

APPRAISAL OF REAL PROPERTY



LOCATED AT

206 E Morongo Rd
Palm Springs, CA 92264
LOT 27 MB 017/086 PALOS VERDES TR 3

FOR

Vincent Anthony Lovoy Jr.

OPINION OF VALUE

1,900,000

AS OF

09/18/2024

BY

David Wagner
David Wagner Real Estate Services
4751 E Palm Canyon Drive, Suite C40
Palm Springs, CA 92264
760-297-6774
Info@dww4re.com
DWW4RE.com

RESIDENTIAL APPRAISAL REPORT

File No.: 206 Mor

SUBJECT

Property Address: 206 E Morongo RdCity: Palm SpringsState: CAZip Code: 92264

County: RiversideLegal Description: LOT 27 MB 017/086 PALOS VERDES TR 3

Assessor's Parcel #: 508-301-017

Tax Year: 2023R.E. Taxes: \$ 10,008Special Assessments: \$ 0Borrower (if applicable): Buyer: Vincent Anthony Lovoy Jr.

Current Owner of Record: Louis OrozcoOccupant: ☒ Owner ☐ Tenant ☐ Vacant ☐ Manufactured Housing

Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe)HOA: \$ N/A ☐ per year ☐ per month

Market Area Name: Tahquitz River EstatesMap Reference: 40140Census Tract: 0448.05

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)

This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective

Approaches developed for this appraisal: ☒ Sales Comparison Approach ☒ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)

Intended Use: Establish Market value

Intended User(s) (by name or type): Establish Market value

Client: Vincent Anthony Lovoy Jr.Address: 12 Corporate Plaza, Suite 250, Newport Beach, CA 92660

Appraiser: David WagnerAddress: 4751 E Palm Canyon Drive, Suite C40, Palm Springs, CA 92264

MARKET AREA DESCRIPTION

Location: ☐ Urban ☒ Suburban ☐ Rural

Built up: ☐ Over 75% ☒ 25-75% ☐ Under 25%

Growth rate: ☐ Rapid ☒ Stable ☐ Slow

Property values: ☐ Increasing ☒ Stable ☐ Declining

Demand/supply: ☐ Shortage ☒ In Balance ☐ Over Supply

Marketing time: ☐ Under 3 Mos. ☒ 3-6 Mos. ☐ Over 6 Mos.

Predominant Occupancy: ☒ Owner ☐ Tenant ☒ Vacant (0-5%) ☐ Vacant (>5%)

One-Unit Housing: PRICE (\$000) AGE (yrs) 850 Low 35 2,550 High 120 1,950 Pred 56

Present Land Use: One-Unit 92 % 2-4 Unit 3 % Multi-Unit 2 % Comm'l 3 %

Change in Land Use: ☒ Not Likely ☐ Likely * ☐ In Process * * To:

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subjects neighborhood is comprised of homes compatible with the subject. Schools, shopping and other supporting amenities are 1-3 miles away or less. The area has both gated and non-gated developments, golf clubs, resorts, apartments, the mixture of uses appears to be harmonious, no apparent adverse influences.

The neighborhood is bounded by E Ramon to the North, Gene Autry Dr to the East, E Palm Canyon Dr to the West and E La Vern Rd to the South.

SITE DESCRIPTION

Dimensions: 75x130Site Area: 9,750 sf

Zoning Classification: R1-CDescription: Single Family Dwelling

Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning

Are CC&Rs applicable? ☒ Yes ☐ No ☐ UnknownHave the documents been reviewed? ☐ Yes ☒ NoGround Rent (if applicable) \$ /

Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)

Actual Use as of Effective Date: ResidentialUse as appraised in this report: Residential

Summary of Highest & Best Use: The relevant legal, physical, and economic factors were analyzed to the extent necessary and resulted in a conclusion that the current use of the subject property is the highest and best use [USPAP – Standards Rule 2-2(b) (x)].

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level to rolling
Electricity	☒	☐	SCE	Street	Asphalt	☒	☐	Size	Typical
Gas	☒	☐	SO CAL GAS	Curb/Gutter	Concrete	☒	☐	Shape	Rectangular
Water	☒	☐	C V W D	Sidewalk	None	☐	☐	Drainage	Appears adequate
Sanitary Sewer	☒	☐	C V W D	Street Lights	Incandescent	☒	☐	View	Residential / Mountain
Storm Sewer	☒	☐	C V W D	Alley	None	☐	☐		

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☒ Underground Utilities ☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ NoFEMA Flood Zone X500FEMA Map # 06065C1566GFEMA Map Date 8/28/2008

Site Comments: Subject is sited in the flight path for Palm Springs Airport. The appraiser made concentrated effort to locate and/or utilize homes similar in terms of lot influence in an effort to demonstrate the marketability of homes similar to the subject in this regard.

DESCRIPTION OF THE IMPROVEMENTS

General Description	Exterior Description	Foundation	Basement	Heating
# of Units 1 ☐ Acc.Unit	Foundation Concrete/Avg.	Slab 100%	☒ None	Forced Air
# of Stories 1	Exterior Walls Stucco/Avg.	Crawl Space 0%	Area Sq. Ft.	Type Central
Type ☒ Det. ☐ Att. ☐	Roof Surface Tile/Ave.	Basement 0%	% Finished	Fuel Gas
Design (Style) Spanish	Gutters & Dwnspts. Metal/Avg.	Sump Pump ☐	Ceiling	
☒ Existing ☐ Proposed ☐ Und.Cons.	Window Type Insulated/Avg.	Dampness ☐	Walls	Cooling Central
Actual Age (Yrs.) 87	Storm/Screens Yes/Avg.	Settlement None Noted	Floor	Central Yes
Effective Age (Yrs.) 15		Infestation None Noted	Outside Entry	Other No

Interior Description	Appliances	Attic ☐ None	Amenities	Car Storage ☐ None
Floors Tile/Stone/Carpet	Refrigerator ☒	Stairs ☐	Fireplace(s) # 1	Garage # of cars (2 Tot.)
Walls Drywall	Range/Oven ☒	Drop Stair ☐	Woodstove(s) # 0	Attach. 0
Trim/Finish Wood / Paint	Disposal ☒	Scuttle ☒	Concrete	Detach. 0
Bath Floor Stone/Tile	Dishwasher ☒	Doorway ☐	N/A	Blt.-In 0
Bath Wainscot Tile/Stone	Fan/Hood ☒	Floor ☐	Concrete	Carport 0
Doors Wood HC	Microwave ☐	Heated ☐	Concrete Block	Driveway 2
	Washer/Dryer ☐	Finished ☐	In-Ground	Surface Concrete
			Spa In-Ground	

Finished area above grade contains: 8 Rooms 4 Bedrooms 4 Bath(s) 2,159 Square Feet of Gross Living Area Above Grade

Additional features: Fire pit, covered patio.

Describe the condition of the property (including physical, functional and external obsolescence): Updated Condition: The subject has been well maintained and has been subjected to a series recent improvements. The appraiser did note obvious and readily observable improvements to the property. The improvements appear to have been completed in a "workman" like manner. It is the opinion of the appraiser that the noted improvements have brought the home into "updated" marketable condition. For the purposes of this appraisal, and to establish a basis for comparison for comparable selection and adjustment factors, the appraiser has listed the subject in "updated" condition.

File No.: 206 Mor

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RESIDENTIAL APPRAISAL REPORT

File No.: 206 Mor

COST APPROACH

COST APPROACH TO VALUE (if developed)

☐ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):

Land value for the subject may exceed 30% of indicated market value. This can be attributed to the lack of available vacant land available for development within the subject's defined neighborhood and the enhanced marketability associated with the subject's location. This is considered typical for the subject's marketing area.

ESTIMATED

☐ REPRODUCTION OR

☒ REPLACEMENT COST NEW

OPINION OF SITE VALUE

Source of cost data: Marshall & Swift/Local builders/Appraiser files

DWELLING

2,159 Sq.Ft. @ \$ 675.00

= \$ 1,457,325

Quality rating from cost service: Good

Effective date of cost data: 09/15/2024

Casita

400 Sq.Ft. @ \$ 675.00

= \$ 270,000

Comments on Cost Approach (gross living area calculations, depreciation, etc.):

Sq.Ft. @ \$

= \$

Cost figures were derived from the Marshall & Swift, Local builders, Appraiser files. No functional obsolescence noted at inspection. See attached floor plan sketch for square footage calculations.

Sq.Ft. @ \$

= \$

Replacement cost figures developed in this cost approach are for valuation purposes only. The client or a third party must not rely on these figures for insurance purposes. Site value is determined my the allocation method.

Sq.Ft. @ \$

= \$

Garage/Carport

Sq.Ft. @ \$

= \$

Total Estimate of Cost-New

= \$ 1,727,325

Less

Physical

Functional

External

Depreciation

304,873

= \$(304,873)

Depreciated Cost of Improvements

= \$ 1,422,452

"As-is" Value of Site Improvements

= \$ 75,000

= \$

= \$

Estimated Remaining Economic Life (if required): 70 Years

INDICATED VALUE BY COST APPROACH

= \$ 1,922,452

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed)

☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent \$

X Gross Rent Multiplier

= \$

Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM):

The Income Approach to Value and the Cost Approach to Value were not utilized within this appraisal report. Most homes of the size and quality of the subject market are purchased to be owner occupied, thus the Income Approach was not considered applicable.

PUD

PROJECT INFORMATION FOR PUDs (if applicable)

☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 1,900,000

Cost Approach (if developed) \$ 1,922,452

Income Approach (if developed) \$

Final Reconciliation

The data selected is considered to be somewhat consistent with the subject and selected based on having similar size homes, being within this neighborhood and competing developments and or other reasons. It is recognized there are both higher and lower priced sales and listings in this market that has been researched and analyzed as a part of the scope of work.

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 required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 1,900,000, as of: 09/18/2024, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS

A true and complete copy of this report contains 57 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☐ Scope of Work

☒ Limiting Cond./Certifications

☒ Narrative Addendum

☒ Photograph Addenda

☒ Sketch Addendum

☒ Map Addenda

☒ Additional Sales

☒ Cost Addendum

☒ Flood Addendum

☐ Manuf. House Addendum

☐ Hypothetical Conditions

☐ Extraordinary Assumptions

☐

☐

☐

SIGNATURES

Client Contact: Steve Grippi

Client Name: Vincent Anthony Lovoy Jr.

E-Mail: Steve.Grippi@elliman.com

Address: 12 Corporate Plaza, Suite 250, Newport Beach, CA 92660

APPRaiser esign.alamode.com/verify Serial:1C906ADC

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Appraiser Name: David Wagner

Company: David Wagner Real Estate Services

Phone: 760-297-6774

Fax:

E-Mail: Info@dww4re.com

Date of Report (Signature): 09/20/2024

License or Certification #: AR027024

State: CA

Designation: David Wagner Appraiser

Expiration Date of License or Certification: 07/24/2026

Inspection of Subject: ☒ Interior & Exterior

☐ Exterior Only

☐ None

Date of Inspection: 09/18/2024

Supervisory or Co-Appraiser Name:

Company:

Phone:

Fax:

E-Mail:

Date of Report (Signature):

License or Certification #:

State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior

☐ Exterior Only

☐ None

Date of Inspection:

