



APPRAISAL OF REAL PROPERTY

LOCATED AT:

25736 Punto De Vista Dr
See attached public record
Calabasas, CA 91302

FOR:

Jay Grossman

AS OF:

02/23/2026

BY:

Jeff Riggs
Riggs Appraisal Services
318 Avenue I #119
Redondo Beach CA 90277

RESIDENTIAL APPRAISAL REPORT

File No.: 16043

SUBJECT	Property Address: 25736 Punto De Vista Dr		City: Calabasas		State: CA		Zip Code: 91302	
	County: Los Angeles				Legal Description: See attached public record			
	Tax Year: 2023		R.E. Taxes: \$ 26,321		Special Assessments: \$ 0		Assessor's Parcel #: 4456-035-013	
	Current Owner of Record: Grossman Jay S (TE), Grossman Trust		Occupant: <input checked="" type="checkbox"/> Owner		<input type="checkbox"/> Tenant		<input type="checkbox"/> Vacant	
ASSIGNMENT	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 0		<input type="checkbox"/> per year		<input type="checkbox"/> per month	
	Market Area Name: Monte Nido		Map Reference: 31084		Census Tract: 8002.02			
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)							
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective							
MARKET AREA DESCRIPTION	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)							
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)							
	Intended Use: Estimation of current market value for internal decision making.							
	Intended User(s) (by name or type): Jay Grossman							
SITE DESCRIPTION	Client: Grossman Jay S (TE), Grossman Trust				Address: 11980 San Vicente Blvd #507 Los Angeles CA 90049			
	Appraiser: Jeff Riggs				Address: 318 Avenue I #119 Redondo Beach CA 90277			
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant Occupancy: <input type="checkbox"/> Owner		One-Unit Housing PRICE (\$000)		Present Land Use	
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input type="checkbox"/> Tenant		AGE (yrs)		Change in Land Use	
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input type="checkbox"/> Vacant (0-5%)		1,250 Low 0		One-Unit 85% <input type="checkbox"/> Not Likely		
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		<input type="checkbox"/> Vacant (>5%)		8,000 High 120		2-4 Unit 5% <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *		
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		3,150 Pred 50		Multi-Unit 5% * To: _____		
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Reasonable market exposure time for the subject is estimated to be under six months, with property values stable. The subject's neighborhood was searched for all sfr sales in the prior 12 months and returned 19 sales with a median sale price of \$2,490,000. The same search the prior 12 months ('24-'25) returned 16 sales with a median sale price of \$3,713,000. It is noted that the median sale price in the earlier period is higher than in the later period. However, the median home size is also larger in this period (4426 square feet vs 3014 square feet). The subject is south of the city limits, west of Topanga Canyon, north of Piuma Road and east of Malibu Lake.								
DESCRIPTION OF THE IMPROVEMENTS	Dimensions: Irregular See Plat Map		Site Area: 22,214 sf					
	Zoning Classification: LCA11		Description: Aq (sfr ok)					
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)		Ground Rent (if applicable) \$ /					
MARKET AREA DESCRIPTION	Actual Use as of Effective Date: SFR		Use as appraised in this report: SFR					
	Summary of Highest & Best Use: The subject's current use (sfr) is physically possible, legally permissible and maximally productive and constitute its highest and best use.							
	Utilities		Off-site Improvements		Topography		Generally Level	
	Electricity <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other		Street Asphalt <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		Size Typical			
Gas <input checked="" type="checkbox"/> <input type="checkbox"/>		Curb/Gutter None <input type="checkbox"/>		Shape Irregular				
Water <input checked="" type="checkbox"/> <input type="checkbox"/>		Sidewalk None <input type="checkbox"/>		Drainage Adequate				
Sanitary Sewer <input type="checkbox"/> <input type="checkbox"/> Sep/Typical Clbs		Street Lights None <input type="checkbox"/>		View Mountain				
Storm Sewer <input type="checkbox"/> <input type="checkbox"/>		Alley None <input type="checkbox"/>						
Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)								
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone X		FEMA Map # 06037C1529G		FEMA Map Date 12/21/2018		
Site Comments: The subject is a typical interior residential lot.								
DESCRIPTION OF THE IMPROVEMENTS	General Description		Exterior Description		Foundation		Basement <input type="checkbox"/> None	
	# of Units 1 <input type="checkbox"/> Acc.Unit		Foundation Slab		Slab Conc		Area Sq. Ft. 0	
	# of Stories 2		Exterior Walls Wood		Crawl Space None		% Finished 0	
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>		Roof Surface C-Sh		Basement None		Ceiling	
Design (Style) Traditional		Gutters & Dwnspnts. Alumn		Sump Pump <input type="checkbox"/>		Walls		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Window Type Wd/Vin		Dampness <input type="checkbox"/>		Floor		
Actual Age (Yrs.) 63		Storm/Screens Yes		Settlement		Outside Entry		
Effective Age (Yrs.) 20		Infestation						
Interior Description		Appliances		Attic <input type="checkbox"/> None		Amenities		
Floors Hdwd/Stone		Refrigerator <input checked="" type="checkbox"/>		Stairs <input type="checkbox"/>		Fireplace(s) # 1		
Walls Drywall		Range/Oven <input checked="" type="checkbox"/>		Drop Stair <input type="checkbox"/>		Woodstove(s) # 0		
Trim/Finish Wd. Paint		Disposal <input checked="" type="checkbox"/>		Scuttle <input checked="" type="checkbox"/>		Deck Balc		
Bath Floor Tile		Dishwasher <input checked="" type="checkbox"/>		Doorway <input type="checkbox"/>		Porch Brick		
Bath Wainscot Tile		Fan/Hood <input checked="" type="checkbox"/>		Floor <input type="checkbox"/>		Fence Wood		
Doors Wd		Microwave <input type="checkbox"/>		Heated <input type="checkbox"/>		Pool Inground		
		Washer/Dryer <input type="checkbox"/>		Finished <input type="checkbox"/>				
Finished area above grade contains: 10 Rooms		4 Bedrooms		3 Bath(s)		3,230 Square Feet of Gross Living Area Above Grade		
Additional features: None								
Describe the condition of the property (including physical, functional and external obsolescence): The subject is good quality and in good overall condition throughout. The subject has been very well maintained and updated and remodeled throughout. The subject 3004 square feet per Corelogic. However, at the time of inspection the subject was measured and found to be slightly larger at approximately 3230 square feet. The reason for the discrepancy is unknown. All square footage was functional and had been completed in a workmanlike manner with no health or safety hazards noted. For the purpose of this report the subject has been appraised as observed at 3230 square feet.								

