm College District Code:	SAN BERNARDINO VLY J	Census Tract:	112.05
Neighborhood Code:	051		

Tax Information

APN:	0308-145-10-0000	% Improved:	70
Tax Area:	17001	Lot:	65
Block:	1G	Water Tax Dist:	BIG BEAR
Fire Dept Tax Dist:	BIG BEAR LAKE		
Legal Description:	TRACT 2820 LOT 65		

Assessment & Taxes

Assessment Year	2022	2021	2020
Assessed Value - Total	\$428,400	\$428,291	\$423,899
Assessed Value - Land	\$127,500	\$107,072	\$105,974
Assessed Value - Improved	\$300,900	\$321,219	\$317,925
YOY Assessed Change (\$)	\$109	\$4,392	
YOY Assessed Change (%)	0%	1%	

Tax Year	2021	2020	2019
Total Tax	\$5,578.40	\$5,654.57	\$5,517.17
Change (\$)	-\$76	\$137	
Change (%)	-1%	2%	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Big Bear Sewer User Fee	Actual	\$518	
Bbarwa Sewer Fees	Actual	\$481	
San Bdno Comm College Bond	Actual	\$229	
Bear Valley Measure Q	Actual	\$45	
Bear Valley Unified Bond	Actual	\$22	
Total Of Special Assessments	Actual	\$1,295	

Characteristics

County Land Use:	Retail Store	Universal Land Use:	Retail Trade
Lot Acres:	0.140	Lot Area:	6,100
Building Sq Ft:	1,830	Gross Area:	1,830
Stories:	1.0	Condition:	Average
Quality:	AVERAGE	Water:	PUBLIC
Sewer:	Public Service	Garage Type:	Paved
Parking Type:	Paved	Roof Type:	GABLE
Roof Shape:	GABLE	Construction Type:	Wood
Exterior:	Wood Siding	Foundation:	Concrete
Year Built:	1976	Effective Year Built:	1976
Building Type:	Retail Store	Bldg Class:	D
Building Comments:	04/91: Own=User;slr=Brokr *Topo-Level	# of Buildings:	1

Last Market Sale

Recording Date:	03/12/2021	Sale Date:	01/15/2021
Sale Price:	\$420,000	Owner Name:	Hall Peter
Seller:	Cecil Gary L & Joann		

History

Listing Id	Address	List Agent	Current Price	Old Value	New Value	System Entry TStamp	Chg By Member Id
<u>PW20191251</u>	40641 Big Bear Boulevard A I	PCARMODY	420,000		420000	03/14/21 17:00:50	PCARMODY
<u>PW20191251</u>	40641 Big Bear Boulevard A I	PCARMODY	420,000	P	S	03/14/21 17:00:50	PCARMODY
<u>PW20191251</u>	40641 Big Bear Boulevard A I	PCARMODY	449,000	U	P	03/11/21 10:40:44	PCARMODY
<u>PW20191251</u>	40641 Big Bear Boulevard A I	PCARMODY	449,000	A	U	01/13/21 11:34:33	PCARMODY
<u>PW20191251</u>	40641 Big Bear Boulevard A I	PCARMODY	449,000	475000.00	449000	10/23/20 18:36:22	PCARMODY
<u>PW20191251</u>	40641 Big Bear Boulevard A I	PCARMODY	475,000		2.5	09/14/20 11:07:05	PCARMODY
<u>PW20191251</u>	40641 Big Bear Boulevard A I	PCARMODY	475,000		A	09/14/20 11:07:05	PCARMODY