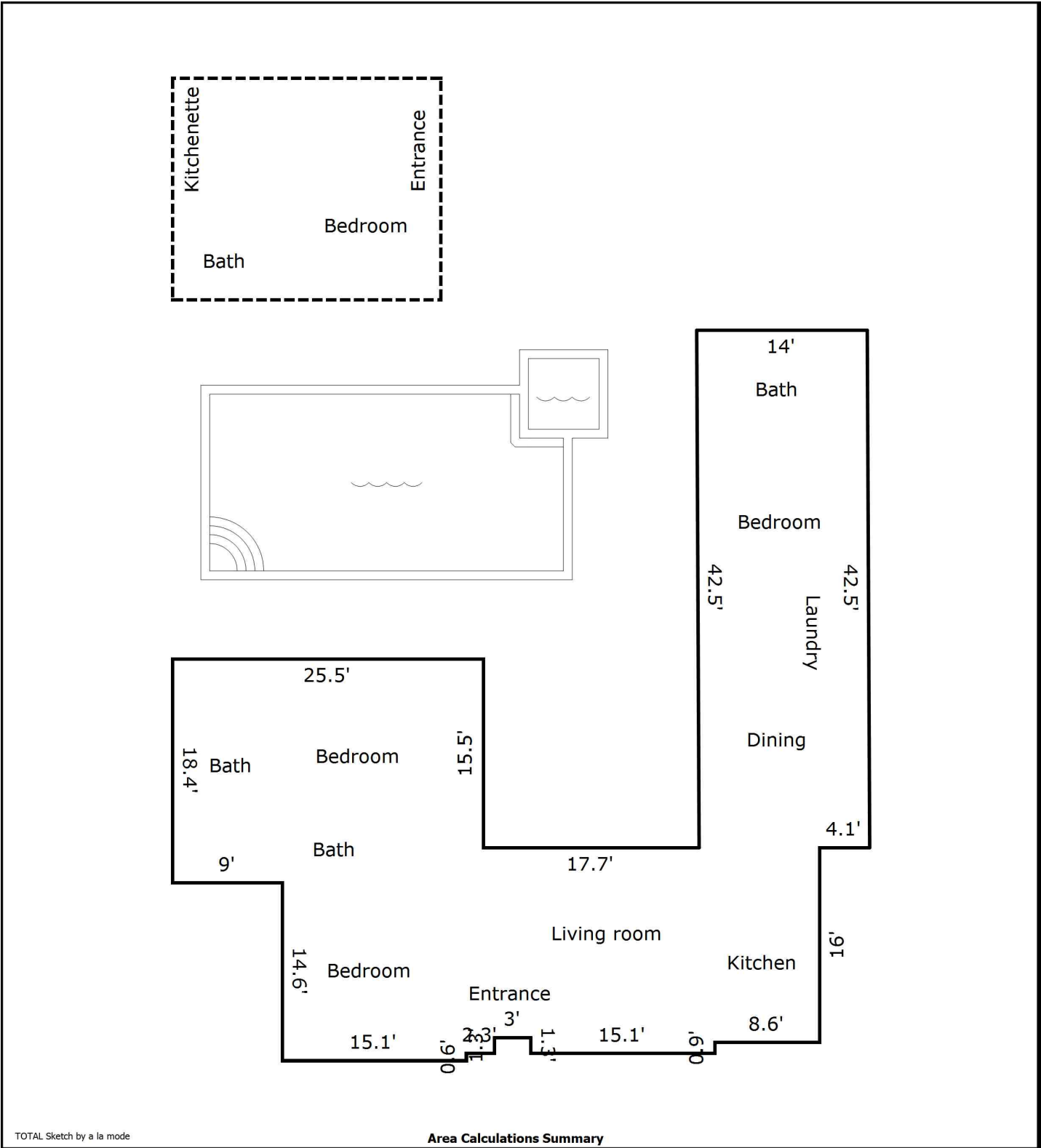
ADDITIONAL COMPARABLE SALES

File No.: 206 Mor

FEATURE		SUBJECT			COMPARABLE SALE # 4				COMPARABLE SALE # 5				COMPARABLE SALE # 6						
Address		206 E Morongo Rd Palm Springs, CA 92264			275 Ridge Rd Palm Springs, CA 92264				324 W Overlook Rd Palm Springs, CA 92264				591 S Indian Trl Palm Springs, CA 92264						
Proximity to Subject					0.47 miles SW				0.60 miles SW				0.59 miles N						
Sale Price		\$ 0					\$ 1,842,000				\$ 2,300,000				\$ 2,245,000				
Sale Price/GLA		\$ 258.01 /sq.ft.			\$ 728.35 /sq.ft.				\$ 1,575.34 /sq.ft.				\$ 909.64 /sq.ft.						
Data Source(s)		Inspection			CRMLS #219095877PS, DOM 17				CRMLS #219103971PS, DOM 29				CRMLS #24432427, DOM 22						
Verification Source(s)		Realist/CRMLS			Realist Doc # 204905				Realist Doc #14446				LIST DATE: 08/27/24						
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION		+ (-) \$ Adjust.		DESCRIPTION		+ (-) \$ Adjust.		DESCRIPTION		+ (-) \$ Adjust.				
Sales or Financing		0			Arms Length Sale				Arms Length Sale				Listing						
Concessions		0			Conventional Loan				Conventional Loan										
Date of Sale/Time		0			07/14/2023				01/17/2024				Active						
Rights Appraised		Fee Simple			Fee Simple				Fee Simple				Fee Simple						
Location		Good / Suburban			Good / Suburban				Good / Suburban				Good / Suburban						
Site		9,750 sf			12,197 sf				10,019 sf				0		11,326 sf		0		
View		Resid/Mtn/Average			Resid/Mtn/Average				Resid/Mtn/Average				Resid/Mtn/Average						
Design (Style)		Spanish			Mid-Century				Spanish				Spanish						
Quality of Construction		Average			Average				Average				Average						
Age		87			69				100				0		89		0		
Condition		Good			Good				Good				Good						
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths			Total	Bdrms	Baths			Total	Bdrms	Baths		
Room Count		8	4	4	7	3	3	+25,000		8	3	3	+25,000		8	4	4		
Gross Living Area		2,159 sq.ft.			2,529 sq.ft.			-74,000		1,460 sq.ft.			+139,800		2,468 sq.ft.			-61,800	
Basement & Finished Rooms Below Grade		0sf			0sf				0sf				0sf						
Functional Utility		Conforms			Conforms				Conforms				Conforms						
Heating/Cooling		Forced air/Central			Forced air/Central				Forced air/Central				Forced air/Central						
Energy Efficient Items		Insulation			Insulation				Insulation				Insulation						
Garage/Carport		No Garage			2 Car Garage				-20,000		2 Car Garage			-20,000		No Garage			
Porch/Patio/Deck		Porch/Cov.Patio			Porch/Cov.Patio				Porch/Cov.Patio				Porch/Cov.Patio						
In-ground Pool/Spa		Pool/Spa			Pool				+10,000		Pool/Spa			Pool				+10,000	
Fireplace		1 Fireplace			1 Fireplace				1 Fireplace				1 Fireplace						
Net Adjustment (Total)					☐ + ☒ -		\$ -59,000		☒ + ☐ -		\$ 144,800		☐ + ☒ -		\$ -51,800				
Adjusted Sale Price of Comparables							\$ 1,783,000				\$ 2,444,800				\$ 2,193,200				
Summary of Sales Comparison Approach See attached addenda.																			

Building Sketch

Borrower	Buyer: Vincent Anthony Lovoy Jr.				
Property Address	206 E Morongo Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92264
Lender/Client	Vincent Anthony Lovoy Jr.				



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details
First Floor	1759.06 Sq ft	0.5 × 0.2 × 42.5 = 4.25 0.5 × 0.2 × 42.5 = 4.25 13.8 × 42.5 = 586.5 25.5 × 15.5 = 395.25 16 × 8.6 = 137.6 16.9 × 15.1 = 255.19 2.9 × 9 = 26.1 17.5 × 15.1 = 264.25 2.3 × 1.3 = 2.99 15.6 × 5.3 = 82.68
Casita	400.4 Sq ft	18.2 × 22 = 400.4
Total Living Area (Rounded):		2159 Sq ft

ADU

YES NO

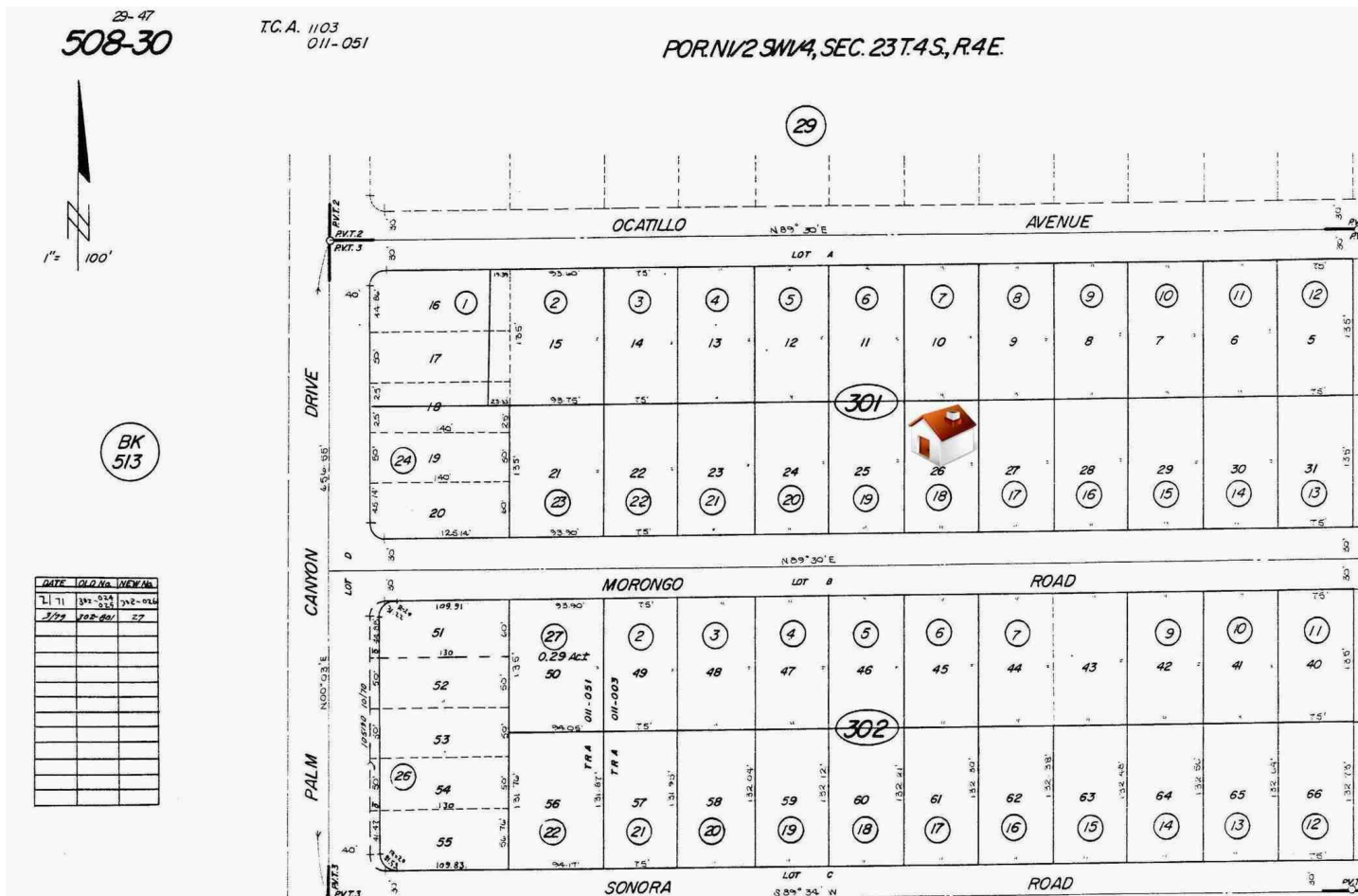
- ☐ ☒ Does the subject have an Accessory Dwelling Unit (ADU)?
If no, check all that are applicable to explain why:
- ☐ The additional living area is not independent of the primary dwelling unit.
- ☒ The additional living area does not include a fully functioning kitchen.
- ☐ The additional living area does not include a fully functioning bathroom.
- ☐ ☒ Is the ADU/additional living area separately metered?
- ☐ ☒ Is there interior access between the primary dwelling unit and the ADU/additional living area?
- ☒ ☐ Is there exterior access to the ADU/additional living area, independent of the primary dwelling unit?
- ☒ ☐ Are ADU's/additional living areas typical for the market?
- ☐ ☒ Is the ADU/additional living area rented?
- ☒ ☐ Does the ADU/additional living area comply with Zoning?
- ☒ ☐ If the ADU is legal per zoning, does the appraisal include at least one comparable with the same use?
- ☐ ☒ If the ADU is not legal per zoning, does the appraisal include at least 3 comparables that have the same non-compliant zoning use?

If the subject has an ADU, please ensure the report conforms to the following requirements:

- 1) The 'One with Accessory' box must be checked in the improvement section.
- 2) For assignments with an interior inspection, interior photos of the ADU must be provided.
- 3) If the ADU is legal per zoning, the report must demonstrate that the improvements are typical for the market through an analysis of at least one comparable property with the same use (e.g. ADU amenity must be bracketed in the grid).
- 4) If the ADU is not legal per zoning, the report must demonstrate that the improvements are typical for the market through an analysis of at least three comparable properties that have the same non-compliant zoning use.

Plat Map

Borrower	Buyer: Vincent Anthony Lovoy Jr.					
Property Address	206 E Morongo Rd					
City	Palm Springs	County	Riverside	State	CA	Zip Code 92264
Lender/Client	Vincent Anthony Lovoy Jr.					



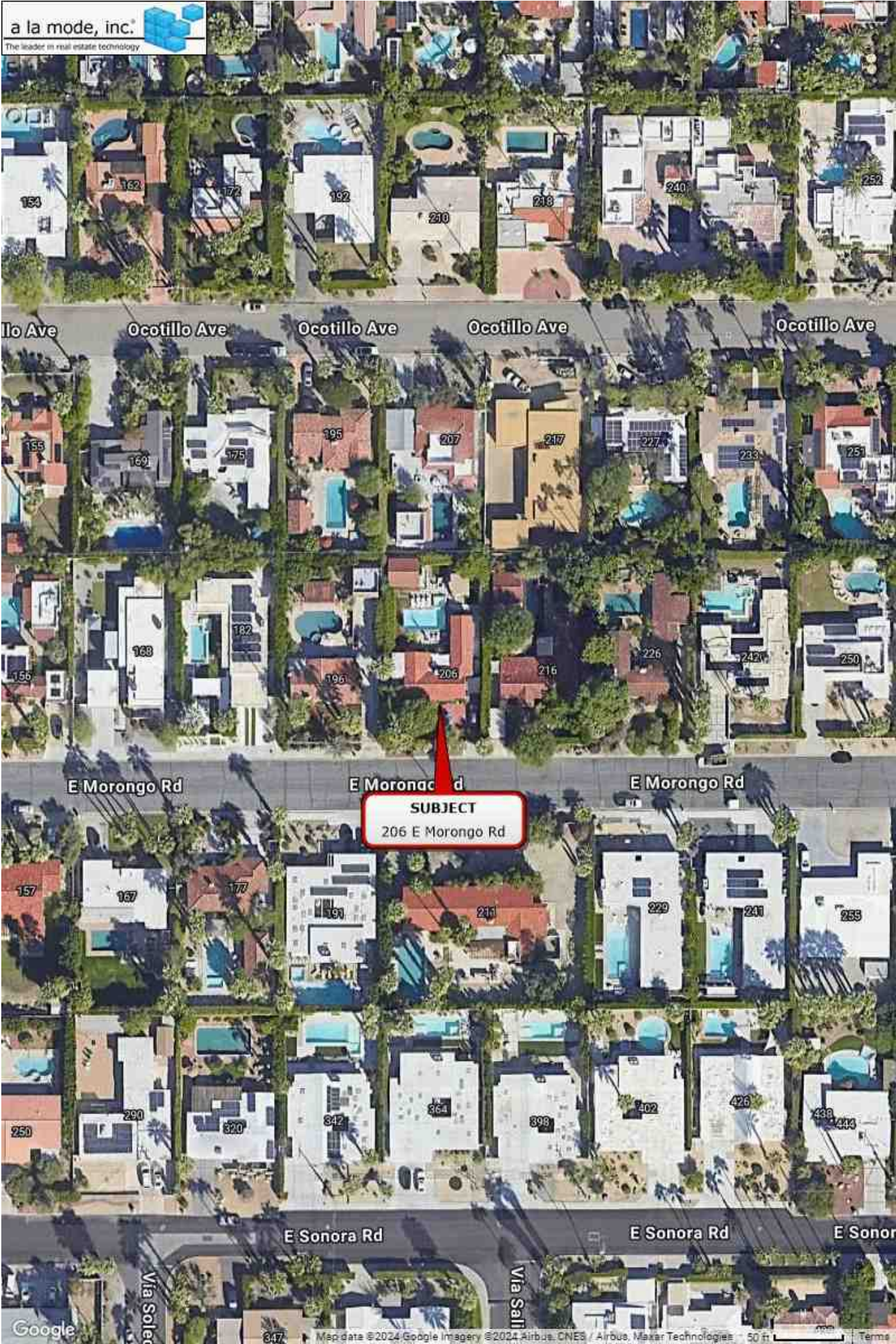
Form MAP.PLAT - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Don Wagnor

