

***** INVOICE *****

File Number: 24070011

07/27/2024

Susanna Gross

Invoice # : 24070011
Order Date : 7/22/2024
Reference/Case # :
PO Number :

sfr

2148 E Camino La Zorrela
Tucson, AZ 85718

gpar	\$	650.00
	\$	-----
Invoice Total	\$	650.00
State Sales Tax @	\$	0.00
Deposit	(\$	650.00)
Deposit	(\$	-----)
Amount Due	\$	0.00

Terms: PAID IN FULL. THANK YOU

Please Make Check Payable To:

Fed. I.D. #:

TUCSON REAL ESTATE APPRAISAL

Residential Appraisal Report

File No. 24070011

PURPOSE	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.				
	Client Name/Intended User <u>Susanna Gross</u>		E-mail <u>sjg@coloradolinux.com</u>		
	Client Address <u>36253 County Road A32</u>		City <u>Del Norte</u>	State <u>CO</u>	Zip <u>81132</u>
	Additional Intended User(s) <u>Susanna Gross and assigns</u>				
Intended Use <u>Personal financial decisions</u>					

SUBJECT	Property Address <u>2148 E Camino La Zorrela</u>		City <u>Tucson</u>	State <u>AZ</u>	Zip <u>85718</u>
	Owner of Public Record <u>Carruthers Family Trust</u>			County <u>Pima</u>	
	Legal Description <u>Catalina Foothills Estates No 8 Lot 3</u>				
	Assessor's Parcel # <u>108-09-0320</u>		Tax Year <u>2023</u>	R.E. Taxes \$ <u>5,919.98</u>	
	Neighborhood Name <u>Catalina Foothills Estates</u>		Map Reference <u>80-OB-230</u>	Census Tract <u>004703</u>	
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)					

SALES HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.		
	Prior Sale/Transfer: Date	Price	Source(s)
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable)		
	Offerings, options and contracts as of the effective date of the appraisal <u>The subject is not currently offered for sale on MLSSAZ.</u>		

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	One-Unit 73 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	2-4 Unit %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	500 Low	Multi-Family 5 %
Neighborhood Boundaries <u>North-Coronado National Forest; East-Sabino Creek; South-Rillito River and Tanque Verde Creek; West-Oracle Road.</u>		5,000 High	Commercial 20 %
		800 Pred.	Other Vacant 2 %
Neighborhood Description <u>CENTRAL FOOTHILLS LOCATION WHICH IS 8 TO 10 MILES NORTHEAST OF THE CENTRAL BUSINESS DISTRICT. HOMES SITES VARY IN SIZE FROM 4000 TO 50000 SQUARE FEET. RESIDENTS ENJOY VIEWS OF THE MOUNTAINS TO THE NORTH AND THE VALLEY TO THE SOUTH. COMMERCIAL AMENITIES ARE FOUND AT CAMPBELL AND SKYLINE AND SUNRISE AND SWAN. NO ADVERSE INFLUENCES NOTED.</u>			
Market Conditions (including support for the above conclusions) <u>The median price is up from earlier in the year. It has been for the past 6 months. Properly priced homes are selling in less than 30 days. The market continues to be in short supply with just over 3 months of inventory.</u>			

SITE	Dimensions <u>161.22x137.18x39.27x93x106.05x256.95</u>		Area <u>0.89 acre</u>	Shape <u>Rectangular</u>	View <u>Typical</u>		
	Specific Zoning Classification <u>CR-1</u>		Zoning Description <u>One house per 36,000 sf</u>				
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe: <u>The subject site is zoned for single family residential uses. No other use is permitted. The other use would return higher value to the land.</u>						
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/> None	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>
Site Comments <u>NO ADVERSE EASEMENTS OR EVIDENT ENCROACHMENTS. NOT CONSIDERED FLOOD PRONE PER FEMA MAP.</u>							

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION	INTERIOR
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input type="checkbox"/>	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls <u>Concrete</u>	Floors <u>Saltillo,Laminate</u>
# of Stories <u>1</u>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls <u>Adobe</u>	Walls <u>Painted</u>
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area <u>0 sq. ft.</u>	Roof Surface <u>Built up comp</u>	Trim/Finish <u>Wood</u>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <u>0 %</u>	Gutters & Downspouts <u>Aluminum</u>	Bath Floor <u>Cer.Tile</u>
Design (Style) <u>Territorial</u>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type <u>2 pane</u>	Bath Wainscot <u>Cer.Tile</u>
Year Built <u>1979</u>		Storm Sash/Insulated <u>No/Yes</u>	Car Storage <input type="checkbox"/> None
Effective Age (Yrs) <u>20</u>		Screens <u>Mesh</u>	<input checked="" type="checkbox"/> Driveway # of Cars <u>4</u>
Attic <input checked="" type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities <input type="checkbox"/> WoodStove(s) #	Driveway Surface <u>Gravel,Concrete</u>
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Electric	<input checked="" type="checkbox"/> Fireplace(s) # <u>1</u>	<input checked="" type="checkbox"/> Garage # of Cars <u>2</u>
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Cov <input type="checkbox"/> Porch	<input type="checkbox"/> Carport # of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool Conv <input checked="" type="checkbox"/> Other Spa	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)			
Finished area above grade contains: <u>8 Rooms 4 Bedrooms 2.5 Bath(s) 2,964 Square Feet of Gross Living Area Above Grade</u>			
Additional Features			

IMPROVEMENTS	Comments on the Improvements <u>All utilities were turned on and were in working order. Plumbing, gas and electrical systems were functional. The kitchen is functional with wood cabinetry and working stove and sink. No apparent functional or external inadequacies.</u>		

Residential Appraisal Report

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FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
2148 E Camino La Zorra Address Tucson, AZ 85718		2135 E Cerrada Nopal Tucson, AZ 85718			2450 E Miraval Primero Tucson, AZ 85718			6316 N Camino Miraval Tucson, AZ 85718		
Proximity to Subject		0.67 miles SE			0.32 miles NE			0.09 miles SE		
Sale Price	\$		\$	923,000		\$	955,000		\$	990,000
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$	336.49 sq. ft.	\$	375.84 sq. ft.	\$	346.52 sq. ft.		
Data Source(s)		mlssaz			mlssaz			mlssaz		
Verification Source(s)		CRS PROP REPORT/ASSESSOR/MLS			CRS PROP REPORT/ASSESSOR/MLS			CRS PROP REPORT/ASSESSOR/MLS		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sale or Financing Concessions		Cash Seller Paid		0	Conventional Seller Paid		0	Conventional Seller Paid		-5,000
Date of Sale/Time		04/26/2024			05/31/2024			05/31/2024		
Location	Cat Fthlls Est 8	Cat Fthlls 5			Cat Fthlls Est 8			Cat Fthlls Est 8		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	0.89 acre	1.46 acre			1.1 acre			1.07 acre		
View	Typical	Valley			Typical			Typical		
Design (Style)	Territorial	Santa Fe			Santa Fe			Territorial		
Quality of Construction	Good	Good			Good			Good		
Actual Age	1979	1981			1978			1977		
Condition	Average	Average/Good			Average/Good			Good		
Above Grade		Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths
Room Count		8	4	2.5	8	3	3.0	8	3	2.50
Gross Living Area 100.00		2,964 sq. ft.			2,743 sq. ft.			2,541 sq. ft.		
Basement & Finished Rooms Below Grade	Osf	Osf			Osf			Osf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	fwa/ref	fwa/ref			fwa/ref			fwa/ref		
Energy Efficient Items	Insulation	Insulation			Insulation			Insulation		
Garage/Carport	2 Car Garage	2 Car Garage			2 Car Garage			2 Car Garage		
Porch/Patio/Deck	Cov Patio	Cov Patio			Cov Patio			Cov Patio		
FIREPLACE	1	3			3			1		
EXTERIOR AMENITIES	Wall,Pool,Spa	Fence,Pool,Spa			Drive,Pool,Lndscp			Pl,spa,Lnd,wl,kit		
INTERIOR AMENITIES	Typical Feats	Misc Amen			Remod kit bath,MA			Much better		
Net Adjustment (Total)		<input type="checkbox"/> +	<input checked="" type="checkbox"/> -	\$ 72,900	<input type="checkbox"/> +	<input checked="" type="checkbox"/> -	\$ 37,700	<input type="checkbox"/> +	<input checked="" type="checkbox"/> -	\$ 125,000
Adjusted Sale Price of Comparables		Net Adj.	-7.9%	\$ 850,100	Net Adj.	-3.9%	\$ 917,300	Net Adj.	-12.6%	\$ 865,000
		Gross Adj.	12.7%		Gross Adj.	12.8%		Gross Adj.	12.6%	