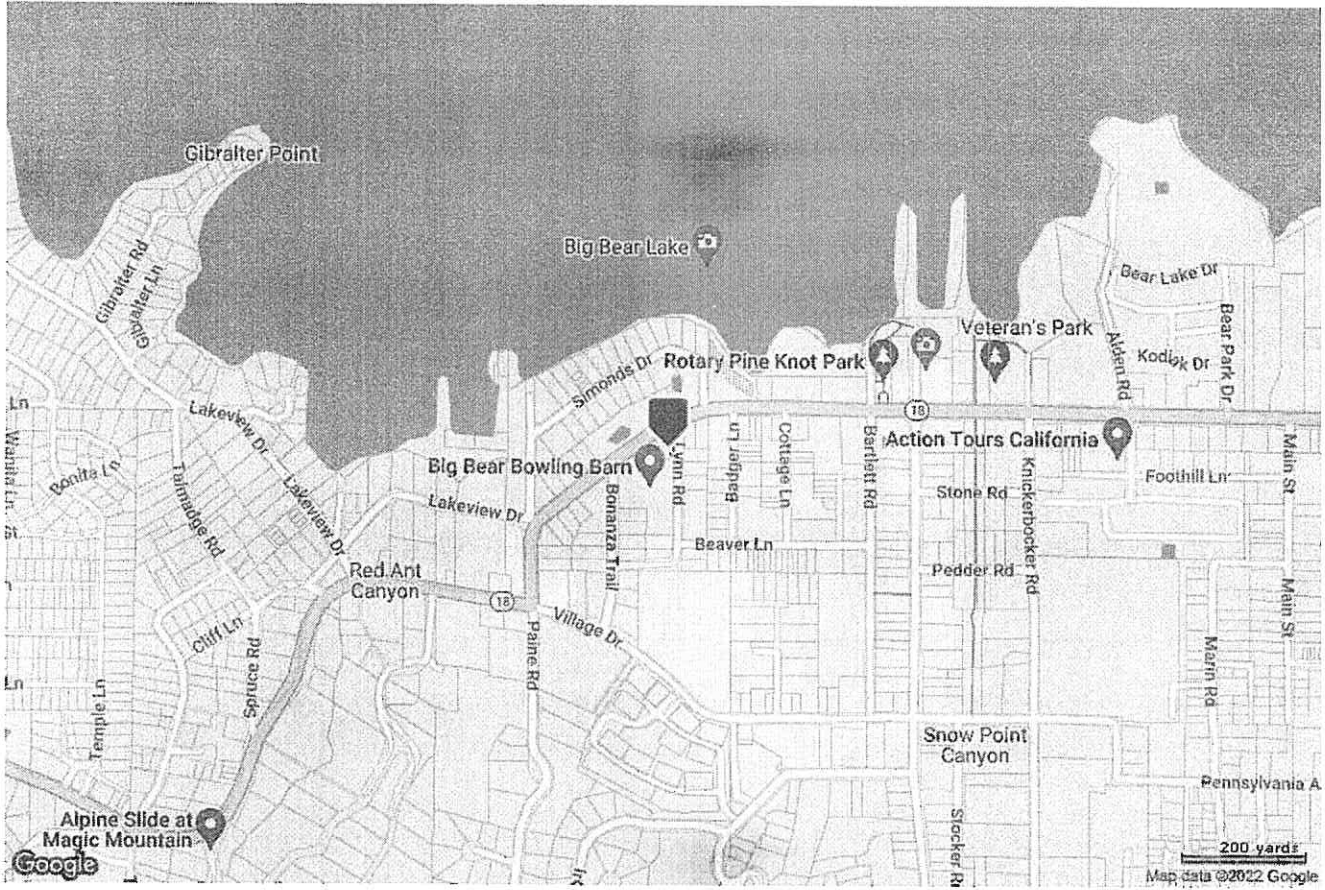
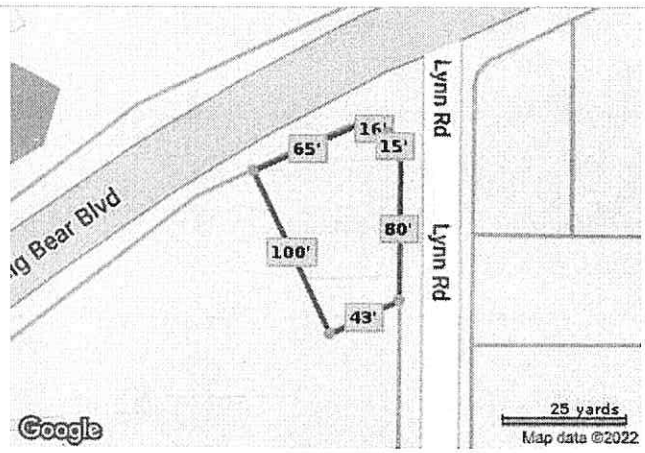
Sale History from Public Records