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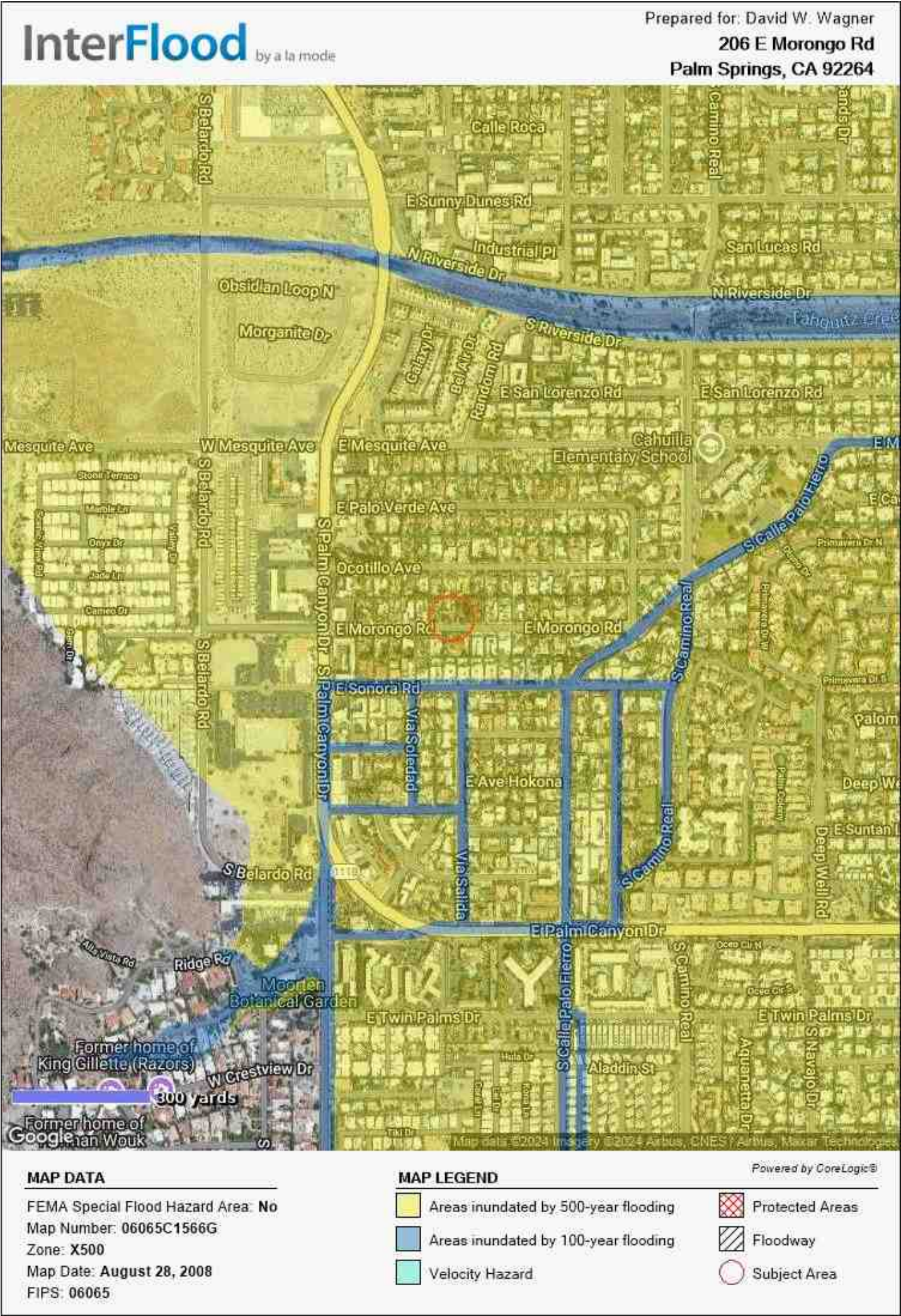
Aerial Map

Borrower	Buyer: Vincent Anthony Lovoy Jr.				
Property Address	206 E Morongo Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92264
Lender/Client	Vincent Anthony Lovoy Jr.				



Flood Map

Borrower	Buyer: Vincent Anthony Lovoy Jr.				
Property Address	206 E Morongo Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92264
Lender/Client	Vincent Anthony Lovoy Jr.				



Location Map

Borrower	Buyer: Vincent Anthony Lovoy Jr.				
Property Address	206 E Morongo Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92264
Lender/Client	Vincent Anthony Lovoy Jr.				



Public Records Property Profile

206 E Morongo Rd, Palm Springs, CA 92264-8402, Riverside County  Pending Listing
APN: 508-301-017 CLIP: 2288372106



MLS Beds	MLS Full Baths	Half Baths	MLS List Price	Sale Date
4	1	N/A	\$1,575,000	12/04/2018
MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
1,879	9,583	1937	SFR	

OWNER INFORMATION

Owner Name	Orozco Louis	Tax Billing Zip	92663
Mail Owner Name	Louis Orozco	Tax Billing Zip+4	3714
Tax Billing Address	502 30th St Unit B	Owner Occupied	Yes
Tax Billing City & State	Newport Beach, CA		

COMMUNITY INSIGHTS

Median Home Value	\$900,791	School District	PALM SPRINGS UNIFIED
Median Home Value Rating	9 / 10	Family Friendly Score	18 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	14 / 100	Walkable Score	64 / 100
Total Incidents (1 yr)	72	Q1 Home Price Forecast	\$926,379
Standardized Test Rank	39 / 100	Last 2 Yr Home Appreciation	24%

LOCATION INFORMATION

Zip Code	92264	School District	Palm Springs
Carrier Route	C014	Comm College District Code	Desert
Zoning	R1	Census Tract	448.05
Tract Number	3	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION

APN	508-301-017	Tax Area	011003
Alternate APN	508-301-017	Lot	27
Exemption(s)	Homeowner	Water Tax Dist	Desert
% Improved	90%		
Legal Description	LOT 27 MB 017/086 PALOS VERDES TR 3		

MLS for the Subject

Pending

• Single Family Residence

206 E Morongo Rd • Palm Springs 92264

4 beds, 4 full baths • 1,879 sqft • 9,583 sqft lot • \$838.21/sqft • Built in 1937

From S. Palm Canyon Drive, turn east onto Morongo Road. The house is on the left.

\$1,575,000

0 days on the market

Listing ID: 24437047



Come and see this remodeled, relaxing retreat that embodies quintessential Palm Springs living. Once inside the gate, you will appreciate its tranquility and beauty. A poolside afternoon in this serene setting will have you relaxed and carefree. The interior will delight you with its spacious bathrooms, ample showers, quartz countertops, ceramic tile floors, , brand new A/C units, private patio and generous accommodations for both family and guests. If outdoor living is your passion, you will love the charming detached casita, fabulous fountain, generous pool, gas firepit, cabana, outdoor shower, gas fireplace, outdoor kitchen, and stunning mountain view. Own the land you live on. There are no leased land issues to contend with here. This 4 bedroom, 4 bathroom beauty comes turnkey furnished.

Facts & Features

- Listed On 09/28/2024
 - Original List Price of \$1,575,000
 - Levels: One
 - 2 Total parking spaces
 - SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included
 - Cooling: Central Air
 - Heating: Central, Fireplace(s), Forced Air
 - Fireplace: Living Room, Patio, Gas, Fire Pit
 - Patio: Concrete
 - Pool: Private, In Ground, Tile
 - Spa: Above Ground
 - View: Mountain(s)

Interior

- Rooms: Guest/Maid's Quarters, Primary Bathroom
 - Eating Area: Dining Room
- Appliances: Barbecue, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator
 - Other Interior Features: Block Walls, Cathedral Ceiling(s), Ceiling Fan(s), Furnished

Exterior

- Lot Features: Back Yard, Front Yard, Lawn
- Sewer: Sewer Paid

Additional Information

- Standard sale
 - Palm Springs Unified School District
- 334 - South End Palm Springs area
 - Riverside County
 - Parcel # 508301017

Subject Photo Page

Borrower	Buyer: Vincent Anthony Lovoy Jr.				
Property Address	206 E Morongo Rd				
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Lender/Client	Vincent Anthony Lovoy Jr.				



Subject Front

206 E Morongo Rd	
Sales Price	0
Gross Living Area	2,159
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	4
Location	Good / Suburban
View	Resid/Mtn/Average
Site	9,750 sf
Quality	Average
Age	87



Subject Rear



Subject Street

Interior Photos

Borrower	Buyer: Vincent Anthony Lovoy Jr.				
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Alternate street



Address verification



Subject front view from behind the gate



Front entrance/Living room



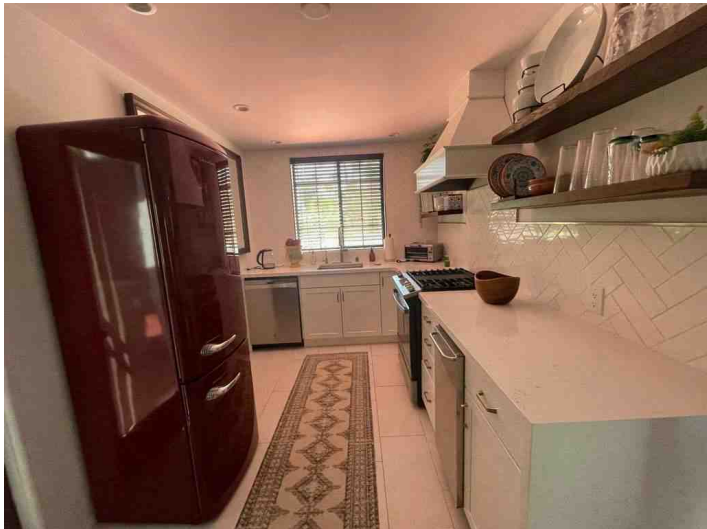
Living room alternate view



Living room with fireplace

Interior Photos

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Kitchen



Kitchen



Dining



Bedroom 1



Bedroom 2



Bedroom 3

Interior Photos

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City	Palm Springs	County	Riverside	State	CA Zip Code 92264
Lender/Client	Vincent Anthony Lovoy Jr.				



Bath 1



Bath 2



Bath 3



Laundry closet



Detached casita



Detached Casita (Bedroom 4)

Interior Photos

Borrower	Buyer: Vincent Anthony Lovoy Jr.				
Property Address	206 E Morongo Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92264
Lender/Client	Vincent Anthony Lovoy Jr.				



Detached Casita Kitchenette



Detached Casita bath (Bath 4)



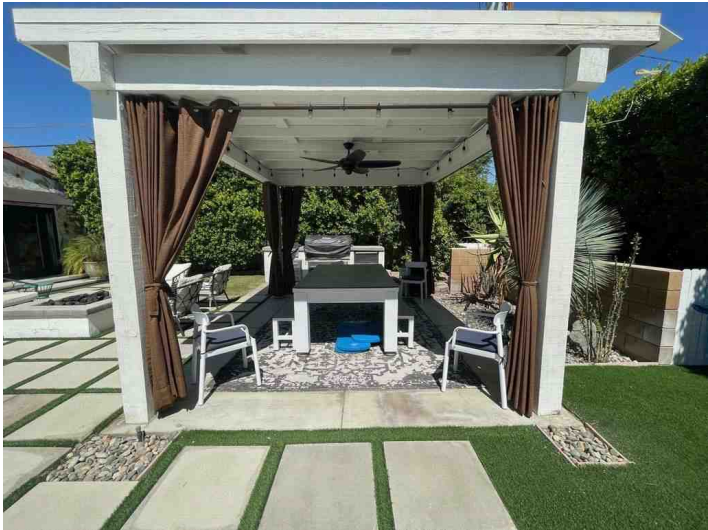
In-ground pool/spa



In-ground pool/spa



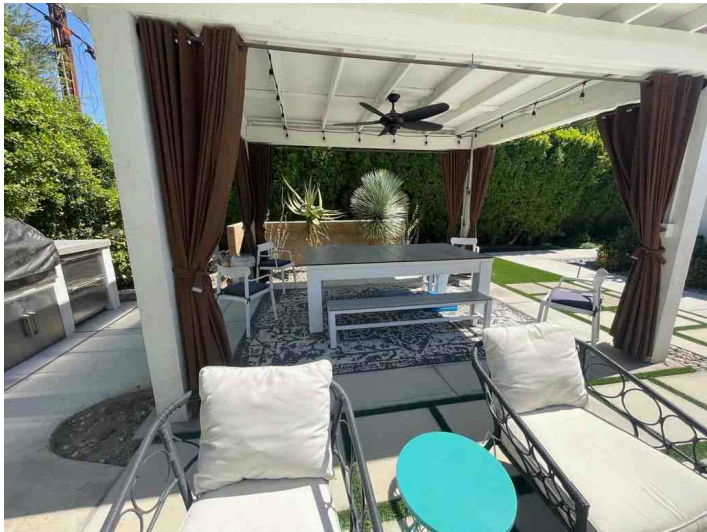
Mountain view from back yard



Covered patio

Interior Photos

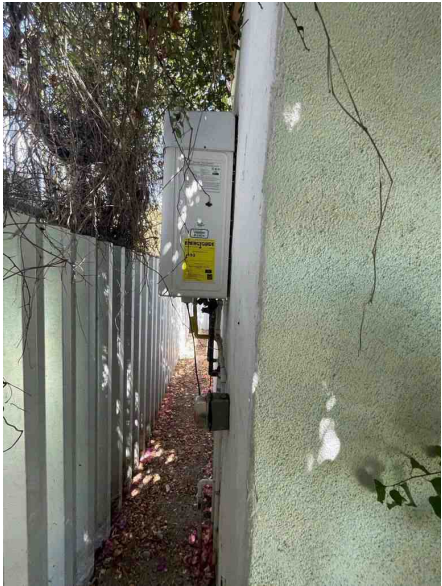
Borrower	Buyer: Vincent Anthony Lovoy Jr.				
Property Address	206 E Morongo Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92264
Lender/Client	Vincent Anthony Lovoy Jr.				