Summary of Sales Comparison Approach See Attached Addendum

COST APPROACH TO VALUE	
Site Value Comments	
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$
Source of cost data	Dwelling 2,964 Sq. Ft. @ \$ = \$ 0
Quality rating from cost service Effective date of cost data	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
	Garage/Carport 637 Sq. Ft. @ \$ = \$ 0
	Total Estimate of Cost-New = \$ 0
	Less 50 Physical Functional External
	Depreciation = \$ (0)
	Depreciated Cost of Improvements = \$ 0
	"As-is" Value of Site Improvements = \$
	INDICATED VALUE BY COST APPROACH = \$ 0

INCOME APPROACH TO VALUE	
Estimated Monthly Market Rent \$	X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)	

Methods and techniques employed: Sales Comparison Approach Cost Approach Income Approach Other:

Discussion of methods and techniques employed, including reason for excluding an approach to value: The Sales Comparison Approach is the only approach applied. Cost Approach not included due to the difficulty of estimating accrued depreciation. Insufficient data for the Income Approach.

Reconciliation comments: Sales Comparison Approach is applied. Insufficient data for the Income Approach. Cost Approach not completed due to the difficulty in estimating accrued depreciation.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 07/26/2024, which is the effective date of this appraisal, is:

Single point \$ 875,000 Range \$ 850,000 to \$ 925,000 Greater than Less than \$ _____

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed subject to the following:

APPRAISAL IS BASED ON CASH OR THIRD PARTY INSTITUTIONAL FINANCING AT CURRENT MARKET RATES AND TERMS



Residential Appraisal Report

File No. 24070011

Table with columns for FEATURE, SUBJECT, COMPARABLE SALE NO. 4, COMPARABLE SALE NO. 5, and COMPARABLE SALE NO. 6. Rows include property details, sale prices, adjustments, and a summary of the sales comparison approach.

SALES COMPARISON APPROACH

Scope of Work, Assumptions and Limiting Conditions

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

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

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

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

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

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

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

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

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

Appraiser's Certification

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

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

Additional Certifications:

Definition of Value: [X] Market Value [] Other Value: _____

Source of Definition: _____
THE MOST PROBABLE PRICE WHICH A PROPERTY SHOULD BRING IN A COMPETITIVE AND OPEN MARKET UNDER ALL CONDITIONS REQUISITE TO A FAIR SALE, THE BUYER AND SELLER, EACH ACTING PRUDENTLY, KNOWLEDGEABLY AND ASSUMING THE PRICE IS NOT AFFECTED BY UNDUE STIMULUS. IMPLICIT IN THIS DEFINITION IS THE CONSUMMATION OF A SALE AS OF A SPECIFIC DATE AND THE PASSING OF TITLE FROM SELLER TO BUYER UNDER CONDITIONS WHEREBY: (1) BUYER AND SELLER ARE TYPICALLY MOTIVATED; (2) BOTH PARTIES ARE WELL INFORMED OR WELL ADVISED, AND EACH IS ACTING IN WHAT HE OR SHE CONSIDERED HIS OR HER OWN BEST INTEREST; (3) A REASONABLE TIME IS ALLOWED FOR EXPOSURE IN THE OPEN MARKET; (4) PAYMENT IS MADE IN TERMS OF CASH IN U.S. DOLLARS OR IN TERMS OF FINANCIAL ARRANGEMENTS COMPARABLE THERETO; AND (5) THE PRICE REPRESENTS THE NORMAL CONSIDERATION FOR THE PROPERTY SOLD UNAFFECTED BY SPECIAL OR CREATIVE FINANCING OR SALE CONCESSIONS GRANTED BY ANYONE ASSOCIATED WITH THE SALE.

ADDRESS OF THE PROPERTY APPRAISED:
2148 E Camino La Zorra
Tucson, AZ 85718
EFFECTIVE DATE OF THE APPRAISAL: 07/26/2024
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 875,000

APPRAISER

Signature: [Handwritten Signature]
Name: JEFFREY C. PATCH
Company Name: TUCSON REAL ESTATE APPRAISAL
Company Address: 770 N. Country Club Rd
Tucson, AZ 85716
Telephone Number: 520 326-6066
Email Address: rootabaygen@theriver.com
State Certification # 30263
or License #
or Other (describe): State #:
State: AZ
Expiration Date of Certification or License: 08/31/2024
Date of Signature and Report: 07/30/2024
Date of Property Viewing: 07/23/2024
Degree of property viewing:
[x] Interior and Exterior [] Exterior Only [] Did not personally view

SUPERVISORY APPRAISER

Signature:
Name:
Company Name:
Company Address:
Telephone Number:
Email Address:
State Certification #
or License #
State:
Expiration Date of Certification or License:
Date of Signature:
Date of Property Viewing:
Degree of property viewing:
[] Interior and Exterior [] Exterior Only [] Did not personally view

ADDENDUM

Client: Susanna Gross

File No.: 24070011

Property Address: 2148 E Camino La Zorrela

Case No.:

City: Tucson

State: AZ

Zip: 85718

Comments on Sales Comparison

INTENDED USE AND USER OF THIS REPORT: THIS REPORT IS INTENDED FOR PERSONAL FINANCIAL DECISIONS WITH SUSANNA GROSS AS THE INTENDED USER.

TYPE OF REPORT: THE REPORT TYPE IS STANDARD FORMAT. THE DEFINITION IS: (NOUN)THE ACT OR PROCESS OF DEVELOPING AN OPINION OF VALUE; AN OPINION OF VALUE. (ADJECTIVE) OF OR PERTAINING TO APPRAISING AND RELATED FUNCTIONS SUCH AS APPRAISAL PRACTICE OR APPRAISAL SERVICES. THE STANDARD FORMAT HAS A MODERATE LEVEL OF DETAIL. IT SUMMARIZES THE INFORMATION ANALYZED, THE APPRAISAL METHODS EMPLOYED, AND THE REASONING THAT SUPPORTS THE ANALYSES, OPINIONS, AND CONCLUSIONS. THIS FORMAT MEETS OR EXCEEDS THE FORMER SUMMARY APPRAISAL REPORT REQUIREMENTS THAT WERE CONTAINED IN THE 2012-2013 EDITION OF USPAP.