Rec. Date	Sale Date	Sale Price	Nom.	Buyer Name(s)	Seller Name(s)	Document Type	Document #	Book-Page
03/12/21	01/15/21	\$420,000		Hall Peter	Cecil Gary L & Joann	Grant Deed	115241	115241
11/07/08	09/30/08	\$360,000		Cecil Gary L & Joann	Buren Daniel H & Margaret P	Grant Deed	490343	490343
02/15/06	06/29/05		Y	Meissner Trust	Meissner Robert B	Grant Deed	110112	110112
03/17/95		\$5,000		Buren Daniel H & Margaret P	Cartwright John D & Deborah D	Grant Deed	82150	82150
06/16/92			Y	Meissner Robert	Meissner Robert	Grant Deed	253189	253189
04/16/91		\$145,000		Cartwright John & Deborah	Pinetree Properties	Grant Deed	126868	126868

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Code
03/18/2021	\$420,000	Private Individual	PRIVATE PARTY LENDER
03/12/2021	\$420,000	Private Individual	PRIVATE PARTY LENDER
11/07/2008	\$345,000		PRIVATE PARTY LENDER
12/05/2003	\$125,000	Private Individual	PRIVATE PARTY LENDER
03/17/1995	\$102,000	First Mtn Bk	CONVENTIONAL
03/17/1995	\$25,000	Private Individual	PRIVATE PARTY LENDER
12/27/1993	\$117,000	Golden Pacific Bk	CONVENTIONAL
04/16/1991	\$90,605	Lender Seller	CONVENTIONAL

Parcel Map



	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$230,000	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,433	4,000	N/A	RSTRNT BLDG	

OWNER INFORMATION			
Owner Name	Ortiz Richard	Tax Billing Zip	92333
Owner Name 2	Ortiz Barbara	Tax Billing Zip+4	1048
Mail Owner Name	Richard & Barbara Ortiz	Owner Vesting	Husband/Wife
Tax Billing Address	39226 N Shore Dr	Owner Occupied	Yes
Tax Billing City & State	Fawnskin, CA	No Mail Flag	

LOCATION INFORMATION			
Zip Code	92333	Location Influence	
Carrier Route	R777	TGNO	
Zoning	BV/CG	Census Tract	113.00
Tract Number	1876	Topography	Flat/Level
School District	Bear Vly	Township Range Sect	
Comm College District Code	San Bernardino Vly J	Neighborhood Code	050-050

TAX INFORMATION			
APN	0304-134-12-0000	Tax Appraisal Area	15
Alternate APN		Lot	238
Exemption(s)		Block	
% Improved	80%	Water Tax Dist	Big Bear
Tax Area	57018	Fire Dept Tax Dist	San Bernardino Co
Legal Description	TRACT NO 1876 LOTS 238 AND 239		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$344,065	\$337,319	\$333,860
Assessed Value - Land	\$70,240	\$68,863	\$68,157
Assessed Value - Improved	\$273,825	\$268,456	\$265,703
YOY Assessed Change (\$)	\$6,746	\$3,459	
YOY Assessed Change (%)	2%	1.04%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$3,761		
2020	\$3,858	\$97	2.58%
2021	\$3,780	-\$78	-2.01%