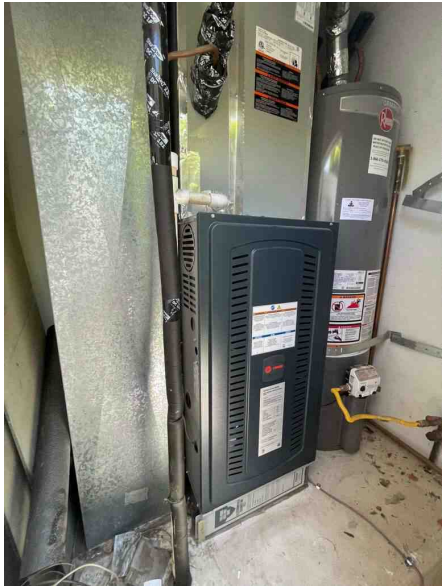
Covered patio



Outdoor cooking area



Water heater 1



Water heater 2



Water heater 3



Smoke detector

Interior Photos

Borrower	Buyer: Vincent Anthony Lovoy Jr.				
Property Address	206 E Morongo Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92264
Lender/Client	Vincent Anthony Lovoy Jr.				



Smoke detector



Carbon Monoxide detector

Supplemental Addendum

File No. 206 Mor

Borrower	Buyer: Vincent Anthony Lovoy Jr.				
Property Address	206 E Morongo Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92264
Lender/Client	Vincent Anthony Lovoy Jr.				

• GP Residential: Sales Comparison Analysis - Summary of Sales Comparison Approach

It is impossible to arrive at a market based adjustment for variances with some components. A consideration may be how recent the updating has been completed. The appraiser has researched each properties "bundle of amenities" to in order to analyze what meets market expectations and to estimate whether those amenities meets, does not meet or exceeds market expectations supporting an adjustment.

Sales recited are from the subject market area and are in acceptable proximity to the subject. All value affecting dissimilarities were adjusted according to market reaction. The appraiser attempts to use paired sales (if available). If paired sales are not available, sellers and realtors are used to assist in the development of a market reaction to features, extraction method and historical data are also considered in determining these adjustments. See attached addendum

The comparable sales were verified, and the appraiser was able to ascertain that there were no significant sales concessions, special financial or other special financing.

The appraiser attempts to use paired sales (if available). If paired sales are not available, sellers and realtors are used to assist in the development of a market reaction to features, extraction method and historical data are also considered in determining these adjustments.

All available sales data sources available to the appraiser within the normal course of business are evaluated. Sources for sales data may be researched and verified through a combination of the following: local Multiple Listing Service, Assessor's office, independent data verification services, local builders and contractors, developers, title companies, buyers, sellers, Realtors, Appraisers, and past appraisals performed by the appraiser.

After review of available comparable sales data of arms-length transactions within the subject market area, the appraiser chooses sales that the most comparable to the subject property. Then, the sales are put on a grid type format. The data that is believed to be most relevant for comparative purposes is analyzed in the same format as the subject that has been input within the sales comparison grid.

After each sale has been entered into the sales grid, the appraiser is able to readily identify differences between the subject property and comparables chosen for analysis. Ideally, the appraiser uses the principle of substitutes for the subject property, each of the differences found with the comparables are considered and adjusted where appropriate to mirror the subject.

COUNTY RECORDS

In California, there is no law requiring that sales be recorded, therefore there can be no regulation of what is recorded, when it is recorded or the accuracy of the recorded data.

There is no quality control of the recorded data. It is not unusual for there to be significant discrepancies between public record data and MLS data, or other actual facts discovered by property inspection. In general, the only data that is known reliable on a public records report (within control of the assessor,) is the document number used to record a transaction. Every other item of data on these reports may have variety of inaccuracies and are subject to independent confirmation by appropriate professionals. This includes legal descriptions, assessor parcel numbers, addresses, gross living area, basement/attic data, room counts, garage descriptions, and it is possible for transfers to be missing from this publically-available record.

The public records typically used in appraisal reports come from third party providers that have access to assessor records, that attempt to reformat the assessor's data into the usable reports that can be accessed on-line, for a fee. It should be stressed that these "public records" are not the assessor's actual records, which exists in other forms within the office of the Assessor. It should be noted that the County Assessor takes no responsibility for the accuracy of the public records and states that these records should not be used for confirmation of gross living area, room count, age or any other feature of the property that may be changed without notification to the county.

PERMITS

Additions to buildings may be fully permitted by the city, but not shown on the public records; the city permitting systems are an independent system, controlled by the city, and are completely separated from the county's records. The county typically charges a home-owner for a modification to the public record, so owners do not always choose to complete this process. This is especially true when an addition increases the GLA and could result in higher taxes.

Most city and county governments do not have permit information available on-line, prior to 1990. Modifications made to properties prior to 1970 are considered "Exempt from permits" or 'grand-fathered' in. The lack of permits does not mean that original work was not permitted only that they are no longer available.

An appraiser is not authorized by the city or county to certify permits or permit-ability. I do not provide or comment on permits. This can only be done by inspection from the appropriate city / county planning and/or building safety department. The appraiser can comment on the quality of construction used in the addition, but the actual status of permits and whether or not a specific permit did or did not cover all of the work done to a property is something that can only be done by the appropriate authorized inspector.

The appraiser cannot certify or estimate work that requires a specific license; the appraiser is not a plumber, electrician, architect or contractor, etc., and cannot do anything that requires those kinds of licenses.

Supplemental Addendum

File No. 206 Mor

Borrower	Buyer: Vincent Anthony Lovoy Jr.				
Property Address	206 E Morongo Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92264
Lender/Client	Vincent Anthony Lovoy Jr.				

09/20/2024

The pre-adjusted / adjusted range of value exceeds the preferred guidelines. This can be attributed to the complexity of comparable selection and the limited number of recent, available comparable sales. The subject's floor plan, GLA and bathroom count in conjunction with age made it necessary to utilize a variety of homes to "bracket" the market's reaction for each contributable characteristic.

Detached guest house/Casita

The subject has a 400 sf detached 1 bedroom / 1 bath detached guest house or "casita". This is legal and recognized in this market. The real question when dealing with any accessory dwelling is how the market sees the structure – and how much buyers are willing to pay for it. It all depends on the neighborhood and specific market.

Official records and the local MLS include the detached structure in the overall square footage

Subject

Main house: 1,759 sf 3 bedroom, 3 baths

Casita 400 sf 1 bedroom, 1 bath

How market views home: 2,159 sf 4 bedroom, 4 bath

Sale #1

1555 S Indian Trl
closed 11/13/23, selected for these reasons. My research finds no credible evidence a view adjustment is supported. This is not to say all views are the same, simply the data analyzed does not produce adequate data to arrive at a market based adjustment. The decorating, condition and interior amenities while not exactly the same as the subject is acceptable for this market. There is no measurable differences that would support a condition adjustment.

Sale #2

1190 S Paseo De Marcia
closed 05/17/2024, selected for these reasons. My research finds no credible evidence a view adjustment is supported. This is not to say all views are the same, simply the data analyzed does not produce adequate data to arrive at a market based adjustment. The decorating, condition and interior amenities while not exactly the same as the subject is acceptable for this market. There is no measurable differences that would support a condition adjustment.

Sale #3

1529 S Riverside Dr
closed 04/18/2024, selected for these reasons. My research finds no credible evidence a view adjustment is supported. This is not to say all views are the same, simply the data analyzed does not produce adequate data to arrive at a market based adjustment. The decorating, condition and interior amenities while not exactly the same as the subject is acceptable for this market. There is no measurable differences that would support a condition adjustment.

Sale #4

275 Ridge Rd
closed 07/14/2023, selected for these reasons. My research finds no credible evidence a view adjustment is supported. This is not to say all views are the same, simply the data analyzed does not produce adequate data to arrive at a market based adjustment. The decorating, condition and interior amenities while not exactly the same as the subject is acceptable for this market. There is no measurable differences that would support a condition adjustment.

Sale #5

324 W Overlook Rd
Closed 01/17/2024 selected for these reasons. Spanish style home. My research finds no credible evidence a view adjustment is supported. This is not to say all views are the same, simply the data analyzed does not produce adequate data to arrive at a market based adjustment. The decorating, condition and interior amenities while not exactly the same as the subject is acceptable for this market. There is no measurable differences that would support a condition adjustment.

Active Listing #6

591 S Indian Trl
LIST DATE: 08/27/24, selected for these reasons. Spanish style home. My research finds no credible evidence a view adjustment is supported. This is not to say all views are the same, simply the data analyzed does not produce adequate data to arrive at a market based adjustment. The decorating, condition and interior amenities while not exactly the same as the subject is acceptable for this market. There is no measurable differences that would support a condition adjustment.

Prices are arrived at via negotiations between a buyer and seller. At the time a sale is negotiated, there likely are not 2 identical properties available for a buyer to choose from. As is noted arriving a specific contributory values for specific amenities is difficult as there always a range and not typically a specific amount in the current marketplace.

Comparable Photo Page

Borrower	Buyer: Vincent Anthony Lovoy Jr.				
Property Address	206 E Morongo Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92264
Lender/Client	Vincent Anthony Lovoy Jr.				



Comparable 1

1555 S Indian Trl	
Proximity	0.23 miles SE
Sale Price	1,735,000
GLA	1,964
Total Rooms	8
Total Bedrms	4
Total Bathrms	3
Location	Good / Suburban
View	Resid/Mtn/Average
Site	10,019 sf
Quality	Average
Age	72



Comparable 2

1190 S Paseo De Marcia	
Proximity	0.69 miles E
Sale Price	2,200,000
GLA	2,797
Total Rooms	8
Total Bedrms	4
Total Bathrms	4.1
Location	Good / Suburban
View	Resid/Mtn/Average
Site	10,454 sf
Quality	Average
Age	54



Comparable 3

1529 S Riverside Dr	
Proximity	0.80 miles E
Sale Price	1,900,000
GLA	1,998
Total Rooms	7
Total Bedrms	3
Total Bathrms	3.0
Location	Good / Suburban
View	Resid/Mtn/Average
Site	10,890 sf
Quality	Average
Age	75

Comparable Photo Page

Borrower	Buyer: Vincent Anthony Lovoy Jr.				
Property Address	206 E Morongo Rd				
City	Palm Springs	County	Riverside	State	CA
				Zip Code	92264
Lender/Client	Vincent Anthony Lovoy Jr.				



Comparable4

275 Ridge Rd	
Proximity	0.47 miles SW
Sale Price	1,842,000
GLA	2,529
Total Rooms	7
Total Bedrms	3
Total Bathrms	3
Location	Good / Suburban
View	Resid/Mtn/Average
Site	12,197 sf
Quality	Average
Age	69



Comparable5

324 W Overlook Rd	
Proximity	0.60 miles SW
Sale Price	2,300,000
GLA	1,460
Total Rooms	8
Total Bedrms	3
Total Bathrms	3
Location	Good / Suburban
View	Resid/Mtn/Average
Site	10,019 sf
Quality	Average
Age	100



Comparable6

591 S Indian Trl	
Proximity	0.59 miles N
Sale Price	2,245,000
GLA	2,468
Total Rooms	8
Total Bedrms	4
Total Bathrms	4
Location	Good / Suburban
View	Resid/Mtn/Average
Site	11,326 sf
Quality	Average
Age	89

List / Sell Percent Ratio

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
24432427	591 S Indian Trail	4	4	2,468	\$909.64	08/27/2024	22	\$2,245,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
219101393PS	1555 S Indian Trail	4	3	1,964	\$878.31	10/16/2023	11/13/2023	21	\$1,725,000	\$1,735,000	100.58
219095877PS	275 Ridge Road	3	3	2,529	\$728.55	06/04/2023	07/14/2023	17	\$1,895,000	\$1,842,500	97.23
P1-16524	1529 S Riverside Drive	3	3	1,998	\$998.50	02/14/2024	04/18/2024	43	\$1,995,000	\$1,900,000	95.24
219111795PS	1190 S Paseo De Marcia	2	5	2,797	\$857.70	05/17/2024	05/20/2024	0	\$2,399,000	\$2,200,000	91.70
219103971PS	324 W Overlook Road	3	3	1,460	\$1,575.34	12/11/2023	01/17/2024	29	\$2,400,000	\$2,300,000	95.83

Inventory Analysis	Prior 7-12 Months (09/20/2023-03/19/2024)	Prior 4-6 Months (03/20/2024-06/19/2024)	Current - 3 Months (06/20/2024-09/19/2024)
Total # of Comparable Sales (Settled)	2	2	0
Absorption Rate (Total Sales/Months)	0.33	0.67	0.00
Total # of Comparable Active Listings	1	0	1
Months of Housing Supply (Lst/Ab. Rate)	3.00	0.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$2,017,500	\$2,050,000	\$0
Median Comparable Sales DOM	25	22	0
Median Comparable List Price (Listings Only)	\$1,995,000	\$0	\$2,245,000
Median Comparable Listings DOM (Listings Only)	43	0	22
Median Sale Price / Median List Price %	97.82%	93.31%	0.00%

*The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.



Active • Single Family Residence

\$2,245,000

591 S Indian Trl • Palm Springs 92264

22 days on the market

4 beds, 4 full baths • 2,468 sqft • 11,326 sqft lot • \$909.64/sqft • Built in 1935

Listing ID: 24432427

Heading East on Ramon from Indian Canyon, turn right onto S. Indian Trails. The property will be found on the corner of Indian and E Camino Parocela.



Next OH: Public: Sun Sep 22, 2:00PM-4:00PM

Exquisite 1930's Spanish Colonial Estate frequently used by Roy & Walt Disney as their family villa when holidaying in Palm Springs. The house has been extensively remodeled and featured in a number of design publications, is set over a huge 0.26 acre corner lot with mature fruit trees and a boules court in the front gardens, and private pool, seating areas and fire-pit in the back. Its quiet location in southern Warm Sands means it is easily walkable to all the bars, restaurants and hotels in the area. The interiors have kept a lot of their original 1930's details, with a large open plan living, kitchen and dining area, with original fireplace, with original large metal awning. Off the main living space are four large ensuite bedrooms, one of which I accessed by its own private stairwell and balcony, overlooking the gardens below. This is a truly magical one of a kind estate and should not be missed. Property can be sold furnished with strong Air Bnb bookings already on calendar.