RESIDENTIAL APPRAISAL REPORT

File No.: 16043

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **Realist, MLS**

TRANSFER HISTORY

1st Prior Subject Sale/Transfer: Analysis of sale/transfer history and/or any current agreement of sale/listing: **The subject has not transferred ownership in the previous 36 months, according to Realist. There was no indication of any current market listing of the subject at the time of inspection. Per its owner and mls the subject has not been offered for sale in the prior 12 months.**

2nd Prior Subject Sale/Transfer:

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	25736 Punto De Vista Dr Calabasas, CA 91302	959 Crater Oak Dr Calabasas, CA 91302		554 Mountain Green Dr Calabasas, CA 91302		551 Mountain Green Dr Calabasas, CA 91302	
Proximity to Subject		0.17 miles W		0.66 miles W		0.69 miles SW	
Sale Price	\$	\$ 3,700,000		\$ 2,650,000		\$ 3,580,000	
Sale Price/GLA	\$ /sq.ft.	\$ 1,185.14 /sq.ft.		\$ 1,345.18 /sq.ft.		\$ 935.95 /sq.ft.	
Data Source(s)	Inspection	CRMLS#25561929;DOM 73		CRMLS#25533001;DOM 127		CRMLS#25521431;DOM 59	
Verification Source(s)	Realist	Doc#646903		Doc#654688		Doc#517576	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		09/2025		09/2025		07/2025	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Residential	Residential		Residential		Traffic	+200,000
Site	22,214 sf	43,058 sf	0	24,666 sf	0	43,560 sf	0
View	Mountain	Mountain		Mountain		Mountain	
Design (Style)	Traditional	Contemp	0	Contemp	0	Traditional	
Quality of Construction	Good	Good		Good		Good	
Age	63	58	0	49	0	68	0
Condition	Good	Good		Good		Good	
Above Grade Room Count	Total Bdrms Baths 10 4 3	Total Bdrms Baths 9 3 2.1	+30,000 +15,000	Total Bdrms Baths 9 3 2.1	+30,000 +15,000	Total Bdrms Baths 11 5 4.1	-30,000 -45,000
Gross Living Area	3,230 sq.ft.	3,122 sq.ft.	+37,800	1,970 sq.ft.	+441,000	3,825 sq.ft.	-208,250
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	FAU/CAC	FAU/CAC		FAU/CAC		FAU/CAC	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2 Garage	Open	+60,000	Open	+60,000	2 Garage	
Porch/Patio/Deck	Patio/Porch	Patio/Porch		Patio/Porch		Patio/Porch	
Amenities	Pool	Pool/Studio	-50,000	Pool		Pool/Studio	-50,000
Pad	20,000	35,000	-300,000	20,000		40,000	-400,000
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -207,200	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 546,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -533,250
Adjusted Sale Price of Comparables			\$ 3,492,800		\$ 3,196,000		\$ 3,046,750