Special Assessment	Tax Amount
San Bdn Comm College Bond	\$180.12
*sbcolfire Fp-5 Mtn Rgnl Zn	\$161.98
Bear Valley Measure Q	\$45.30
Bear Valley Unified Bond	\$17.54
Co Ventor Control	\$2.30
Total Of Special Assessments	\$407.24

CHARACTERISTICS			
County Land Use	Restaurant	Cooling Type	
Universal Land Use	Restaurant Building	Patio Type	
Lot Frontage	50	Garage Type	Carport
Lot Depth	80	Garage Sq Ft	
Lot Acres	0.0918	Parking Type	Carport
Lot Area	4,000	Parking Spaces	

Lot Shape	
Style	
Building Sq Ft	2,433
Gross Area	2,433
2nd Floor Area	
Basement Sq Feet	
Stories	2
Total Units	
Total Rooms	
Bedrooms	
Total Baths	
MLS Total Baths	
Full Baths	
Half Baths	
Dining Rooms	
Family Rooms	
Other Rooms	
Fireplaces	
Condo Amenities	
Condition	
Quality	Poor
Water	Public
Sewer	Public Service
Heat Type	
Heat Fuel Type	

Roof Type	Gable
Roof Material	
Roof Frame	
Roof Shape	Gable
Construction Type	Wood
Interior Wall	
Exterior	Metal
Floor Cover	
Flooring Material	
Foundation	Concrete
Pool	
Year Built	
Effective Year Built	1980
Other Impvs	
Equipment	
Porch	
Patio/Deck 1 Area	
Patio/Deck 2 Area	
Porch 1 Area	
Porch Type	
Building Type	Restaurant
Bldg Class	D
Building Comments	06/94: 1)555# Sfr;2)1 1/2 Sty-810#;2 nd Flr Unfinished *topo-Level
# of Buildings	1

SELL SCORE			
Rating		Value As Of	2022-07-31 05:09:56
Sell Score			

ESTIMATED VALUE			
RealAVM™		Confidence Score	
RealAVM™ Range		Forecast Standard Deviation	
Value As Of			

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	V0-CC74156	Pending Date	
MLS Status	Expired	Closing Date	
MLS Area	699 - NOT DEFINED	MLS Sale Price	
MLS Status Change Date	06/24/2013	MLS Listing Agent	V211500037-Trigg Schaefer
MLS Current List Price	\$499,000	MLS Listing Broker	805 COUNTY REAL ESTATE
MLS Original List Price		MLS Source	CRF

MLS Listing #	
MLS Status	
MLS Listing Date	
MLS Listing Price	
MLS Orig Listing Price	
MLS Close Date	
MLS Listing Close Price	
MLS Listing Cancellation Date	
MLS Source	CRF