Facts & Features

- Listed On 08/27/2024
- Original List Price of \$2,245,000
- Levels: Two
- 1 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Individual Room, Inside
- Heating: Forced Air
- Fireplace: Living Room
- Pool: Gunite, Heated, In Ground
- View:

Interior

- Rooms: Atrium, Den, Entry, Family Room, Library, Living Room, Primary Bathroom, Two Primaries, Utility Room, Walk-In Closet
- Eating Area: In Kitchen
- Appliances: Barbecue, Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan

Exterior

Additional Information

- Standard sale
- 334 - South End Palm Springs area
- Riverside County
- Parcel # 508141010

David Wagner

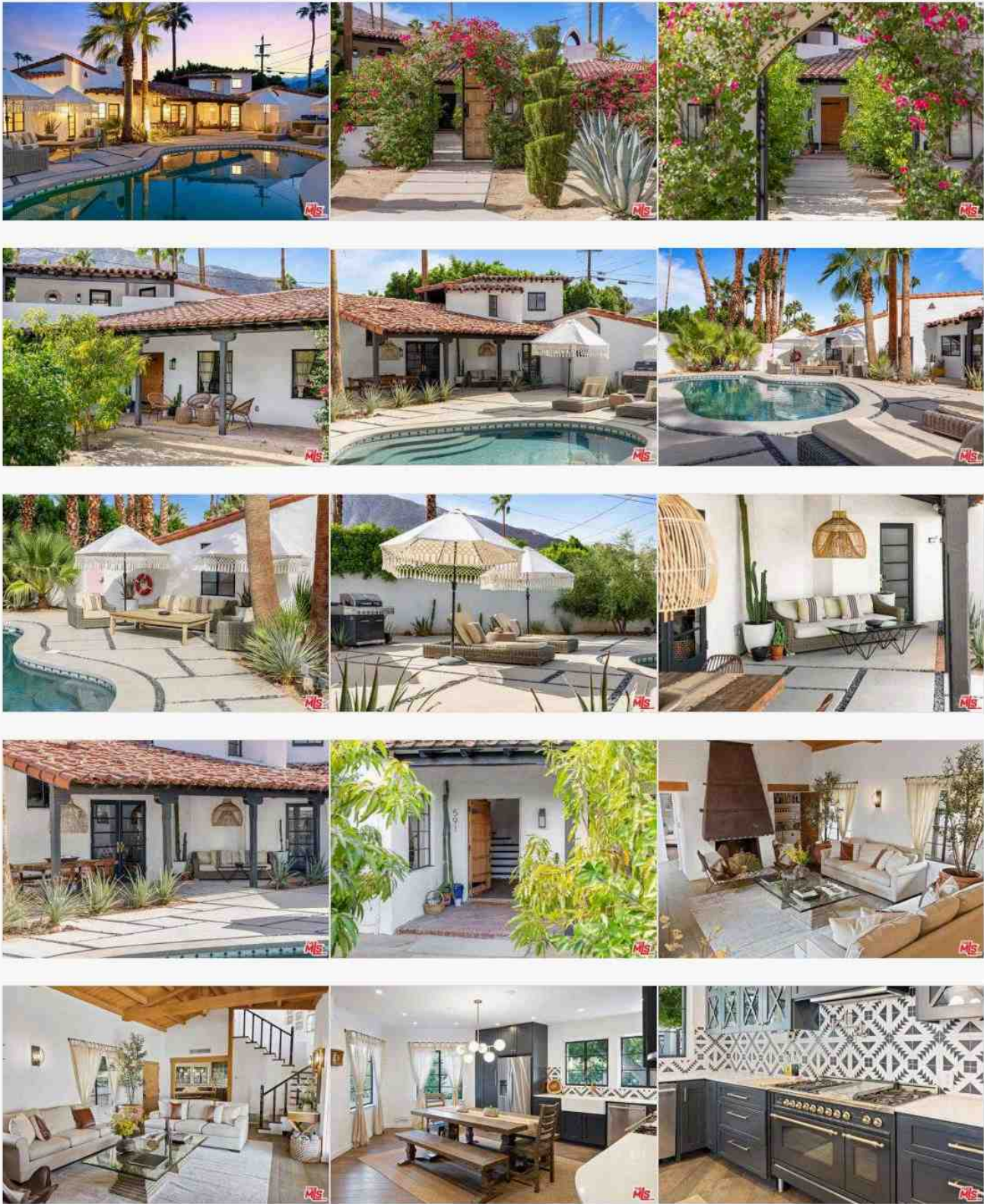
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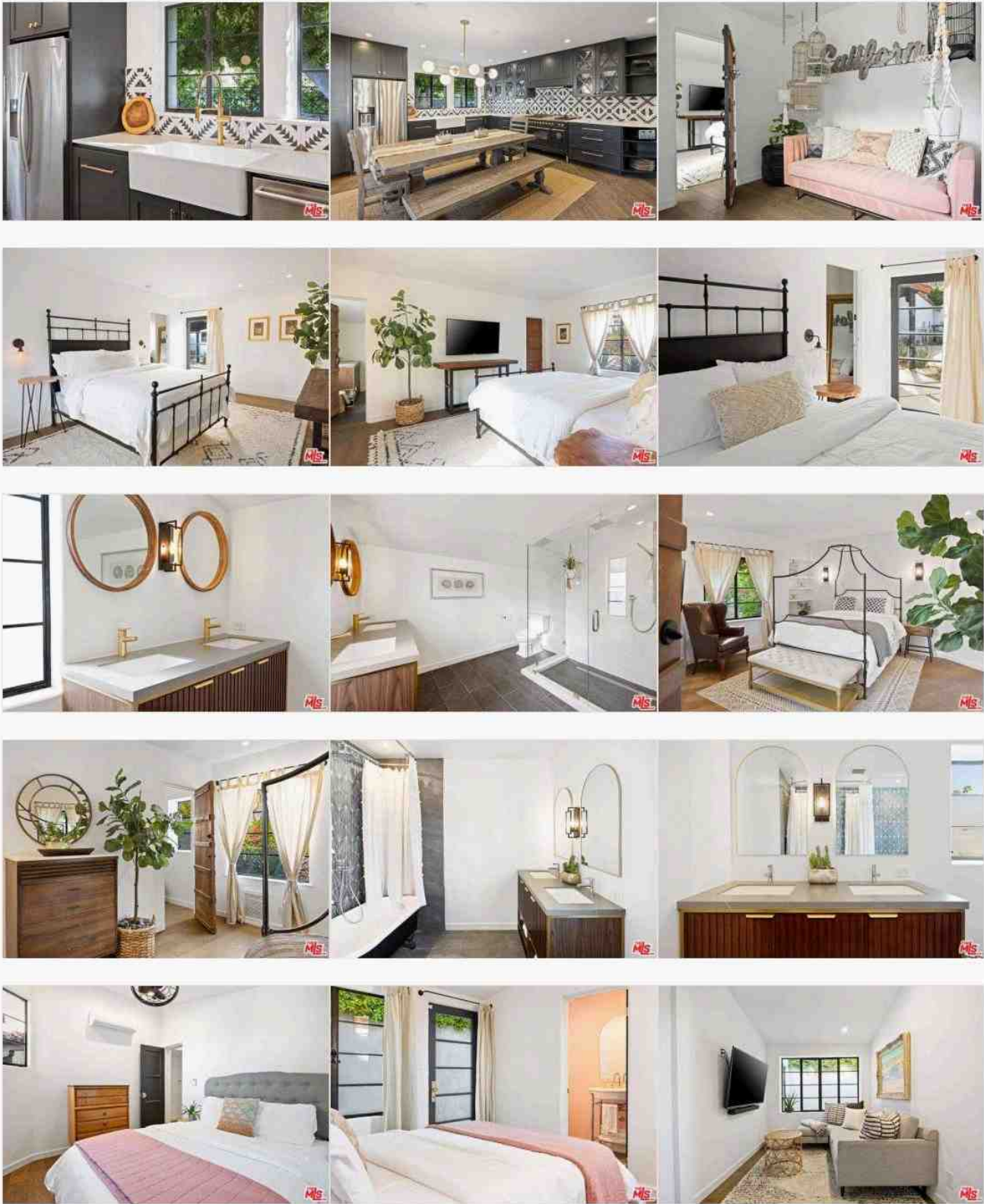
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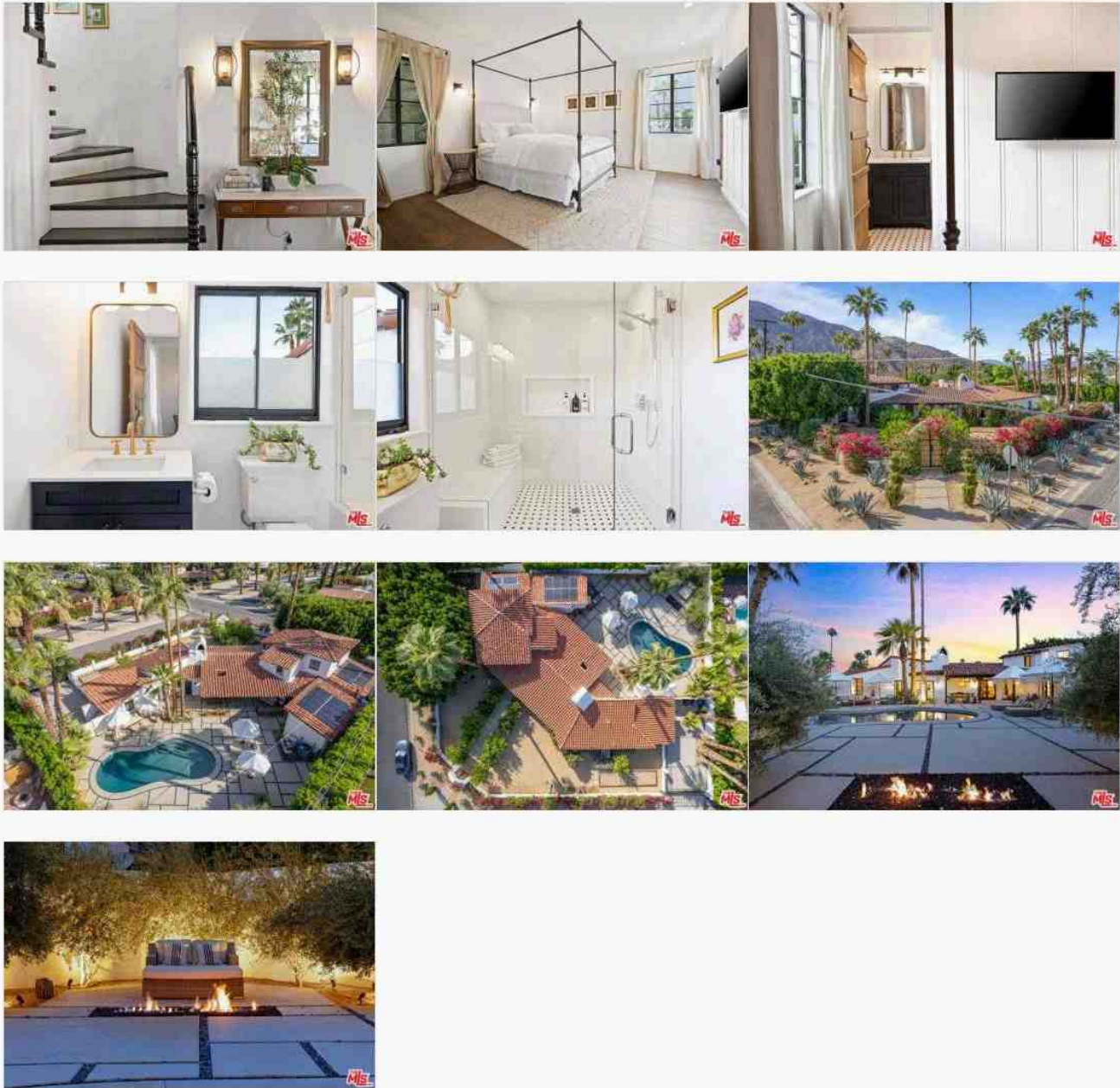
David Wagner, Broker

State License #: 01852093
4751 E. Palm Canyon Dr. No. 100
Palm Springs, 92264

Click arrow to display photos







CUSTOMER FULL: Residential LISTING ID: 24432427

Printed: 09/19/2024 7:03:13 PM

Closed • Single Family Residence

List / Sold:
\$1,725,000/\$1,735,000 ↑

1555 S Indian Trl • Palm Springs 92264
4 beds, 3 full baths • 1,964 sqft • 10,019 sqft lot • \$878,31/sqft • Built in 1952 Listing ID: 219101393PS
From Sunrise, turn onto San Lorenzo. House will be on the right. Cross Street: Indian Trail & Palm Canyon.



This home is situated in the highly sought-after Tahquitz River Estates neighborhood close to the beautiful Villa Royale Hotel. This mid-century modern home has been thoughtfully upgraded for contemporary living, The open kitchen boasts black stainless steel appliances and an oversized island. Every room is a testament to quality renovation, with updated HVAC, electrical and plumbing systems ensuring a hassle-free living experience. One of the highlights of this property is the newly remodeled casita, complete with a full bathroom. Stepping into the backyard, you'll discover your own private paradise. The gorgeous pool and spa create a haven of relaxation and entertainment. Surrounded by lush greenery, this space is perfect for serene evenings by the gas fire-pit. The backdrop of the majestic San Jacinto mountains adds a touch of splendor to your leisure time, offering both privacy and breathtaking views. Located near local favorites like Koffi and the Ace Hotel, providing a myriad of entertainment and dining options just moments away. Whether you're seeking a quiet retreat or a vibrant social scene, this property offers the best of both worlds. This home is in a neighborhood where short-term rental licenses are still available. Additionally, there are no HOA fees and this property is on Fee Simple so you own the land. Don't miss your chance to own this exceptional property in the heart of sunny Palm Springs. Reach out today to schedule a private viewing.