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach: **The subject is noted for its relatively large level and improved pad area. Comp selection was therefore limited to the extent possible to sales similar in this regard. The most weight was given to comp #1-3. Comparable 1-3 were selected for their proximities, pad areas, and sale dates. Due to lack of similar recent sales in the area it was necessary to utilize sales that were smaller than the subject and in excess of typical guidelines as well as sales of variant lot size. Lot size adjustments were not assessed due to lack of market reaction to lot size alone. The subject is in a hillside neighborhood where many homes are on lots with considerable slope that offers little added utility. Level pad area does influence sale prices in the area and was adjusted for as noted below. Pad sizes were estimated based on mls data, exterior observation, and satellite imagery. The comp sales provided were of similar market appeal with similar amenities, and deemed the best available at the time of inspection.**

Location influences sale prices in the area. Comp 3 is adjacent to traffic and therefore considered inferior in location appeal and adjusted.

Pool and studio amenities also influence sale prices in the area. Additional adjustments were therefore assessed for variances in those amenities as noted in the sales grid.

Adjustments: GLA \$350psf; Pad \$20psf; Bed/Bath/Garage \$30,000per.
See attached Addendum for further comments.

Indicated Value by Sales Comparison Approach \$ 3,200,000

RESIDENTIAL APPRAISAL REPORT

File No.: 16043

Form containing sections: COST APPROACH TO VALUE, INCOME APPROACH TO VALUE, PROJECT INFORMATION FOR PUDS, RECONCILIATION, ATTACHMENTS, and SIGNATURES. Includes checkboxes for 'as is' condition, development status, and various appraisal methods.



Assumptions, Limiting Conditions & Scope of Work

File No.: 16043

Property Address: 25736 Punto De Vista Dr City: Calabasas State: CA Zip Code: 91302

Client: Grossman Jay S (TE), Grossman Trust Address:

Appraiser: Jeff Riggs Address:

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

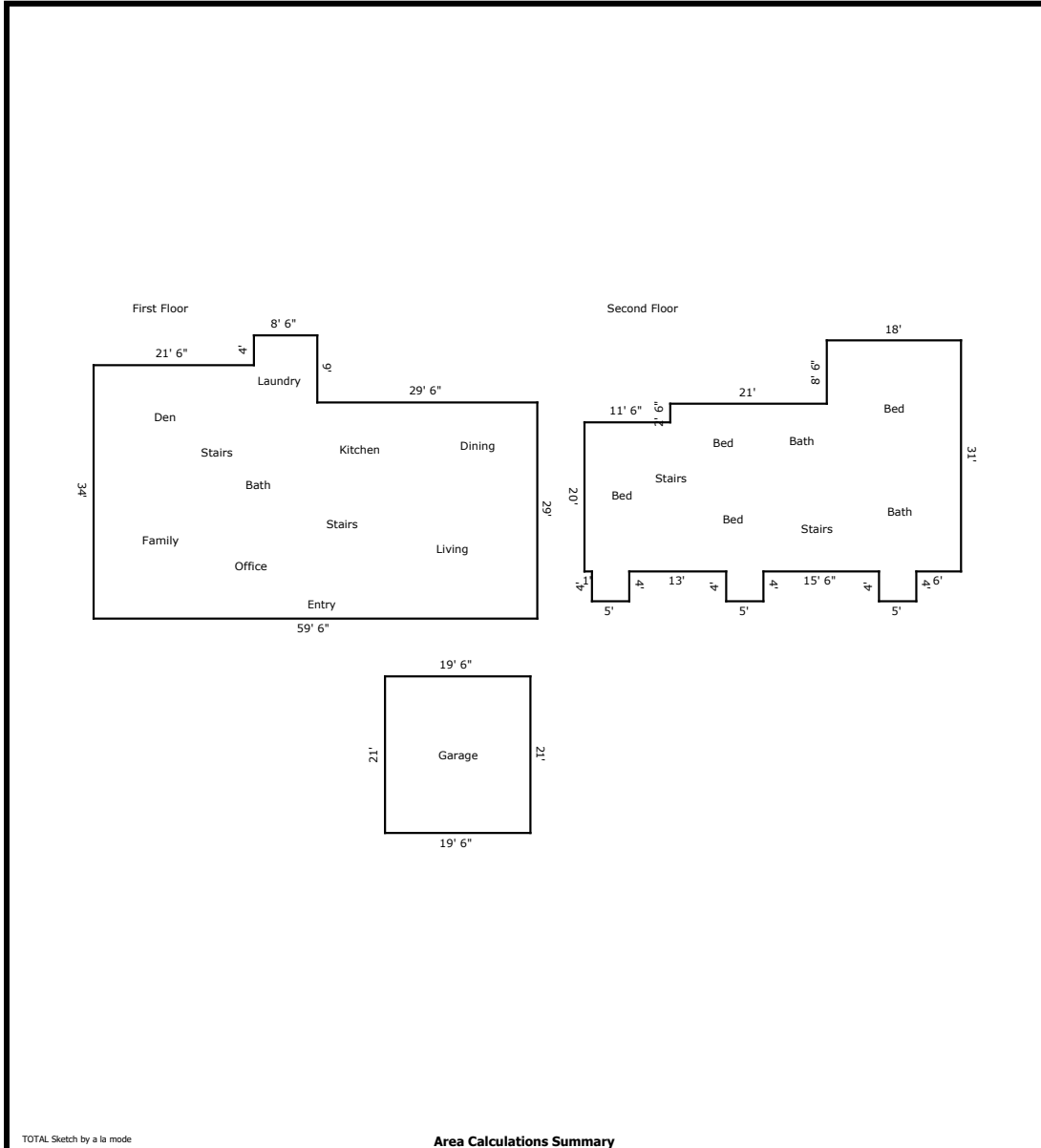
- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Building Sketch

Borrower	N/A		
Property Address	25736 Punto De Vista Dr		
City	Calabasas	County	Los Angeles
		State	CA
Lender/Client	N/A	Zip Code	91302




TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	1909.5 Sq ft	$29 \times 29.5 = 855.5$ $8.5 \times 4 = 34$ $34 \times 30 = 1020$
Second Floor	1320.5 Sq ft	$5 \times 4 = 20$ $5 \times 4 = 20$ $5 \times 4 = 20$ $31 \times 18 = 558$ $22.5 \times 21 = 472.5$ $20 \times 11.5 = 230$
Total Living Area (Rounded):	3230 Sq ft	
Non-living Area		
Garage	409.5 Sq ft	$21 \times 19.5 = 409.5$

25736 Punto De Vista Dr, Calabasas, CA 91302-2154, Los Angeles County

APN: 4456-035-013 CLIP: 7301609010

	MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
	4	1	N/A	\$1,595,000	05/03/2005
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	3,004	22,214	1963	SFR	

OWNER INFORMATION			
Owner Name	Grossman Jay S (Te)	Tax Billing City & State	Los Angeles, CA
Owner Name 2	Grossman Trust	Tax Billing Zip	90049
Mail Owner Name	Grossman Jay S (Te)	Tax Billing Zip+4	6603
Tax Billing Address	11980 San Vicente Blvd Ste 507	Owner Occupied	No