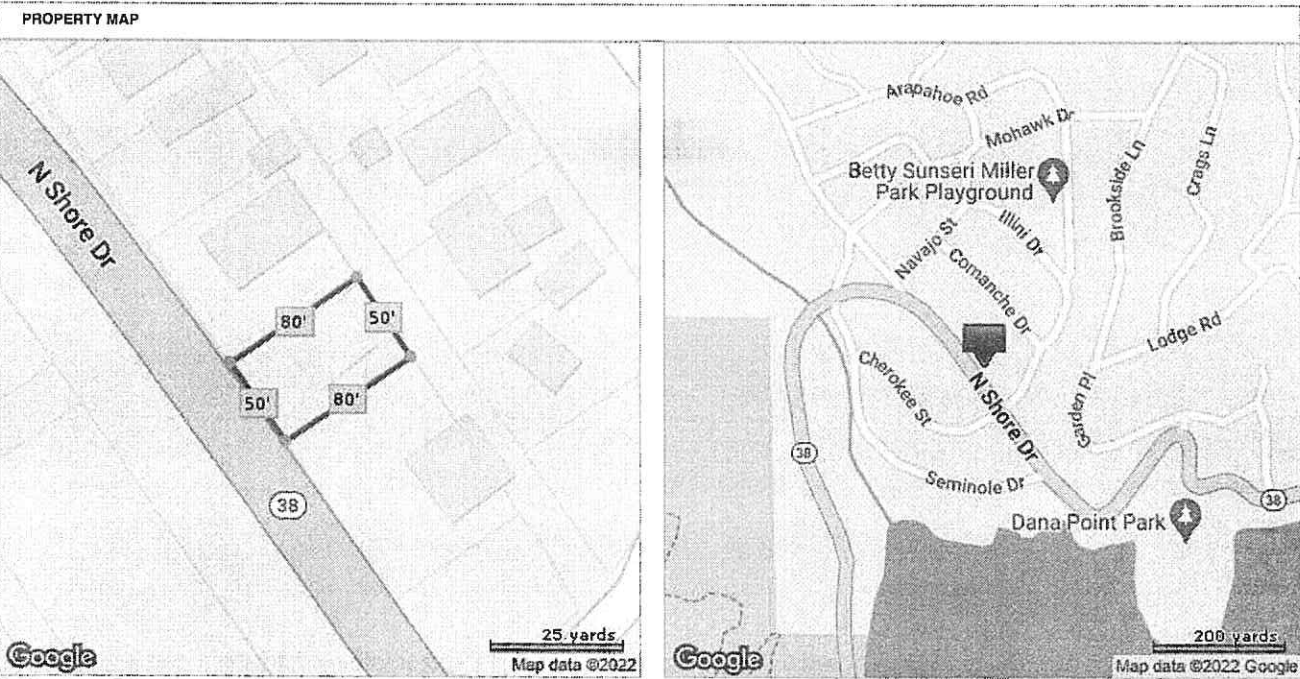
LAST MARKET SALE & SALES HISTORY			
Recording Date	06/13/1994	Sale Type	Full
Sale Date		Deed Type	Grant Deed
Sale Price	\$230,000	Owner Name	Ortiz Richard
Price Per Square Feet	\$94.53	Owner Name 2	Ortiz Barbara
Multi/Split Sale		Seller	Sautto Gulseppl & Berta
Document Number	262475		

Recording Date	09/16/2014	06/13/1994	09/24/1992	07/27/1988	01/15/1980
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Sale Date	09/02/2014		04/1988	
Sale Price		\$230,000		\$50,000
Nominal	Y		Y	Y
Buyer Name	Ortiz Richard & B Living Trust	Ortiz Richard & Barbara J	Sautto Gulseppl & Bert a	Sautto Gulseppl
Seller Name	Ortiz Richard Jr & Barbara J	Sautto Gulseppl & Bert a	Sautto Gulseppl	Sautto Lillane
Document Number	341221	262475	394263	244585
Document Type	Grant Deed	Grant Deed	Joint Tenancy Deed	Deed (Reg)
				1639
				Deed (Reg)

MORTGAGE HISTORY	
Mortgage Date	06/13/1994
Mortgage Amount	\$183,750
Mortgage Lender	Lender Seller
Mortgage Code	Conventional

FORECLOSURE HISTORY	
Document Type	
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	
Original Document Number	
Original Book Page	
Lien Type	



*Lot Dimensions are Estimated

Appraisal Qualifications Of Alan R. Sims

Alan R. Sims Appraising
 4676 Lakeview Avenue - Suite 206
 Yorba Linda, CA 92886
 Phone: (909) – 809-5831 Email: Appraiseralansims@gmail.com

Appraisal Experience

Independent Fee Appraiser. Owner of Alan R. Sims Appraising

Specializing in the following:

Commercial Real Estate	Mortgage Fraud
Estate Valuation	Vacant Land Highest and Best Use Analysis
Residential Real Estate	Insurance Valuation
Litigation (Testimony & Research)	Real Estate Development
Mineral Rights	Feasibility Studies
Condemnations	Inverse Condemnations
Easement Valuations	Right of Way Valuations