APPRAISAL INSPECTION:

THE APPRAISER'S INSPECTION OF THE PROPERTY WAS LIMITED TO WHAT WAS READILY OBSERVABLE WITHOUT MOVING FURNITURE, FLOOR COVERINGS, OR PERSONAL PROPERTY. UNLESS OTHERWISE STATED, THE APPRAISER DID NOT VIEW ATTICS, CRAWL SPACES, OR ANY OTHER AREA THAT WOULD INVOLVE THE USE OF LADDERS OR SPECIAL EQUIPMENT. OUR VIEW OF THE PROPERTY WAS LIMITED TO SURFACE AREAS ONLY AND CAN OFTEN BE COMPROMISED BY LANDSCAPING, PLACEMENT OF PERSONAL PROPERTY, OR EVEN WEATHER CONDITIONS. THE APPRAISAL INSPECTION IS NOT A HOME INSPECTION. WE ARE NOT HOME INSPECTORS, BUILDING CONTRACTORS, PEST CONTROL SPECIALISTS, OR STRUCTURAL ENGINEERS. AN APPRAISAL IS NOT A SUBSTITUTE FOR A HOME INSPECTION OR AN INSPECTION BY A QUALIFIED EXPERT IN DETERMINING ISSUES SUCH AS, BUT NOT LIMITED TO, FOUNDATION SETTLEMENT OR STABILITY, MOISTURE PROBLEMS, WOOD DESTROYING (OR OTHER) INSECTS, RODENTS OR PESTS, RADON GAS OR LEAD-BASED PAINT. THE CLIENT IS ENCOURAGED TO EMPLOY THE SERVICES OF APPROPRIATE EXPERTS TO ADDRESS ANY AREA OF CONCERN.

THIS APPRAISAL REPORT, IN PART OR WHOLE, IS NOT INTENDED TO BE UTILIZED BY ANY PARTY FOR INSURANCE PURPOSES.

SCOPE OF THE REPORT:

COMPLETION OF THE APPRAISAL ASSIGNMENT INVOLVES THE FOLLOWING:

FOR IMPROVED OR PROPOSED PROPERTIES: AN INTERIOR AND EXTERIOR INSPECTION OF THE SUBJECT PROPERTY, OR A REVIEW OF THE PLANS. FOR THE SUBJECT PROPERTY, PUBLIC RECORDS WERE RESEARCH REGARDING ZONING, AGE, SITE SIZE. THE PROPERTY RECORD CARD, PUBLIC RECORDS AND THE APPROPRIATE MULTIPLE LISTING SERVICE WERE SEARCH FOR CURRENT AND PRIOR SALES OF THE SUBJECT AND THE COMPARABLES. RENTAL DATA WAS RESEARCHED, WHERE APPROPRIATE.

THE USE OF THIS REPORT IS SUBJECT TO THE REQUIREMENTS OF THE APPRAISAL INSTITUTE RELATING TO REVIEW BY ITS DULY AUTHORIZED REPRESENTATIVES.

THE DEFINITION OF MARKET VALUE, FOUND ON PAGE FOUR OF THIS APPRAISAL REPORT, IS TAKEN FROM (12 C.F.R. Part 34.42(g); 55 *Federal Register* 34696, August 24, 1990, as amended at 57 *Federal Register* 12202, April 9, 1992; 59 *Federal Register* 29499, June 7, 1994)

EXTERIOR DESCRIPTION (MATERIALS/CONDITION) UNLESS OTHERWISE STATED, THE CONDITION OF THE FOUNDATION WALLS, EXTERIOR WALLS, ROOF SURFACE, GUTTERS AND DOWNSPOUTS, WINDOW TYPE AND SCREENS, IS CONSIDERED AVERAGE, OR, TYPICAL OF THE NEIGHBORHOOD. THE CONDITION OF THE INSULATION IS UNKNOWN AS IT IS GENERALLY BEHIND THE WALLS, OR ABOVE THE CEILING.

DEED RESTRICTIONS:

A COPY OF THE TITLE REPORT CONTAINING THE DEED RESTRICTIONS FOR THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED BY THE LENDER OR REVIEWED. IT IS AN EXTRAORDINARY ASSUMPTION THAT ALL OF THE SALES AND LISTINGS USED WITHIN THIS REPORT HAVE SIMILAR DEED RESTRICTIONS.

GEOGRAPHIC COMPETENCY:

THE SUBJECT PROPERTY IS LOCATED 6.2 MILES FROM MY OFFICE. THIS ASSIGNMENT REQUIRES GEOGRAPHIC COMPETENCY AS PART OF THE SCOPE OF WORK. I HAVE SPENT SUFFICIENT TIME IN THE SUBJECT'S MARKET AND UNDERSTAND THE NUANCES OF THE LOCAL MARKET AND THE SUPPLY AND DEMAND FACTORS RELATING TO THE SPECIFIC PROPERTY TYPE AND THE LOCATION INVOLVED. SUCH UNDERSTANDING WILL NOT BE IMPARTED SOLELY FROM A CONSIDERATION OF SPECIFIC DATA SUCH AS DEMOGRAPHICS, COSTS, SALES AND RENTALS. THE NECESSARY UNDERSTANDING OF LOCAL MARKET CONDITIONS PROVIDES THE BRIDGE BETWEEN A SALE AND A COMPARABLE SALE OR A RENTAL AND A COMPARABLE RENTAL.

LOCAL LAW DOES NOT REQUIRE CARBON MONOXIDE DETECTORS TO BE INSTALLED OR THE WATER HEATERS TO BE STRAPPED.

CONCLUSION OF VALUE:

GIVING GENERALLY EQUAL WEIGHT TO ALL SALES CONCLUDES \$875,000. THE VALUE RANGE IS \$850,000 TO \$925,000, ALTHOUGH I RECOMMEND LISTING BELOW \$900,000. ANY OFFER FOR \$850,000 OR ABOVE SHOULD BE SERIOUSLY CONSIDERED.

THIS REPORT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE *APPRAISAL REPORT OPTION* OF USPAP.

ELECTRONIC SIGNATURES:

THE APPRAISER ACKNOWLEDGES AND AGREES, IN CONNECTION WITH ELECTRONIC SUBMISSION OF APPRAISALS, AS FOLLOWS:

- * THIS APPRAISAL COMPLIES WITH USPAP SMT-8, AND WHEN APPLICABLE FEDERAL HOUSING ADMINISTRATION OR DEPARTMENT OF VETERANS AFFAIRS STANDARDS AND REQUIREMENTS.
- * THE SOFTWARE UTILIZED BY THE APPRAISER TO GENERATE THE APPRAISAL PROTECTS SIGNATURE SECURITY BY MEANS OF A DIGITAL SIGNATURE SECURITY FEATURE FOR EACH APPRAISER SIGNING THE REPORT, AND EACH APPRAISER MAINTAINS SOLE CONTROL OF THEIR RELATED SIGNATURE THROUGH A PASSWORD, HARDWARE DEVICE, OR OTHER MEANS.
- * APPRAISER IS FULLY RESPONSIBLE FOR THE INTEGRITY AND AUTHENTICITY OF DATA AND SIGNATURES TRANSMITTED ELECTRONICALLY AND WILL HOLD THE LENDER HARMLESS FROM AND AGAINST ANY BREACH OR FAILURE OF DATA INTEGRITY, SIGNATURE AUTHENTICITY, OR BREACH OF DATA SECURITY.