LOCATION INFORMATION			
Zip Code	91302	Comm College District Code	Los Angeles City
Carrier Route	R001	Census Tract	8002.02
Zoning	LCA11*	Topography	Rolling/Hilly
Tract Number	29448	Within 250 Feet of Multiple Flood Zone	No
School District	Las Virgenes		

TAX INFORMATION			
APN	4456-035-013	Lot	7
% Improved	43%	Water Tax Dist	Las Virgenes Imp
Tax Area	4971	Fire Dept Tax Dist	Consolidated Co
Legal Description	EDENWILD TRACT LOT COM AT N E COR OF LOT 1 TR NO 29448 TH N 0 00'24" W 145 FT TH W 202'85 FT TH S 1 08' E 23.03 FT TH S ON A CURVE CONCAVE TO W (R=110 FT) TO A PT N 69 01'12" W 214.59 FT FROM BEG TH LOTS 4 AND LOT 7		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$2,232,516	\$2,188,742	\$2,145,826
Assessed Value - Land	\$1,276,264	\$1,251,240	\$1,226,706
Assessed Value - Improved	\$956,252	\$937,502	\$919,120
YOY Assessed Change (\$)	\$43,774	\$42,916	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$24,322		
2024	\$24,892	\$570	2.34%
2025	\$26,321	\$1,429	5.74%

Special Assessment	Tax Amount
Safe Clean Water83	\$109.10
Solid Waste Fee 62	\$3.51
Flood Control 62	\$63.03
County Library 56	\$35.23
Brush Int Inspec62	\$151.00
Septic Systm Fee88	\$5.00
Mwd Standby #1 86	\$8.02
Lvsud Measure E 84	\$98.00
Las Virgenes Wtr88	\$10.00
Measure E-Cofire32	\$180.24
La Co Fire Dept 21	\$78.18
Rposd Measure A 83	\$57.37
La West Mosq Ab 31	\$11.33
Trauma/Emerg Srv86	\$189.25
Total Of Special Assessments	\$999.26

CHARACTERISTICS

County Land Use	Single Family Resid	Full Baths	Tax: 3 MLS: 1
Universal Land Use	SFR	Water	Public
Lot Acres	0.51	Sewer	Septic Tank
Lot Area	22,214	Heat Type	Central
Lot Shape	Irregular	Cooling Type	Central
Building Sq Ft	3,004	Parking Spaces	MLS: 6
Stories	MLS: 2	Year Built	1963
Total Units	1	Effective Year Built	1984
Bedrooms	4	Building Type	Type Unknown
Total Baths	3	# of Buildings	1
MLS Total Baths	3		

SELL SCORE			
Rating	Moderate	Value As Of	2026-02-22 06:33:05
Sell Score	615		

ESTIMATED VALUE			
RealAVM™	\$2,713,500	Confidence Score	80
RealAVM™ Range	\$2,440,500 - \$2,986,500	Forecast Standard Deviation	10
Value As Of	02/09/2026		

(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 30 - 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 modeling 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	SR21251023	MLS Current List Price	\$2,700,000
MLS Status	Canceled	MLS Original List Price	\$2,800,000
MLS Source	CRM	MLS Listing Agent	Sr207068566-Sara Hadikhani Harssini
MLS Area	CLB - CALABASAS	MLS Listing Broker	EQUITY UNION
MLS Status Change Date	04/06/2022		

MLS Listing #	Fr1971877
MLS Status	Closed
MLS Listing Date	03/12/2005
MLS Listing Price	\$1,695,000
MLS Orig Listing Price	\$1,695,000
MLS Close Date	04/30/2005
MLS Listing Close Price	\$1,595,000
MLS Source History	CRM

LAST MARKET SALE & SALES HISTORY			
Recording Date	06/02/2005	Sale Type	Full
Sale Date	05/03/2005	Deed Type	Grant Deed
Sale Price	\$1,595,000	Owner Name	Grossman Jay S (Te)
Price Per Square Foot	\$530.96	Owner Name 2	Grossman Trust
Document Number	1286533	Settler	Oster Family Trust