Professional Licenses

State Certified General Real Estate Appraiser licensed by the **California** Office of Real Estate Appraisers License # AG 027675

State Certified General Real Estate Appraiser licensed by the **New Jersey** Board of Real Estate Appraisers License # RG 01889

New Jersey Real Estate License #SP-9333301

Pennsylvania Real Estate License #RS-201998-L

Professional Membership

Founding Member of the American Guild of Appraisers

Member – Société Des Ingénieurs Et Scientifiques De France (CNISF)

Professional Appointments

Fee Arbitrator – State Bar of California

Fee Arbitrator - San Bernardino County Bar Association

Geographic Territory Served

California
 United States

Appraisal Education

Real Estate Appraising Certificate – Marywood College, Pennsylvania
 College Appraisal Classes

Introduction to Appraising
 Fundamentals of Appraising

Valuation Process and Its Presentation
 Collection and Analysis of Data
 Highest and Best Use
 Site Valuation, Sales Comparison Approach
 Introduction to Cost Approach
 Converting Income into Value
 Special Income Valuation Methods
 Reconciliation, Special Appraisal Tools
 Special Appraisal Applications Part 1
 Special Appraisal Applications Part 2

Additional Appraisal Classes

Uniform Standards of Professional Appraisal Practice
 Principles of Residential Real Estate Appraising
 Multi-Family Income Producing Property
 Financial Analysis of Income Properties
 Techniques of Income Property Appraising
 Condemnation Appraising
 Phase I Environmental Site Audits
 Narrative Report Writing
 Appraising of Condos or PUD
 Appraising Condemnation Partial Takings

Mediation Education

Mediating Real Estate Disputes – University of California
 Neutrality in Dispute Resolution – University of California
 Alternative Dispute Resolution – University of California
 California Domestic Partner Rights & Responsibility – University of California

General Education

Bachelor of Science, Electronic Technology – Southwestern University

Partial Listing of Appraisals Assignments

- 1 Vacant Land – 200+ acres – Consulting assignment in establishing estate/trust valuation. This project evaluated New Jersey Pinelands Credits and conservatory easements to determine value for an environmentally sensitive area. Developed custom maps utilizing aerial and infrared images for delimiting area of wetlands.
- 2 Estate – Appraisal assignment that included separate valuations on vacant land, single-family dwelling, and telecommunications towers. The machinery and equipment appraisal required valuation of the business operations, FCC Licenses, and physical equipment.
- 3 Estate – Appraisal assignment to evaluate five vacant residential lots that was listed on the tax rolls as being buildable. None of the properties were determined to have any market value due to New Jersey Pinelands restrictions and limited development options. The appraisal was utilized for Federal and State tax purposes.
- 4 Condemnation – Appraisal to determine fair market value for various commercial and industrial properties in Atlantic City. The property was condemned after the owner did not what to sell to the Casino Redevelopment Authority. The motive behind the condemnation was the City and State support of a new casino development project that was canceled during the appeal process. The City never put the funds in the bank for the location, and is trying to give the property back to the owner.