Facts & Features

- Sold On 11/13/2023
- Original List Price of \$1,725,000
- Levels: One
- 0 Garage spaces/Attached Garage
- 6 Total parking spaces
- 0 Total carport spaces
- SellerConsiderConcessionYN:
- Laundry: In Closet
- Cooling:
- Heating: Central
- Patio: Concrete
- Pool: Private, Electric Heat, In Ground, Salt Water
- View: Mountain(s), Pool

Interior

- Rooms: Entry, Great Room, Guest/Maid's Quarters, Primary Suite, Walk-In Closet
- Eating Area: Breakfast Counter / Bar, Dining Room, In Living Room
- Appliances: Dishwasher, Disposal, Gas Cooking, Gas Oven, Gas Range, Gas Cooktop, Range Hood, Refrigerator, Vented Exhaust Fan, Water Line to Refrigerator
- Other Interior Features: High Ceilings

Exterior

- Lot Features: Rectangular Lot

Additional Information

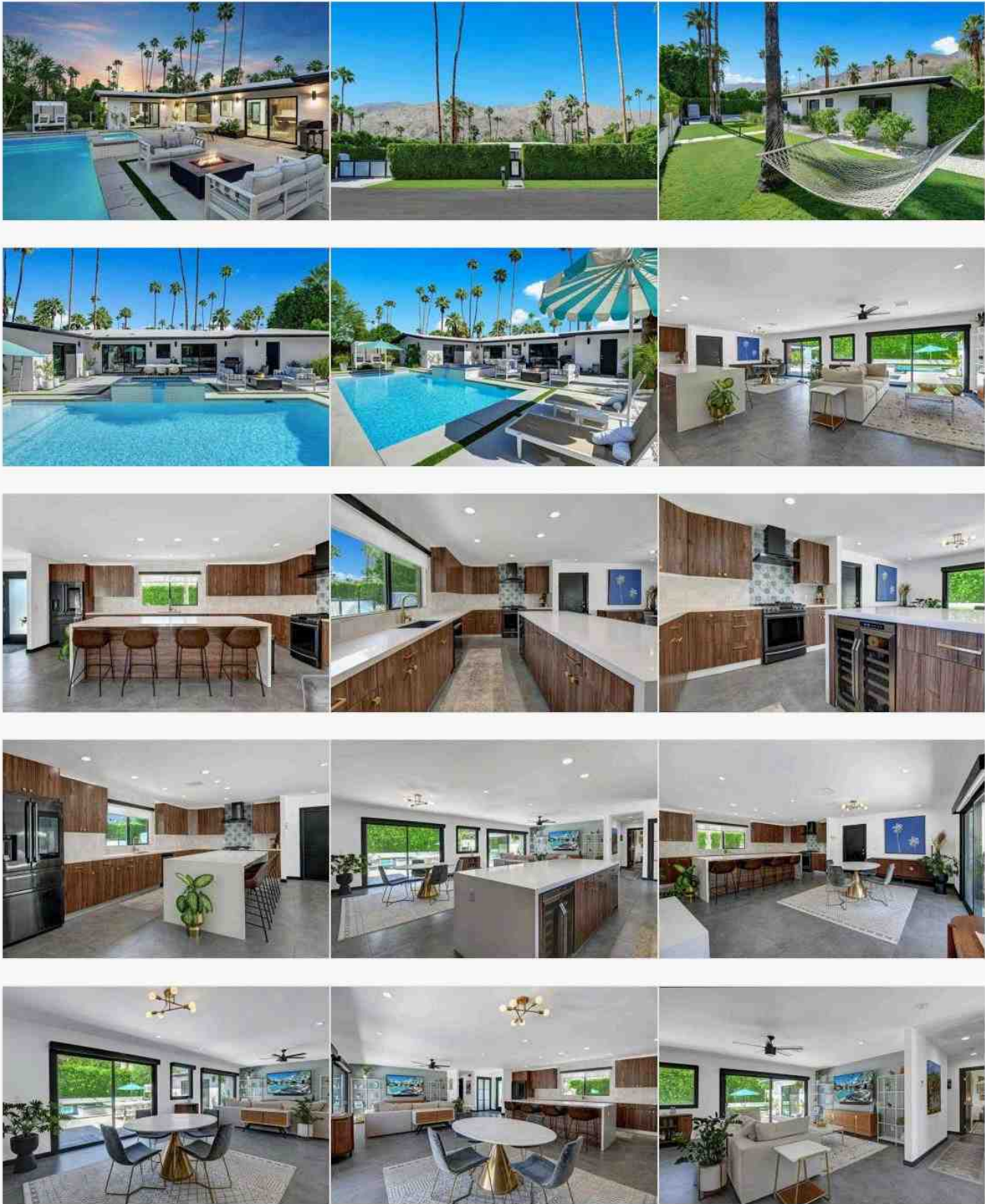
- Standard sale
- Buyer Agency Compensation: 2.000%
- 334 - South End Palm Springs area
- Riverside County
- Parcel # 508363006

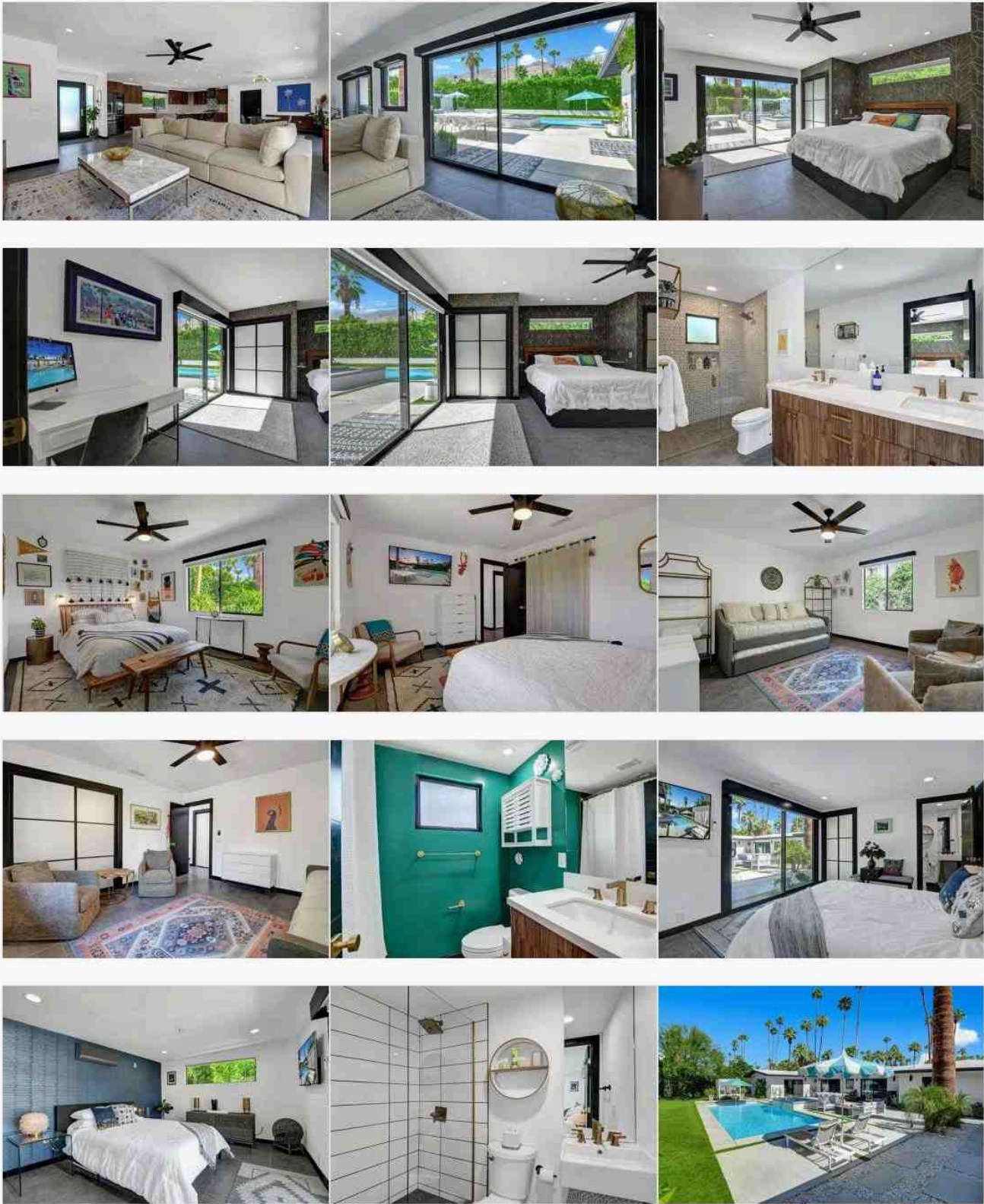
David Wagner
State License #: 01852093

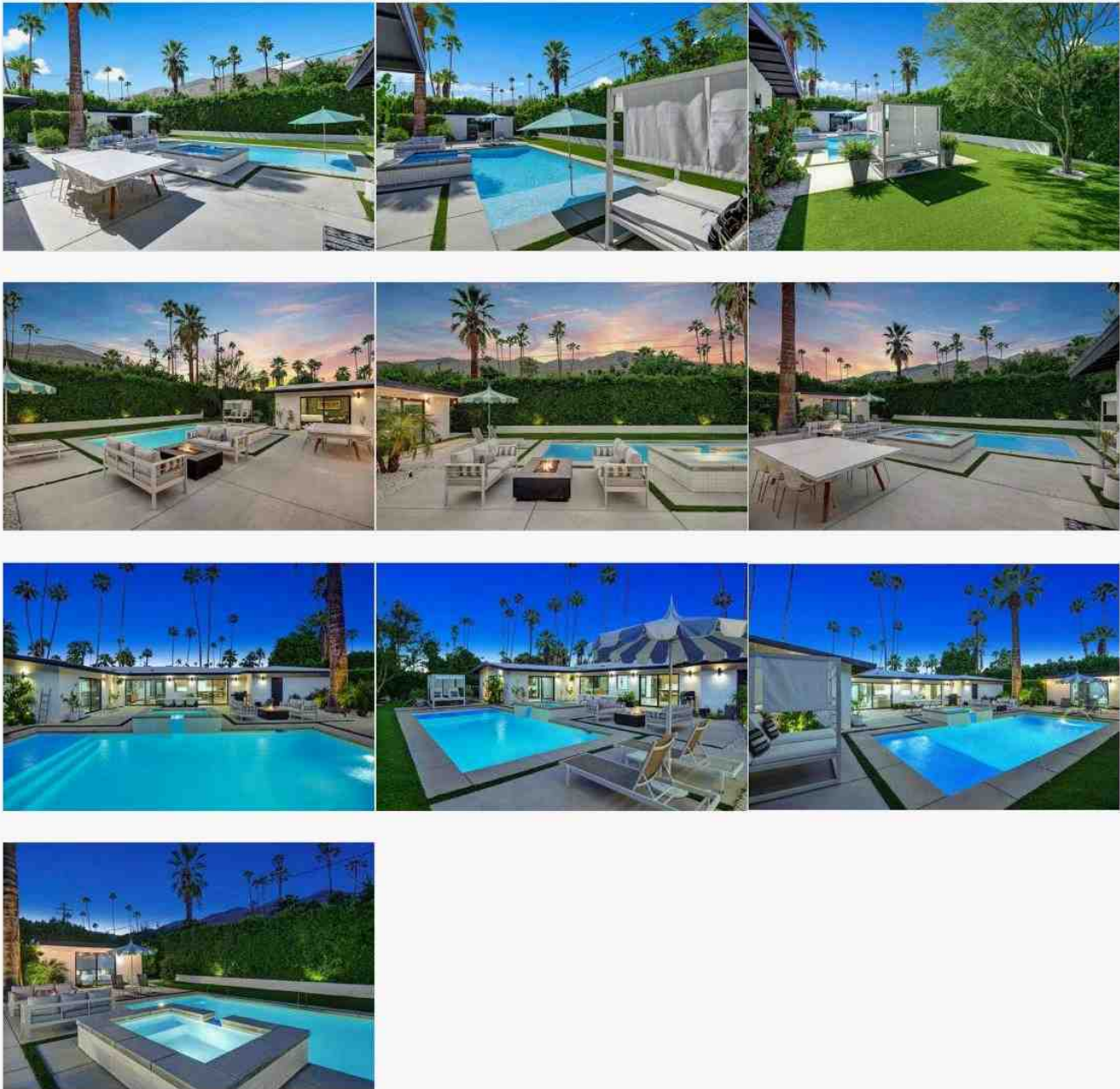
Fax: --

David Wagner, Broker
State License #: 01852093
4751 E. Palm Canyon Dr. No. 100
Palm Springs, 92264

Click arrow to display photos







CUSTOMER FULL: Residential LISTING ID: 219101393PS

Printed: 09/19/2024 7:03:13 PM

Closed • **Single Family Residence**

List / Sold:
\$1,895,000/\$1,842,500 ↓

275 Ridge Rd • Palm Springs 92264
3 beds, 3 full baths • **2,529 sqft** • **12,197 sqft lot** • **\$728,55/sqft** • **Built in 1955** **17 days on the market**
South Palm Canyon Dr to El Camino way (at Moortens Botanical Garden) west toward the mountain on El Camino then veer to the right on Ridge Rd. Cross Street: El Camino Way. Listing ID: 219095877PS



A REFINED CLASSIC 1955 ATOMIC RANCH! 275 Ridge Rd was home to Palm Springs celebrity photographer, Paul Pospesil from 1955 to 1999. This mid-century stunner is located in the highly coveted & historic Mesa neighborhood of south Palm Springs. Known as the Hollywood Hills of Palm Springs the Mesa has been home to celebrities past and present. Tucked away in the foothills of the San Jacinto Mts this hillside enclave enjoys shelter from the rushing wind and the blazing summer sun. The redesign of this mid-mod includes notable butterfly roofline to enhance & enlarge the stylish home. The timeless open plan design includes vaulted ceilings & lots of glass bringing the outdoors in and flooding the space with tons of natural light. A handsome stacked stone fireplace anchors this space. The adjacent open kitchen is sleek & contemporary in design with granite surfaces & stainless appliances including wine fridge & warming drawer. Fantastic outdoor entertaining space includes pool with waterfall feature & a complete outdoor kitchen! Third BR/BA is separate entrance casita! All new landscape with native plants & a hilltop dining gazebo with amazing up-close mountain views. The location of this home is stellar offering elevated views of the rugged beauty only found in the Mesa. The hidden secret under all this beauty is a vintage bomb shelter that once housed the photographers dark room. The space is enormous and possible uses are limited only by your imagination!