Recording Date	06/24/2005	06/02/2005	06/02/2005	05/30/1997	09/26/1986
Sale Date	06/14/2005	05/03/2005	05/17/2005		08/1986
Sale Price		\$1,595,000		\$620,000	\$321,000
Nominal	Y		Y		
Buyer Name	Grossman J S & B F 19 95 Trust	Grossman Briar F	Grossman Briar F	Oster Vincent M & Maria M	Urbisci Rocco N
Seller Name	Grossman Briar F	Oster Family Trust	Grossman Jay	Urbisci Rocco N	Dupece Randall C
Document Number	1492475	1286533	1286532	803331	1286572
Document Type	Grant Deed	Grant Deed	Quit Claim Deed	Grant Deed	Grant Deed

MORTGAGE HISTORY					
Mortgage Date	06/02/2005	06/02/2005	11/19/2002	07/11/2001	12/06/2000
Mortgage Amount	\$1,000,000	\$435,500	\$641,000	\$656,000	\$100,000
Mortgage Lender	Washington Mutual Bk Fa	Washington Mutual Bk Fa	Union Bk/Ca Na	Union Bk/Ca Na	National City Bk
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Property Details: Courtesy of Jeff Riggs, Riggs Appraisal Services, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 02/24/26

Page 2/3

Mortgage Date	10/06/1998	06/27/1997	05/30/1997
Mortgage Amount	\$576,000	\$100,000	\$496,000
Mortgage Lender	Chase Manhattan Mtg	Headlands Mtg Inc	Nationsbanc Mtg Corp
Mortgage Code	Conventional	Conventional	Conventional

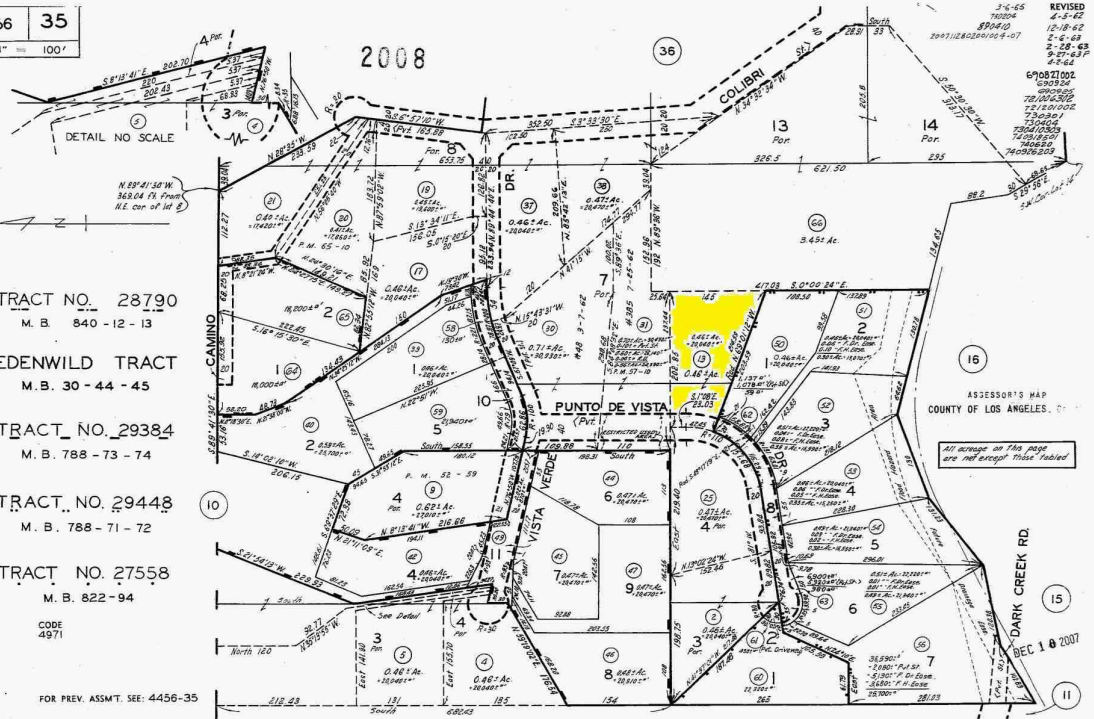
Property Details | Courtesy of Jeff Riggs, Riggs Appraisal Services, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 02/24/26

Page 3/3

4456 35
SCALE 1" = 100'