LOCATION MAP

Client: Susanna Gross

File No.: 24070011

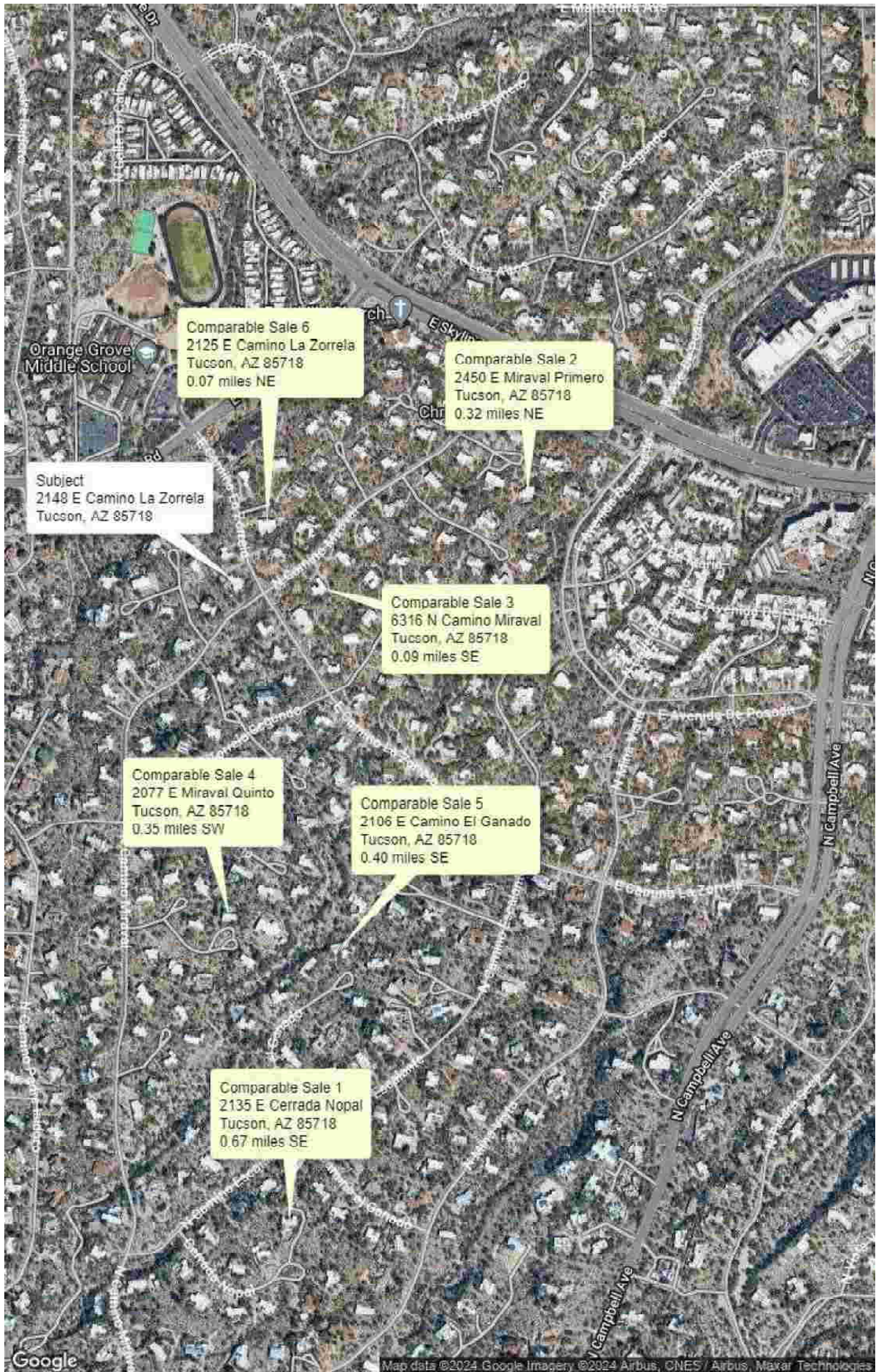
Property Address: 2148 E Camino La Zorrela

Case No.:

City: Tucson

State: AZ

Zip: 85718



USPAP ADDENDUM

File No. 24070011

Borrower: _____
 Property Address: 2148 E Camino La Zorrela
 City: Tucson County: Pima State: AZ Zip Code: 85718
 Lender: Susanna Gross

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report** A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time


My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0 to 30 days

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: 
 Name: JEFFREY C. PATCH
 Date Signed: 07/30/2024
 State Certification #: 30263
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: AZ
 Expiration Date of Certification or License: 08/31/2024
 Effective Date of Appraisal: July 26, 2024

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser inspection of Subject Property:
 Did Not Exterior-only from street Interior and Exterior

FLOORPLAN SKETCH

Client: Susanna Gross

File No.: 24070011

Property Address: 2148 E Camino La Zorrera

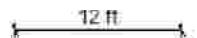
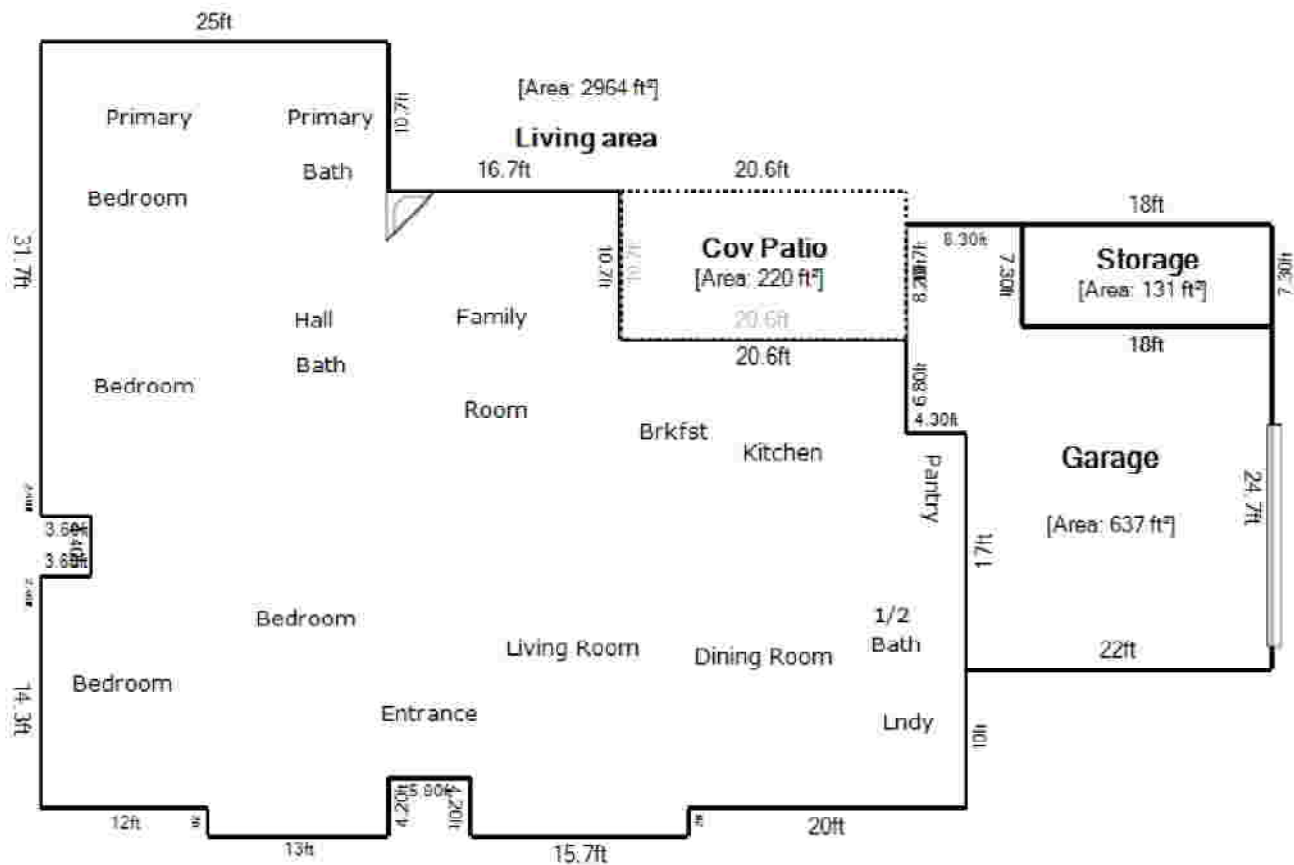
Case No.:

City: Tucson

State: AZ

Zip: 85718

Sketch



Living Area		Area Calculation			
Living area	2964.11 ft ²	Living area		x 1.00 =	2964.11 ft ²
Nonliving Area		3.60ft x	34.1ft x	1.00 =	122.76 ft ²
Garage	637.1 ft ²	4.30ft x	27ft x	1.00 =	116.10 ft ²
Storage	131.4 ft ²	3.60ft x	16.7ft x	1.00 =	60.12 ft ²
Cov Patio	220.42 ft ²	2ft x	16.7ft x	1.00 =	31.40 ft ²
		2ft x	13ft x	1.00 =	26 ft ²
		55.20ft x	21.4ft x	1.00 =	1181.28 ft ²
		10.7ft x	16.7ft x	1.00 =	178.89 ft ²
		33.8ft x	31.40ft x	1.00 =	1061.32 ft ²
Total Living Area (rounded):	2964 ft²	5.90ft x	31.80ft x	1.00 =	188.44 ft ²

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Susanna Gross	File No.: 24070011
Property Address: 2148 E Camino La Zorrela	Case No.:
City: Tucson	State: AZ Zip: 85718



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: July 26, 2024
Appraised Value: \$ 875,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE



Street scene



Ramada and rear yard



pool and spa



Pool and Spa



Garage



Garage interior



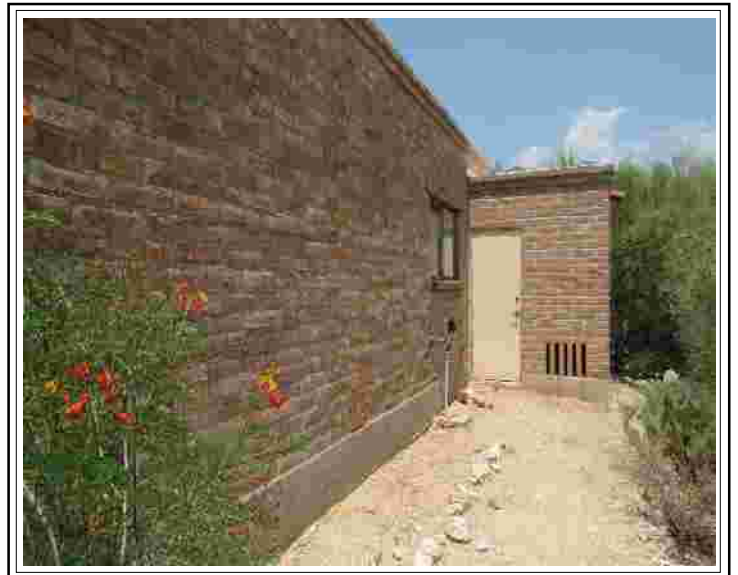
The storage room off of the garage is heated and cooled



Mechanical



Storage/cooler area on east side



East elevation



Living room and looking into the dining room



Dining room



Kitchen



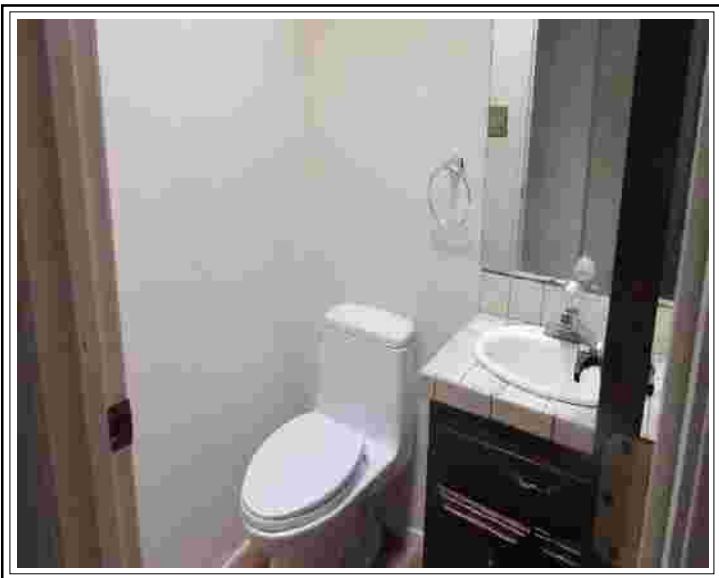
Kitchen



Kitchen



Breakfast area



1/2 bath



laundry room



Desk in the kitchen



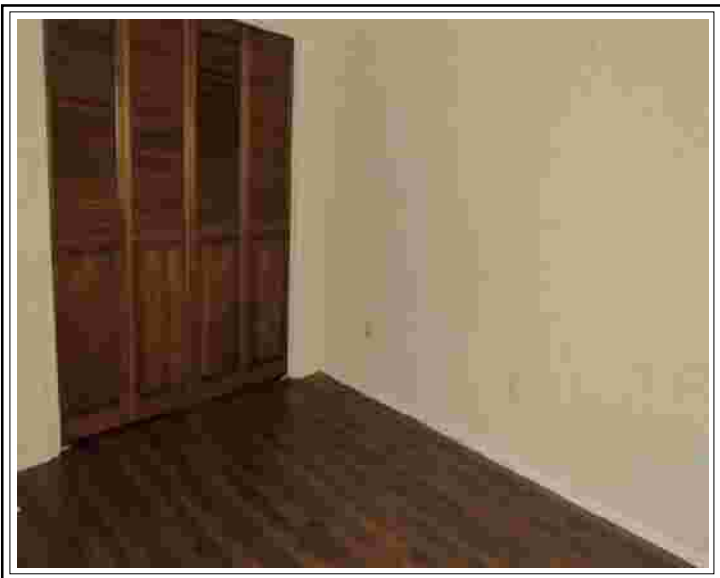
Family room with fireplace



Ceiling view



Bedroom



Bedroom



Bedroom



Hall bath



Hall bath



Hall bath



Primary bedroom



Primary closet



Primary bath

Client: Susanna Gross

File No.: 24070011

Property Address: 2148 E Camino La Zorrela

Case No.:

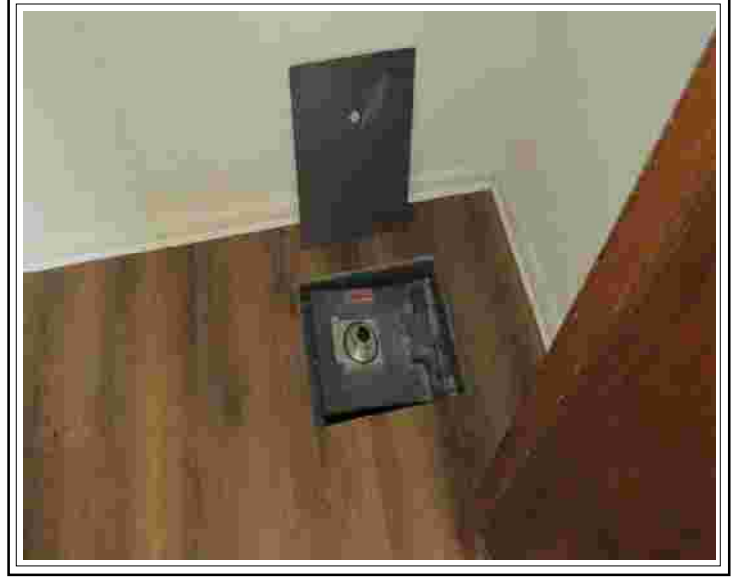
City: Tucson

State: AZ

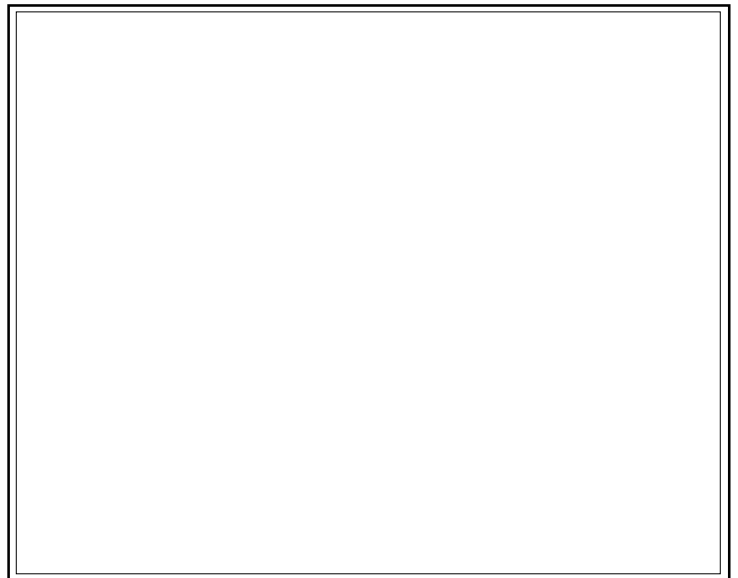
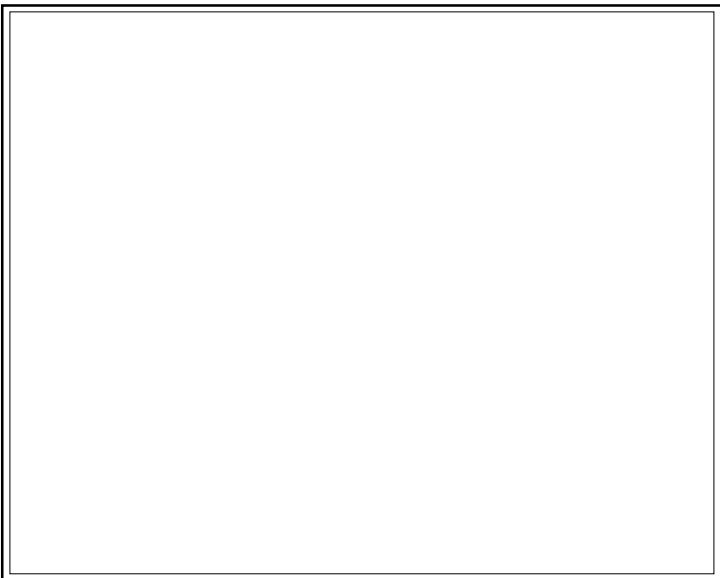
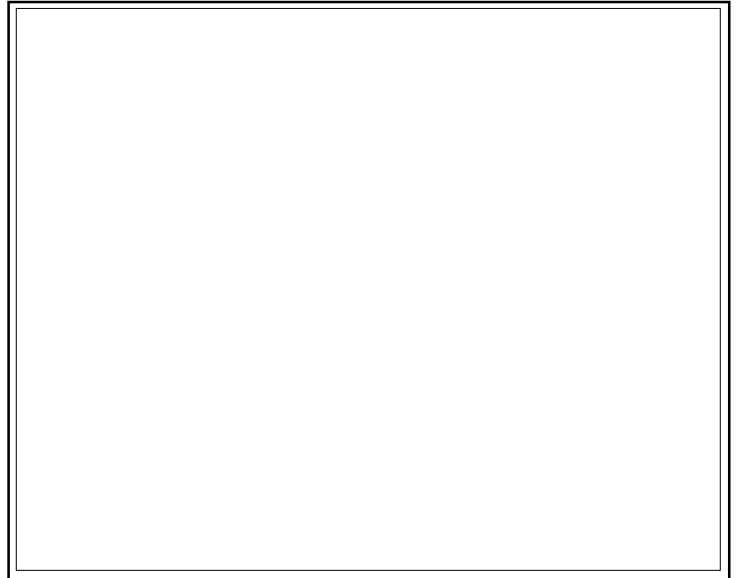
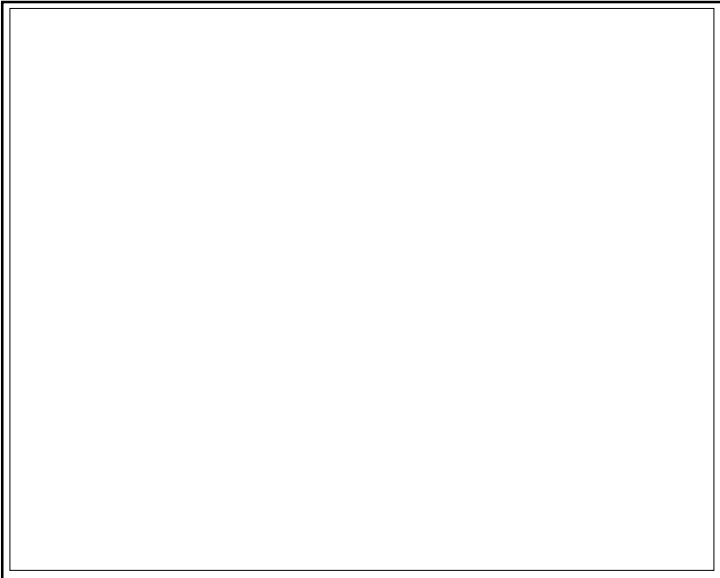
Zip: 85718



Primary bath



Floor safe



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Susanna Gross	File No.: 24070011
Property Address: 2148 E Camino La Zorrela	Case No.:
City: Tucson	State: AZ Zip: 85718