Facts & Features

- Sold On 07/14/2023
- Original List Price of \$1,895,000
- Levels: One
- 2 Garage spaces/Detached Garage
- 4 Total parking spaces
- 0 Total carport spaces
- SellerConsiderConcessionYN:
- Cooling: Central Air
- Heating: Central, Natural Gas
- Fireplace: Living Room
- Pool: Waterfall, In Ground, Electric Heat
- View: City Lights, Mountain(s)

Interior

- Rooms: Guest/Maid's Quarters

Exterior

- Lot Features: Sprinklers Drip System, Sprinklers Timer, Sprinkler System

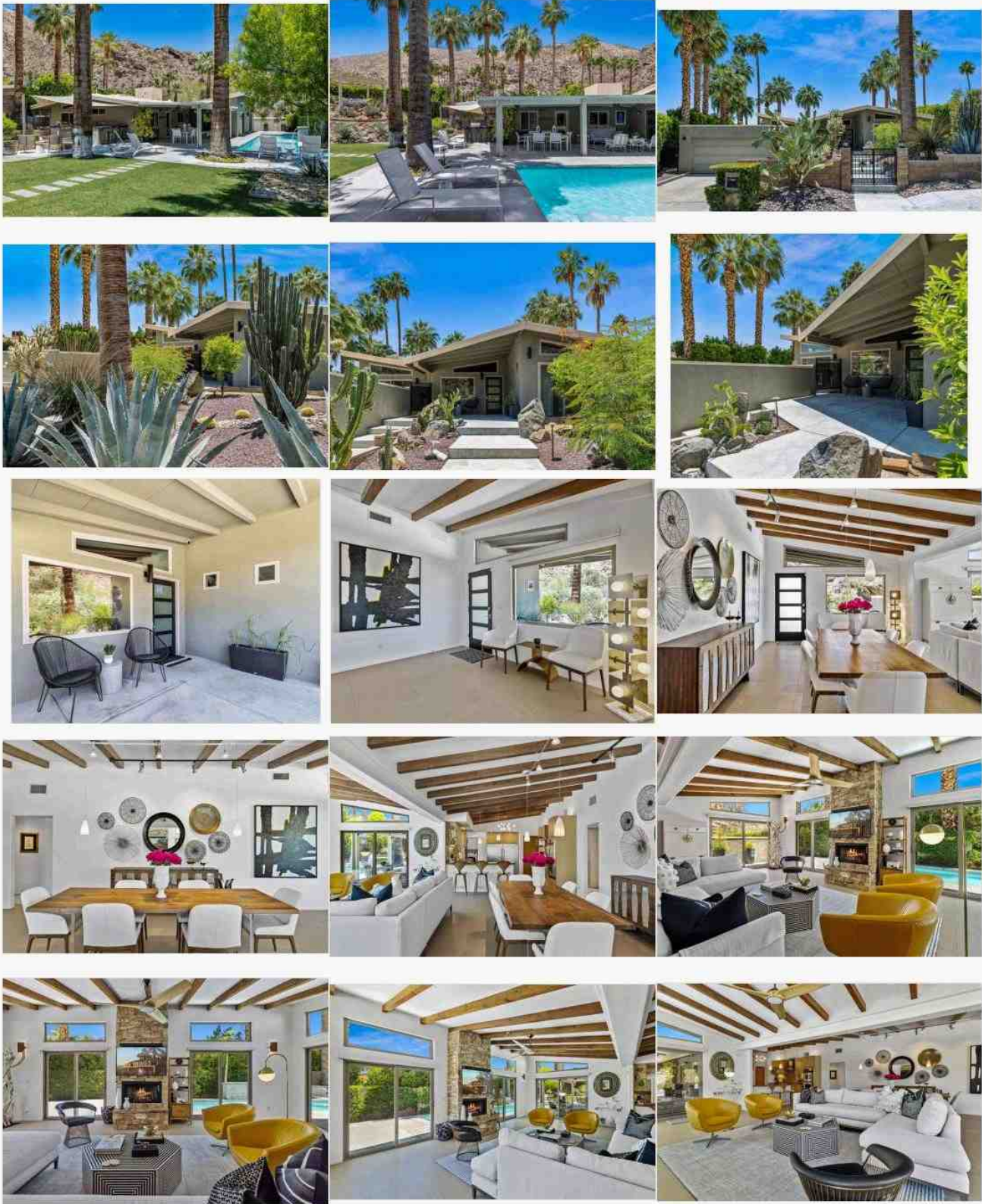
Additional Information

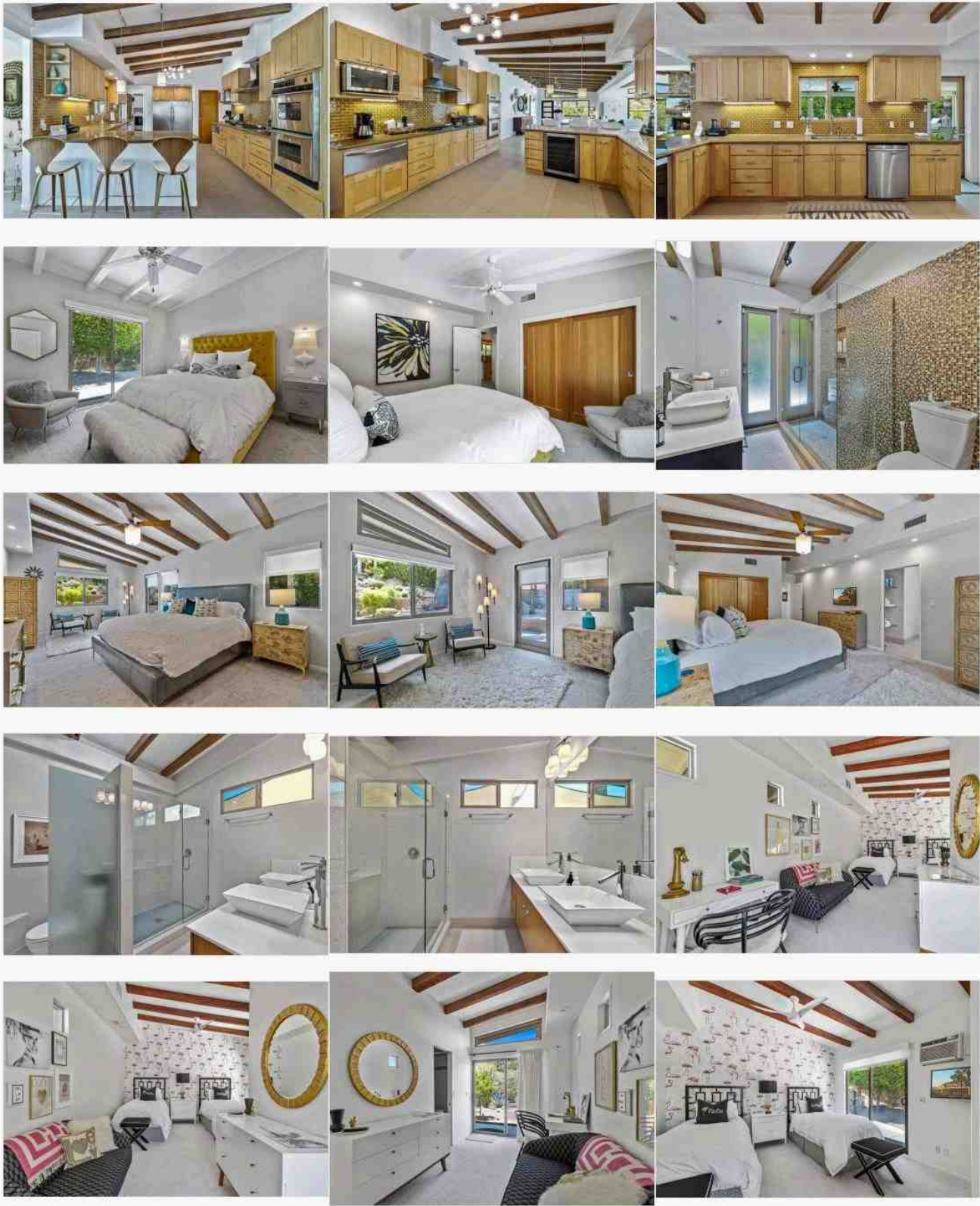
- Standard sale
- Buyer Agency Compensation: 2.5%
- 334 - South End Palm Springs area
- Riverside County
- Parcel # 513352011

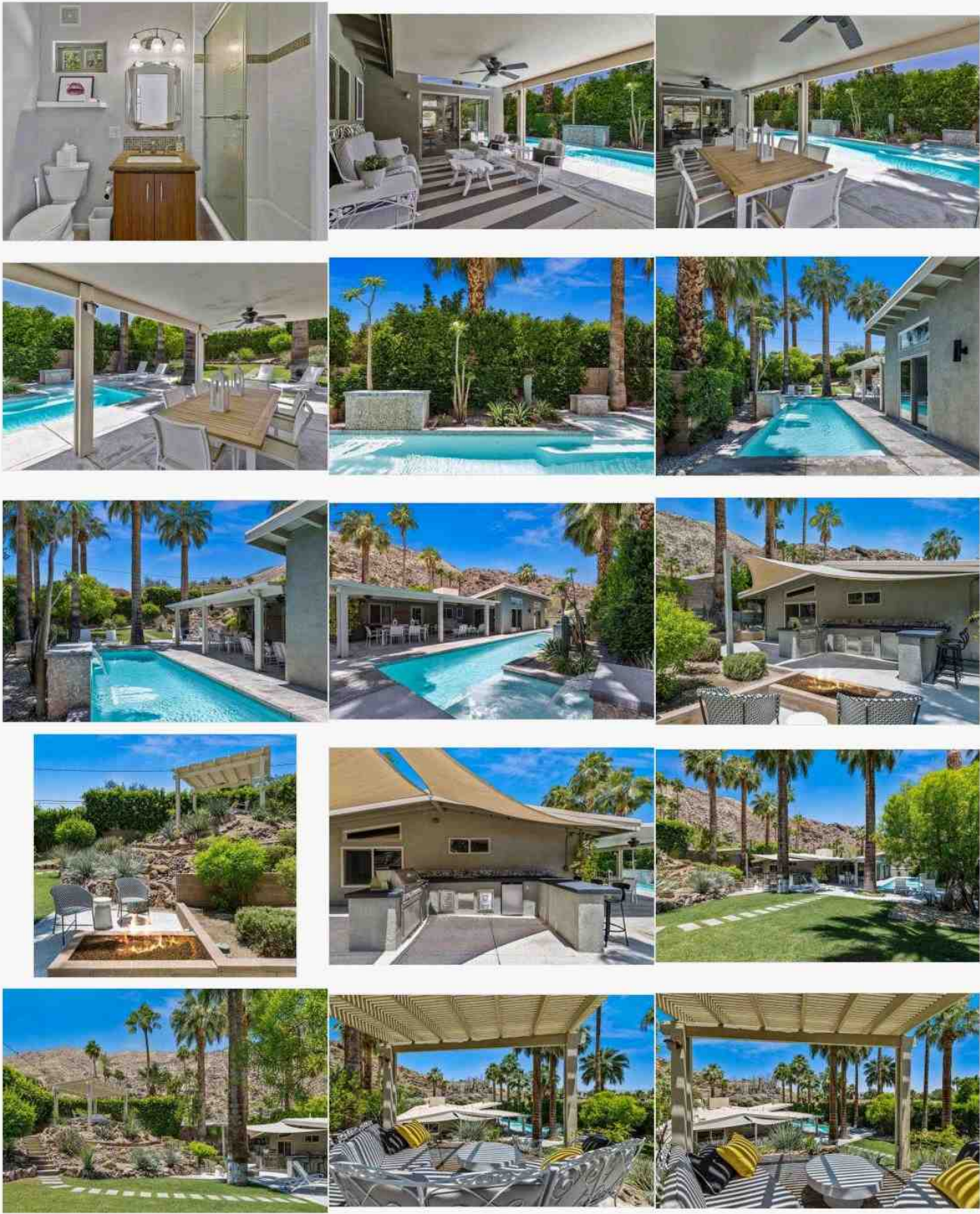
David Wagner
State License #: 01852093
Fax: --

David Wagner, Broker
State License #: 01852093
4751 E. Palm Canyon Dr. No. 100
Palm Springs, 92264

Click arrow to display photos









CUSTOMER FULL: Residential LISTING ID: 219095877PS

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Closed • Single Family Residence

List / Sold:
\$1,995,000/\$1,900,000 ↓

1529 S Riverside Dr • Palm Springs 92264
3 beds, 3 full baths • 1,998 sqft • 10,890 sqft lot • \$998,50/sqft • Built in 1949
West on S Riverside Dr between Hermosa and Sunrise

43 days on the market
Listing ID: P1-16524



Bright, sunny and optimistic describe post war Palm Springs. In 1948, this stunning example of simple modernism was built in Tahquitz River Estates by Paul Trousdale. 1529 S Riverside shines with optimism, with sun streaming through its north facing clerestory windows and floor to ceiling south facing wall of glass warming the vintage black slate floors. Views face the outdoor dining patio, pool, patio and iconic breeze block fire feature. The gorgeous cabinetry and bright quartz countertops in the kitchen help create a delightful place for the chef. The primary suite offers a large, reconfigured primary bathroom that feels like a luxury spa. French doors lead from the bath to a private primary suite patio, where all the cares of the world drift in the away into the blue sky and dancing palm trees above. 2 additional bedrooms access the remodeled hall bath. The private rear yard offers the ultimate in privacy with a tall ficus hedge, lush green lawn, refreshing remodeled pool, outdoor shower flanked by vintage breezeblock, and a beautiful patio warmed by a fire-pit, shaded by a mature towering eucalyptus tree offering gorgeous views of the San Jacinto mountains, beyond. Vintage details and smart modern upgrades merge together to create a beautiful home, in one of Palm Springs' most beautiful neighborhoods.

Facts & Features

- Sold On 04/18/2024
- Original List Price of \$1,995,000
- Levels: One
- 1.5 Garage spaces/Attached Garage
- 2 Total parking spaces
- Assessments: None
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included
- Cooling: Central Air
- Heating: Central
- Fireplace: Living Room, Outside, Patio, Gas, Gas Starter, Fire Pit
- Patio: Concrete, Patio Open
- Pool: Heated, In Ground
- View: Mountain(s)

Interior

- Rooms: Kitchen, Living Room, Primary Bathroom, Primary Suite, Office
- Appliances: Barbecue, Dishwasher, Refrigerator
- Other Interior Features: Block Walls, Ceiling Fan(s), Copper Plumbing Partial, High Ceilings, Quartz Counters, Recessed Lighting

Exterior

- Sewer: Public Sewer

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- 334 - South End Palm Springs area
- Riverside County
- Parcel # 508281007

David Wagner
State License #: 01852093
Fax: --

David Wagner, Broker
State License #: 01852093
4751 E. Palm Canyon Dr. No. 100
Palm Springs, 92264

Click arrow to display photos



CUSTOMER FULL: Residential LISTING ID: P1-16524

Printed: 09/19/2024 7:03:13 PM

Closed • Single Family Residence

List / Sold:
\$2,399,000/\$2,200,000 ↓

1190 S Paseo De Marcia • Palm Springs 92264

0 days on the market

2 beds, 4 full baths, 1 partial baths • 2,797 sqft • 10,454 sqft lot • \$857.70/sqft

Listing ID: 219111795PS

• Built in 1970

From Downtown Palm Springs. South on Palm Canyon. Turn left or East on Mesquite. Right or South on Paseo De Marcia. From Sunrise. Turn West on Ocotillo. Take it to the corner of Ocotillo and Paseo De Marcia. Home is on the corner. Cross Street: Ocotillo.