TRACT NO. 28790
M. B. 840 - 12 - 13

EDENVILD TRACT
M. B. 30 - 44 - 45

TRACT NO. 29384
M. B. 788 - 73 - 74

TRACT NO. 29448
M. B. 788 - 71 - 72

TRACT NO. 27558
M. B. 822 - 94

CODE 4971

FOR PREV. ASSMT. SEE: 4456-35

REVISIONS

DATE	BY	REVISION
3-4-65	TODD	4-2-67
12-18-62	BP&D	1-6-69
2-28-63	BP&D	9-27-63 P
4-2-64		

2008

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CA

All acreage on this page are net except those tabular

DEC 18 2007

Location Map

Borrower	N/A				
Property Address	25736 Punto De Vista Dr				
City	Calabasas	County	Los Angeles	State	CA Zip Code 91302
Lender/Client	N/A				



Subject Photo Page

Borrower	N/A				
Property Address	25736 Punto De Vista Dr				
City	Calabasas	County	Los Angeles	State	CA Zip Code 91302
Lender/Client	N/A				



Subject Front

25736 Punto De Vista Dr
Sales Price
Gross Living Area 3,230
Total Rooms 10
Total Bedrooms 4
Total Bathrooms 3
Location Residential
View Mountain
Site 22,214 sf
Quality Good
Age 63



Subject Rear



Subject Street

Subject Photo Page

Borrower	N/A				
Property Address	25736 Punto De Vista Dr				
City	Calabasas	County	Los Angeles	State	CA Zip Code 91302
Lender/Client	N/A				



View

25736 Punto De Vista Dr
Sales Price
Gross Living Area 3,230
Total Rooms 10
Total Bedrooms 4
Total Bathrooms 3
Location Residential
View Mountain
Site 22,214 sf
Quality Good
Age 63



Yard



Pool

Subject Photo Page

Borrower	N/A				
Property Address	25736 Punto De Vista Dr				
City	Calabasas	County	Los Angeles	State	CA Zip Code 91302
Lender/Client	N/A				



Office

25736 Punto De Vista Dr
Sales Price
Gross Living Area 3,230
Total Rooms 10
Total Bedrooms 4
Total Bathrooms 3
Location Residential
View Mountain
Site 22,214 sf
Quality Good
Age 63



Bath



Family

Subject Photo Page

Borrower	N/A				
Property Address	25736 Punto De Vista Dr				
City	Calabasas	County	Los Angeles	State	CA Zip Code 91302
Lender/Client	N/A				

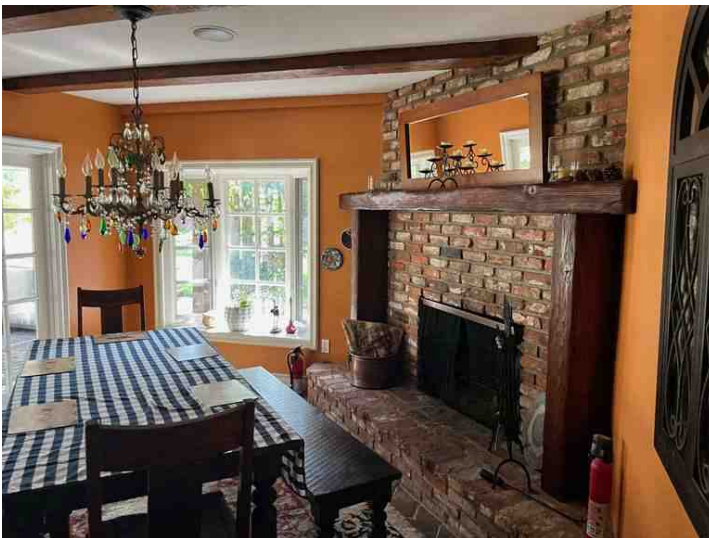


Den

25736 Punto De Vista Dr
Sales Price
Gross Living Area 3,230
Total Rooms 10
Total Bedrooms 4
Total Bathrooms 3
Location Residential
View Mountain
Site 22,214 sf
Quality Good
Age 63



Kitchen



Dining

Subject Photo Page

Borrower	N/A				
Property Address	25736 Punto De Vista Dr				
City	Calabasas	County	Los Angeles	State	CA Zip Code 91302
Lender/Client	N/A				