COMPARABLE SALE #1

2135 E Cerrada Nopal
Tucson, AZ 85718
Sale Date: 04/26/2024
Sale Price: \$ 923,000



COMPARABLE SALE #2

2450 E Miraval Primero
Tucson, AZ 85718
Sale Date: 05/31/2024
Sale Price: \$ 955,000



COMPARABLE SALE #3

6316 N Camino Miraval
Tucson, AZ 85718
Sale Date: 05/31/2024
Sale Price: \$ 990,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Susanna Gross	File No.: 24070011
Property Address: 2148 E Camino La Zorrela	Case No.:
City: Tucson	State: AZ Zip: 85718



COMPARABLE SALE #4

2077 E Miraval Quinto
Tucson, AZ 85718
Sale Date: 02/20/2024
Sale Price: \$ 990,969



COMPARABLE SALE #5

2106 E Camino El Ganado
Tucson, AZ 85718
Sale Date: 03/18/2024
Sale Price: \$ 1,197,285

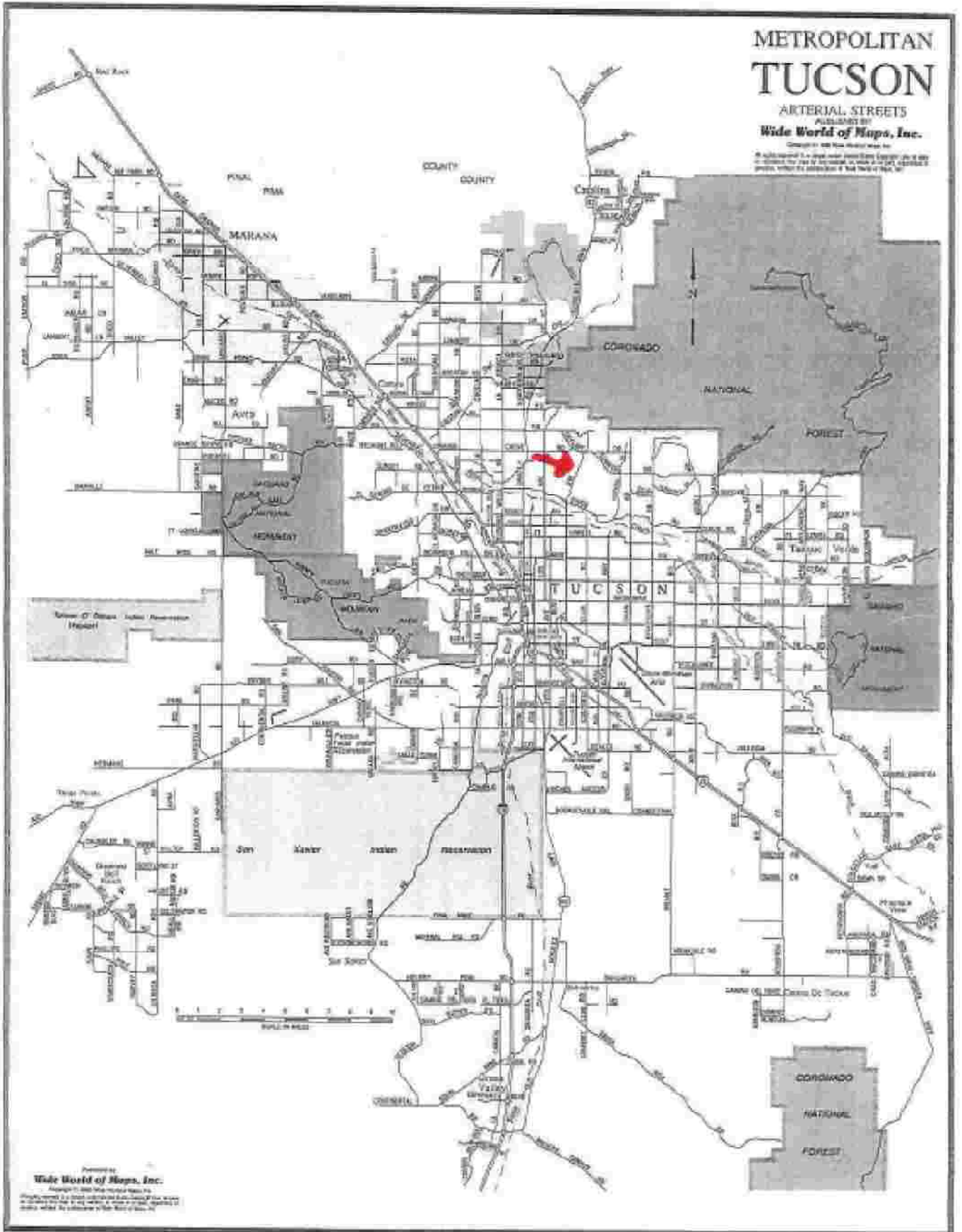


COMPARABLE SALE #6

2125 E Camino La Zorrela
Tucson, AZ 85718
Sale Date: 04/28/2023
Sale Price: \$ 955,000

Client: Susanna Gross
Property Address: 2148 E Camino La Zorrela
City: Tucson

File No.: 24070011
Case No.:
State: AZ
Zip: 85718



PLAT MAP

Client: Susanna Gross

File No.: 24070011

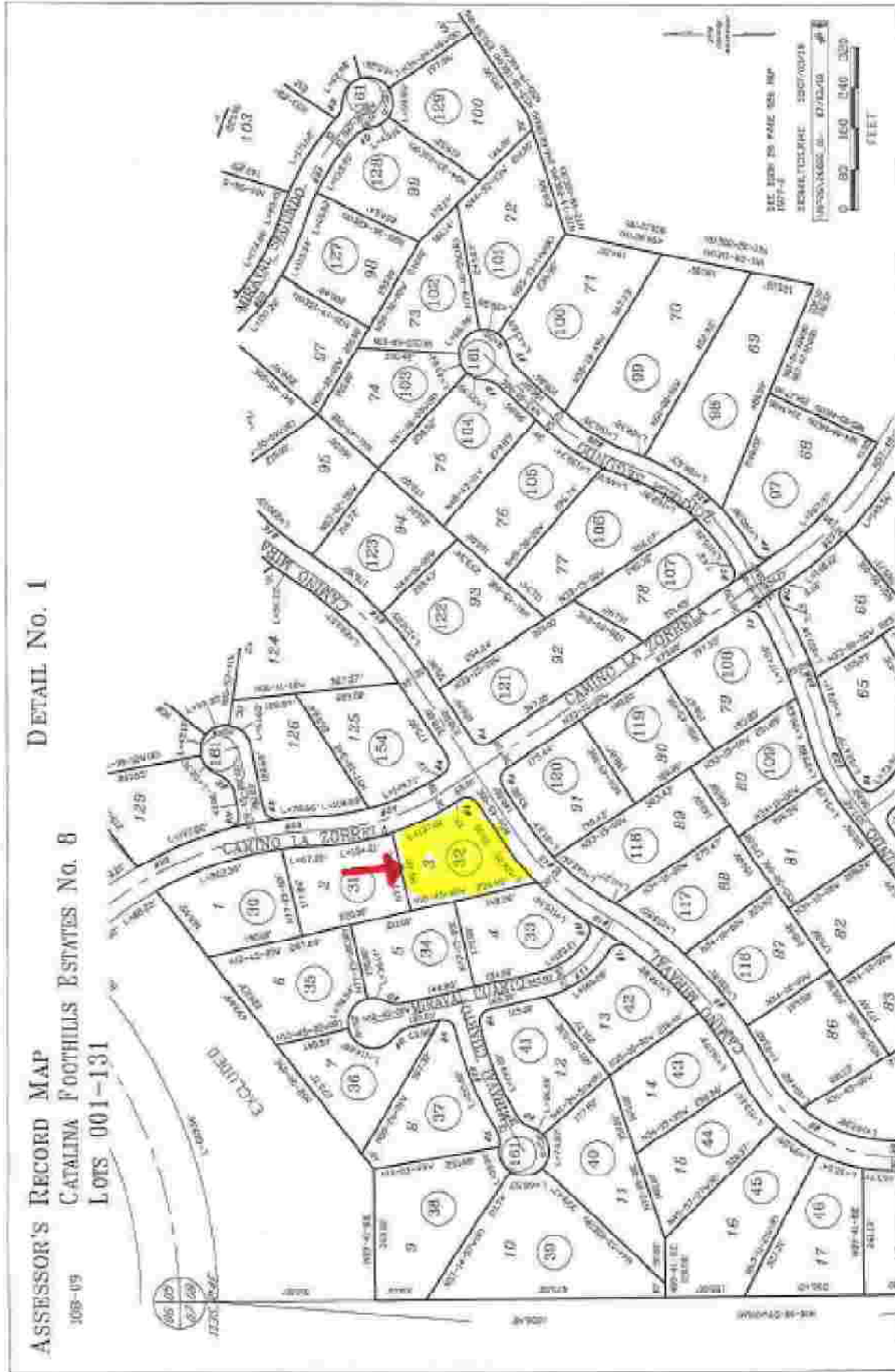
Property Address: 2148 E Camino La Zorra