- 5 Commercial – Car Lot – Storage Yard – Repair Shop – Residential Dwelling. At the request of the court, a valuation of a leasehold estate had to be made from 1991 – 1999. The court found that the original sales agreement between the parties was invalid and required a leasehold value be applied to the previous mortgage payments.
- 6 Commercial – Warehouse – This appraisal was for current market value so the corporation could list the property for sale. Specific State claims had to be evaluated for Riparian and Tideland Rights.
- 7 Commercial – Mix –Use – Retail & Apartments – This appraisal assignment was to determine current market value of Real & Personal Property. The corporation used the appraisal for a partnership buyout.
- 8 Commercial – Warehouse – Office Building – This appraisal assignment was to determine current market value for an Estate. The scope of the appraisal expanded when ownership could not be established. Additional research revealed that the State of New Jersey warranted the loan for specific development projects that were never completed. Further investigation revealed environmental contamination that jeopardized any opinion of positive value for the site.
- 9 Commercial – Service Stations – The appraisal assignment was to provide leasehold value to current stations operators.
- 10 Commercial – Schools & Warehouse – This appraisal assignment evaluated 2 High Schools, 1 Middle School, 10 Elementary Schools, and 1 Support Warehouse. Also included in this assignment was a complete inventory of school property in all schools and a feasibility study for converting some schools for alternative private use.
- 11 Commercial – Historical research/appraisal to determine if the property could qualify as a historically registered building. Historically registered improvements have State and Federal funds available for restoration that have to be considered if appraising a building in a designated historical area.
- 12 Commercial – Industrial Park – This appraisal assignment valued Fair Market Value and Leasehold Estates. This appraisal was used for business partnership buyout.
- 13 Farmland – Cranberry Bogs – This appraisal assignment valued vacant land and crops for local cooperative. This value was used for Federal and State income tax.
- 14 Commercial – Medical Office Building – This appraisal evaluated an eight-story office building with underground parking. Leasehold estates and market value for the building was needed for negotiated sale to partnership.
- 15 Commercial – Tennis & Fitness Club – This appraisal was for insurance valuation due to collapsed roof. The building was underinsured and the appraisal was used in courtroom testimony.
- 16 Commercial – Hotel – This appraisal was for market value of 160 room hotel. The value was used for refinancing.
- 17 Commercial – Medical Office MRI – This was a feasibility study to determine location and available properties for new MRI location. Negotiated lease for client.
- 18 Commercial – Restaurant – This appraisal included a single-family dwelling and restaurant. The assignment needed three values, current market value, current market value plus phase I construction of 3,000 sq. ft. addition, and current market value plus phase II construction of 35,000 sq. ft. banquet center.

- 19 Residential – Feasibility Study – This assignment evaluated a redevelopment area in a subdivision for a non-profit organization buying vacant houses for rehab. Projected neighborhood values and profit ratios were included in the report. This study was forwarded to State and Federal Agencies for funding.
- 20 Residential – Bankrupt Subdivision – The appraisal assignment valued a large track subdivision (200+ houses) that had been taken over by the local municipality due to noncompliant environmental issues. Market value had to be determined with offsetting values being applied to correct the environmental problems.
- 21 Commercial – Auto Body – Auto Repair Facility – This appraisal had to include current market value and Phase I Site Assessment. A vacated easement for historical access had to be negotiated for current value to provide highest and best use capabilities for the property.
- 22 Commercial – Funeral Home – This appraisal provided current market value to this special use facility. Further appraisal activity included a separate Feasibility Study to consider moving the facility in five years due to changing demographics of the neighborhood. Due to projected census information, design changes were made to the facility to accommodate multi-use commercial after the business was moved.
- 23 Commercial – Golf Course – This appraisal was for a tax appeal due to improvements not be properly evaluated by local tax assessor. Current market value had to be applied and cost per hole valuation was proven as the best technique for value determination.
- 24 Residential – Subdivision Analysis – This appraisal assignment valued Highest and Best Use for Current and Future market values. State Conservatory Easement values had to be applied to the mix for final determination.
- 25 Commercial – Inverse Condemnation – 10 Story Office Building – This appraisal assignment evaluated the impact of widening a roadway and affecting the total amount of parking spaces for this facility. Zoning requirements were no longer in compliance with the loss of parking spaces and considerable expense for offsite employee parking was one of results of the taken. This appraisal was utilized for courtroom testimony.

Other Activities

2007 - developed (3) hour MCLE course "The Attorney's Guide to Mortgage Fraud," presenting this seminar to California Bar Associations, San Diego City Attorney Office, Private Law Firms, and Legal Aid Service Organizations.