Living

25736 Punto De Vista Dr
Sales Price
Gross Living Area 3,230
Total Rooms 10
Total Bedrooms 4
Total Bathrooms 3
Location Residential
View Mountain
Site 22,214 sf
Quality Good
Age 63



Bath



Bed

Subject Photo Page

Borrower	N/A				
Property Address	25736 Punto De Vista Dr				
City	Calabasas	County	Los Angeles	State	CA Zip Code 91302
Lender/Client	N/A				



Bath

25736 Punto De Vista Dr
Sales Price
Gross Living Area 3,230
Total Rooms 10
Total Bedrooms 4
Total Bathrooms 3
Location Residential
View Mountain
Site 22,214 sf
Quality Good
Age 63



Bed



Bed

Subject Photo Page

Borrower	N/A				
Property Address	25736 Punto De Vista Dr				
City	Calabasas	County	Los Angeles	State	CA Zip Code 91302
Lender/Client	N/A				



Bed

25736 Punto De Vista Dr
Sales Price
Gross Living Area 3,230
Total Rooms 10
Total Bedrooms 4
Total Bathrooms 3
Location Residential
View Mountain
Site 22,214 sf
Quality Good
Age 63



Laundry

Comparable Photo Page

Borrower	N/A				
Property Address	25736 Punto De Vista Dr				
City	Calabasas	County	Los Angeles	State	CA Zip Code 91302
Lender/Client	N/A				



Comparable 1

959 Crater Oak Dr
 Prox. to Subject 0.17 miles W
 Sale Price 3,700,000
 Gross Living Area 3,122
 Total Rooms 9
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location Residential
 View Mountain
 Site 43,058 sf
 Quality Good
 Age 58



Comparable 2

554 Mountain Green Dr
 Prox. to Subject 0.66 miles W
 Sale Price 2,650,000
 Gross Living Area 1,970
 Total Rooms 9
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location Residential
 View Mountain
 Site 24,666 sf
 Quality Good
 Age 49



Comparable 3

551 Mountain Green Dr
 Prox. to Subject 0.69 miles SW
 Sale Price 3,580,000
 Gross Living Area 3,825
 Total Rooms 11
 Total Bedrooms 5
 Total Bathrooms 4.1
 Location Traffic
 View Mountain
 Site 43,560 sf
 Quality Good
 Age 68

Comparable Photo Page

Borrower	N/A				
Property Address	25736 Punto De Vista Dr				
City	Calabasas	County	Los Angeles	State	CA Zip Code 91302
Lender/Client	N/A				



Comparable 4

1045 Cold Canyon Rd
 Prox. to Subject 0.45 miles NE
 Sale Price 3,825,000
 Gross Living Area 3,850
 Total Rooms 11
 Total Bedrooms 5
 Total Bathrooms 4
 Location Residential
 View Mountain
 Site 43,560 sf
 Quality Good
 Age 25

Comparable 5

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age



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

Jeff M. Riggs

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER:

AR 027849

Effective Date: March 5, 2025
Date Expires: March 4, 2027

Angela Jemmot
Angela Jemmot, Bureau Chief, BREA

3080112

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/07/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BIBERK P.O. Box 113247 Stamford, CT 06911	CONTACT NAME PHONE (A/C, No, Ext): 844-472-0967 FAX (A/C, No): 203-654-3613 E-MAIL ADDRESS: customerservice@biBERK.com
	INSURER(S) AFFORDING COVERAGE INSURER A: National Liability & Fire Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Jeff Riggs Riggs Appraisal Services 2728 Via La Selva Palos Verdes Estates, CA 90274	NAIC # 20052

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL SUBR INSD. WVD.	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO. JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ OTHER \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED. RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ OTHER \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A				PER STATUTE OTH-ER E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$
A	Professional Liability (Errors & Omissions): Claims-Made		N9PL353503	08/12/2025	08/12/2026	Per Occurrence/Aggregate \$1,000,000/\$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Named Insured: Riggs Appraisal Services

CERTIFICATE HOLDER Jeff Riggs 2728 Via La Selva Palos Verdes Estates, CA 90274	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>[Signature]</i>
--	---

ACORD 25 (2016/03) © 1988-2015 ACORD CORPORATION. All rights reserved. The ACORD name and logo are registered marks of ACORD