Case No.:

City: Tucson

State: AZ

Zip: 85718



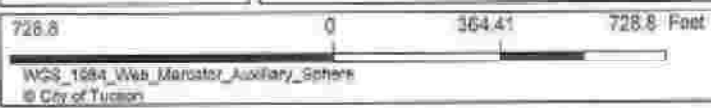
CITY OF TUCSON GIS Map Title



Notes

Legend
Parcel Labels
Parcels

1: 4,514

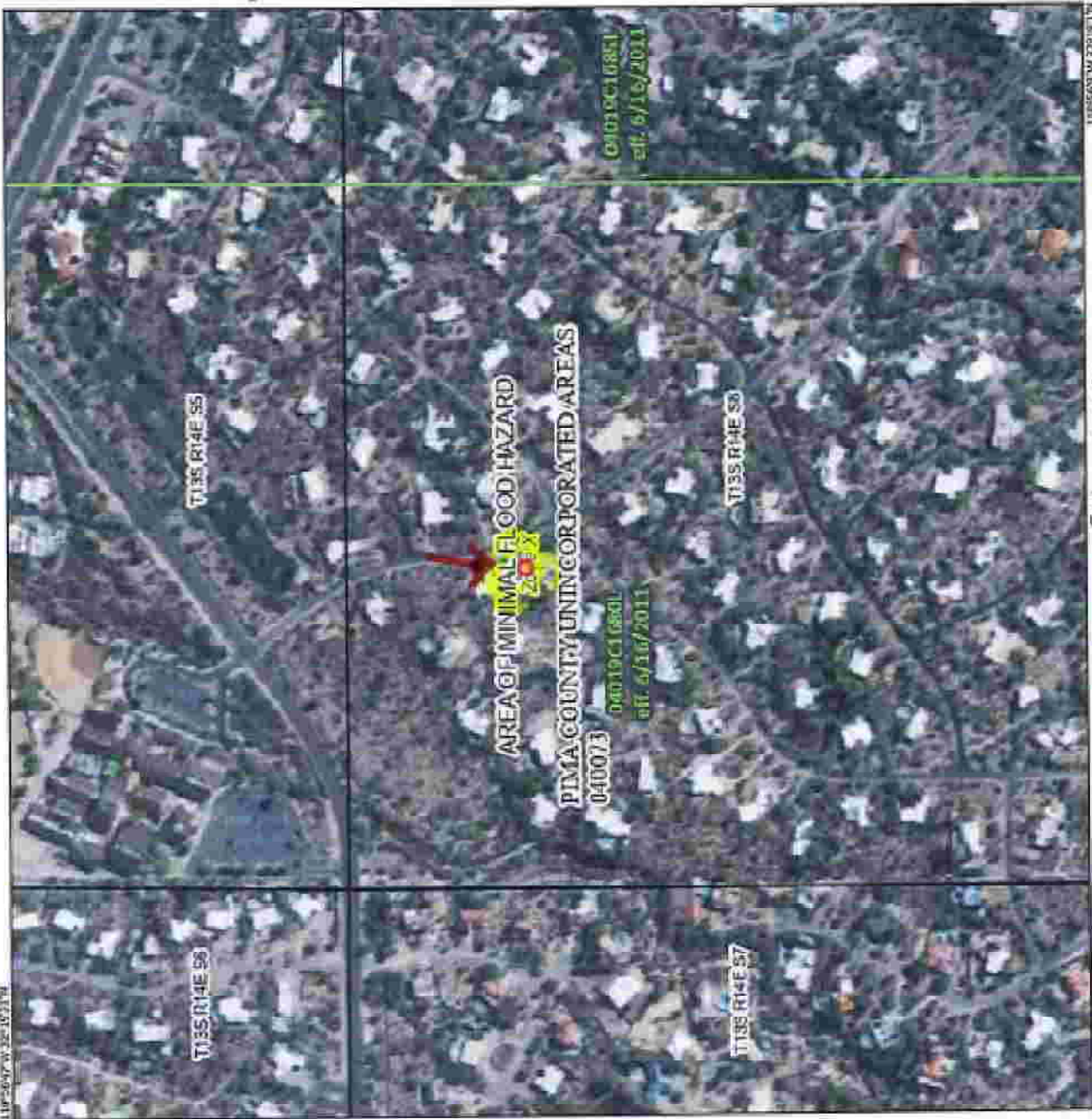


This map is a user generated static output from an internet mapping site and is for reference only. Data types that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

National Flood Hazard Layer FIRMette



11P-500 W 32° 09' 11"



11P-500 W 32° 09' 11"

Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR THIS PANEL. LAYER: 11P-500 W 32° 09' 11"

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, X, Z, V
- With BFE or Depth Zone AE, AG, AH, XE, AF
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% Annual Chance Flood with average depth less than one foot or with depth areas of less than one square mile area
- Future Conditions 1% Annual Chance Flood Hazard Zone 1
- Area with Increased Flood Risk due to Levee, Sea Wall, Zone 2
- Area with Flood Risk due to Levee Zone 3

OTHER AREAS

- Area of Minimal Flood Hazard Zone 4
- Effective LOMNs
- Area of Undetermined Flood Hazard Zone 5

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Channel Truncated
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Truncated Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. This basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFI, web services provided by FEMA. This map was exported on 7/22/2024 at 2:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFI and effective information may change or become superseded by new data over time.

This map image is void if the case or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, panel number, and FIRM effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.

AERIAL MAP

Client: Susanna Gross

File No.: 24070011

Property Address: 2148 E Camino La Zorrera

Case No.:

City: Tucson

State: AZ

Zip: 85718



Subject
2148 E Camino La Zorrera
Tucson, AZ 85718