Author of "Sue Your Bank" #1 bestseller on Amazon.com Legal and Banking sections.

Professional Qualifications for Mining Appraisal

I was a member of the U.S. Geological Survey Earth Science Corps and was responsible for the Mount Holly Quadrant in New Jersey and Big Bear Lake in California. My topographical and field studies were used by the USGS to verify and update topographical maps from 1997-2008.

I have appraised numerous vacant lands in the New Jersey Pinelands and evaluated and identified by geometric shape measurement wetlands area for inclusion in the National Hydrography Database. This methodology can also apply to estimating mineral deposit volumes in a dimensional aspect.

I have successfully appeal California State Board of Equalization valuation of proved reserves. Reserve estimation was incorrect, and taxable possessory interest was adjusted for the benefit of my client.

Currently, I have been retained by For Cady California Corporation to appraise the Mineral Rights and Values concerning Elementis Specialties, Inc. mineral leases. My work as an expert witness and contractor for numerous local, state, federal, utilities and private individual have allowed me to expand my appraising and consulting capabilities beyond basic real property appraisal services.

Work Experience

2000 – Present

Independent Fee Appraiser – Relocated to California during the summer of 2000. Starting new appraisal practice located in California.

1993 – 1999

Independent Fee Appraiser – Haddonfield, New Jersey – Participated in state and federal mandatory apprentice program for a General Certified real estate appraiser. Worked for appraisal firms and appraisers as an independent contractor. Author "Commercial Comps for Camden County", this quarterly publication listed all commercial sales with pictures and complete information for appraisal reports. Field Agent for United States Geological Survey Earth Science Corps, Mount Holly Quadrangle.

1992 – 1993

International Trade Consultant – Haddonfield, New Jersey – Published a two Volume set of CD-ROMs for multinational companies. Researched expansion opportunities for North American Companies doing business in Europe and the Far East. Developed startup plans that included Real and Personal Property acquisition, marketing, and distribution of products.

1984 – 1992

Information System Consultant – Philadelphia, Pennsylvania – Employed by CIGNA Corporation to develop telecommunications integration strategies for a \$40 Million Dollar communications department. Responsible for Real and Personal Property acquisitions for international and domestic data processing centers. Negotiated leases and purchase agreements for equipment and real property. Supported over 60 countries in their domestic operations.

1982 – 1984

Communications Engineer (RCA) – Cherry Hill, New Jersey – Responsible for Real and Personal Property acquisitions for domestic data processing centers. Negotiated leases and purchase agreements for equipment and real property. Special assignment to NBC News Corporation at 30 Rockefeller Center, New York City, to design in-house and national telecommunications networks.

1978 – 1982

Telecommunications Engineer – Richmond, Virginia – Employed by Reynolds Metal Company to modernized existing telecommunications systems and data center. Responsible for Real and Personal Property acquisitions for corporate and remote data processing centers. Negotiated leases and purchase agreements for equipment and real property.

1972 – 1978

United States Navy (Vietnam Era Veteran) - Served as a sonar technician in the Atlantic Fleet and was assigned to the Naval Weapons Warfare Center, College Park, Maryland. Developed and engineered an automatic sonar classification computer that the Navy was assigned patent rights.

Personal Statement

I bring significant business and engineering experience to my profession. I was able to enter the field of Commercial Real Estate Appraising by providing my colleagues with advanced mathematical and statistical analysis that is usually not found in small independent fee shops.

I bring integrity, education, and experience to my profession. The appraisers that I selected to work in New Jersey always had a challenging assignment. That is why I specialized in narrative report writing and litigation appraisals.

Being able to compete in the marketplace was essential after my licensing. In distinguishing myself in my profession, I chose to follow the advanced education and experience requirements in becoming a General Certified Appraiser. Holding licenses in California and New Jersey without reciprocity should indicate my qualifications and acceptance by the state's boards.