Enjoy Mid Century Modern Perfection In This Updated South Palm Springs Pool Home. Located in the iconic Deepwell neighborhood is a flawless 4 bedroom & 5 bathroom mid century home that has been designed with the highest levels of finish & sophisticated style, all integrated with perfection into the original architecture of the home. The 15 ft vaulted tongue and groove ceilings & walls of glass along both sides of the living room provide abundant natural lighting & a dramatic direct view of the San Jacinto mountains. The living space with fireplace has an open design & features a dining area, wine station plus stylishly created bar area with seating. Over 20 feet of pocket sliders line the backside of the home giving a seamless indoor/outdoor flow. The kitchen features luxurious attention to detail & phenomenal efficient design with marble & brass tiled backsplash, Viking appliances including an 8 burner stove, a walk in pantry & custom cabinetry. The lavish master suite has a spa inspired bathroom with separate shower & soaking tub plus walk in closet. Three additional en suite bedrooms include a casita with kitchenette & great separation of rooms. Surrounded by a ficus lined wall, this home has an estate feel with a west facing front courtyard, 10 ft floating fire pit overlooking a fire feature with waterfall & putting green. The backyard with palm tree lined south facing mountain views has new pool, spa, fire pit, outdoor zen inspired shower & outdoor bbq.

Facts & Features

- Sold On 05/20/2024
- Original List Price of \$2,399,000
- Levels: One
- 2 Garage spaces/Attached Garage
- 8 Total parking spaces
- 2 Total carport spaces
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- Cooling: Central Air, Dual
- Heating: Forced Air, Natural Gas
- Fireplace: Living Room, Gas, Gas Starter, Fire Pit
- Pool: Private, Electric Heat, In Ground, Tile
- View: Hills, Mountain(s), Panoramic, Pool

Interior

- Rooms: All Bedrooms Down, Formal Entry, Great Room, Guest/Maid's Quarters, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Suite, Retreat, Two Primaries, Walk-In Closet
- Eating Area: Breakfast Counter / Bar, Breakfast Nook, Dining Room
- Appliances: Dishwasher, Disposal, Gas Cooking, Gas Oven, Gas Range, Gas Cooktop, Range Hood, Refrigerator
- Other Interior Features: Bar, Beamed Ceilings

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Level, Paved, Ranch, Sprinkler System, Sprinklers Drip System, Sprinklers Timer

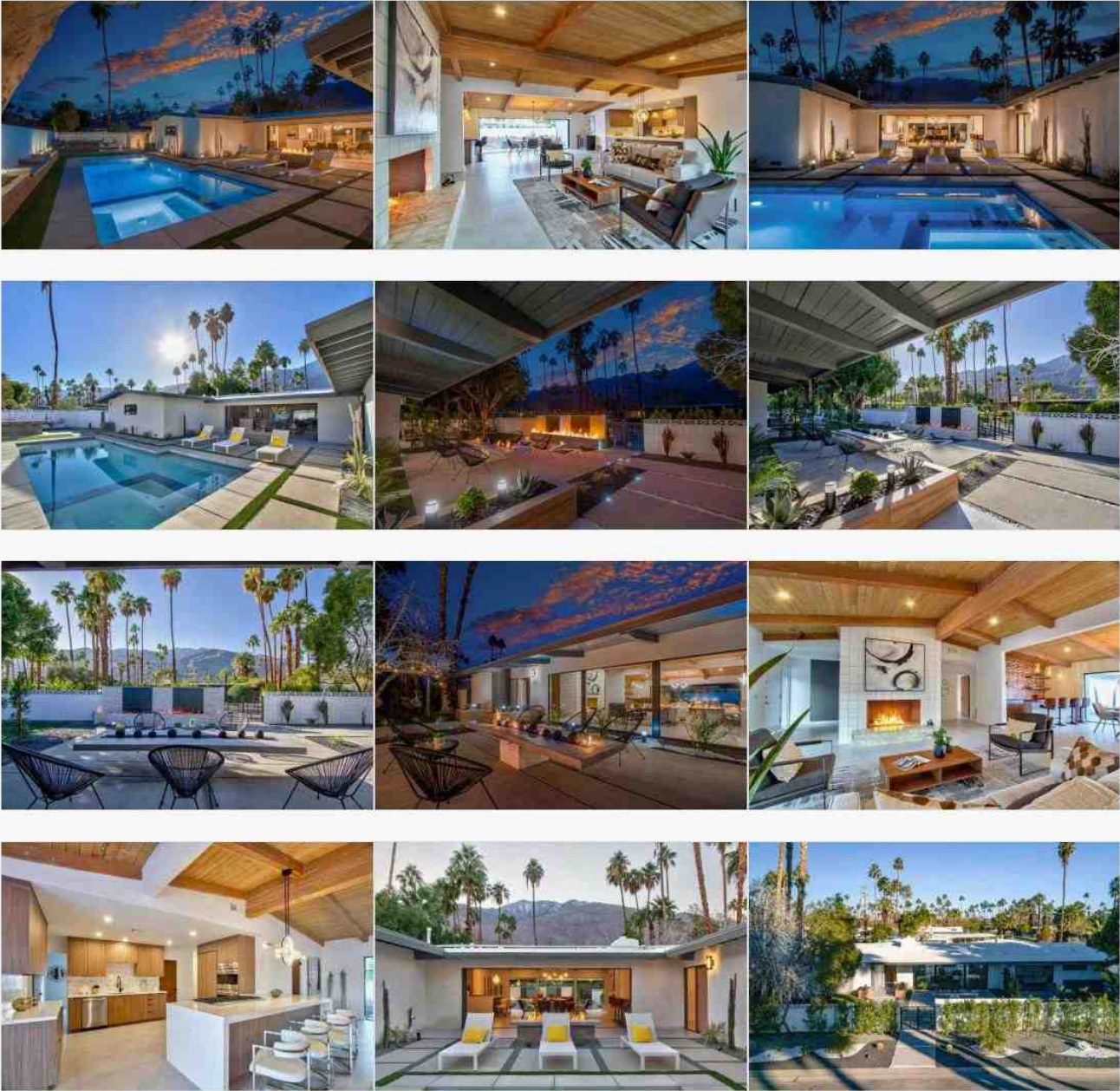
Additional Information

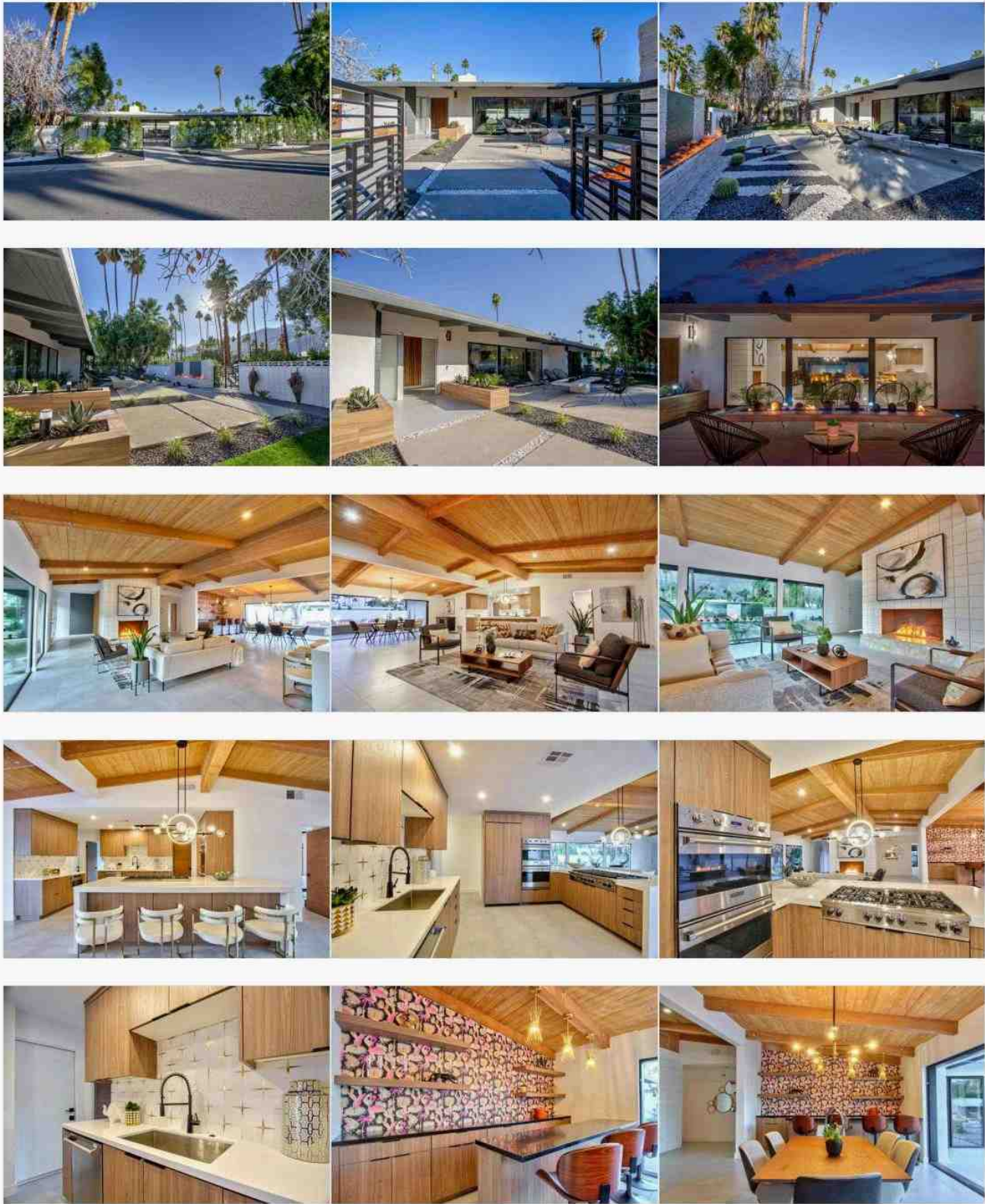
- Standard sale
- Buyer Agency Compensation: 2,500%
- 334 - South End Palm Springs area
- Riverside County
- Parcel # 508395008

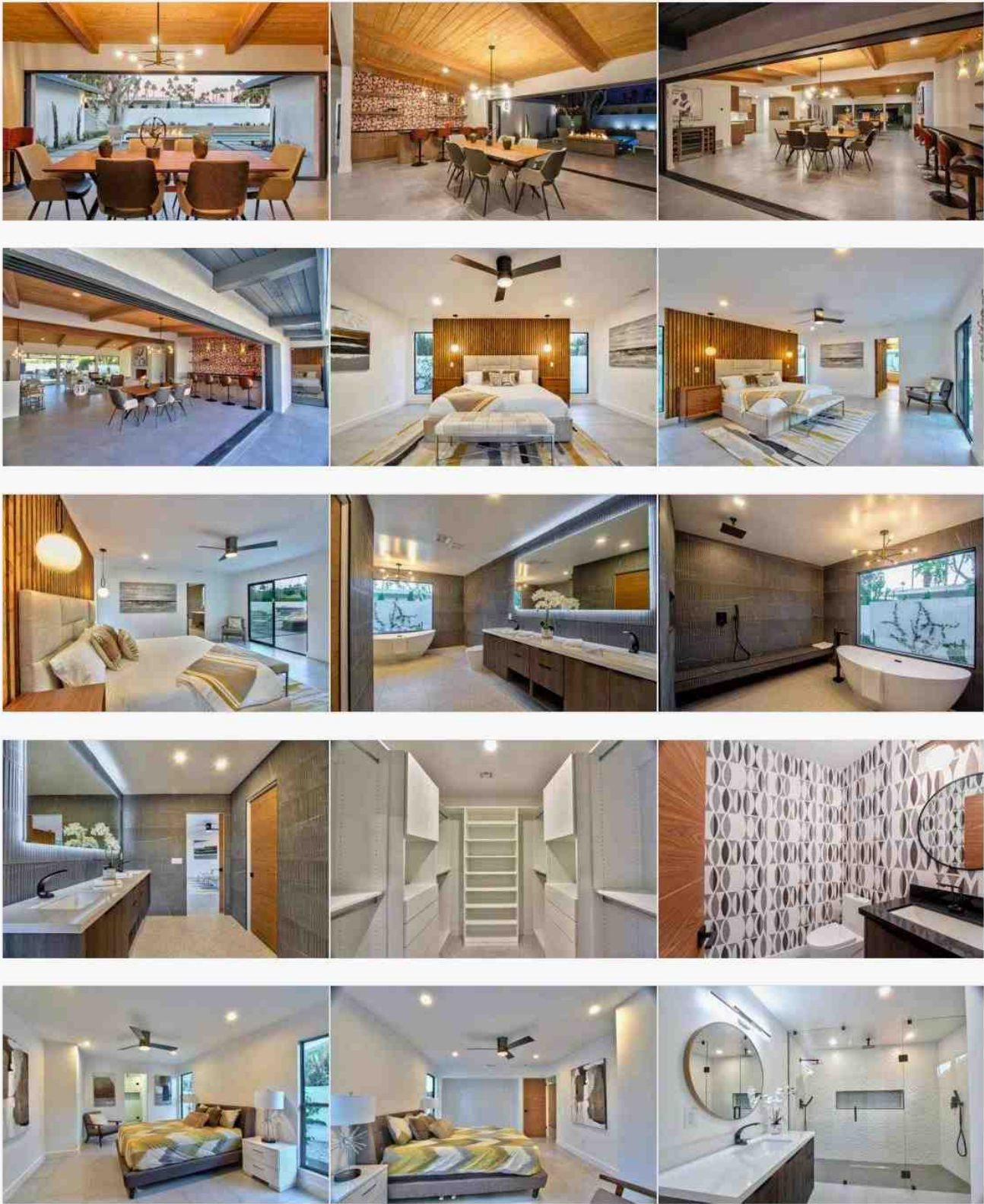
David Wagner
State License #: 01852093
Fax: --

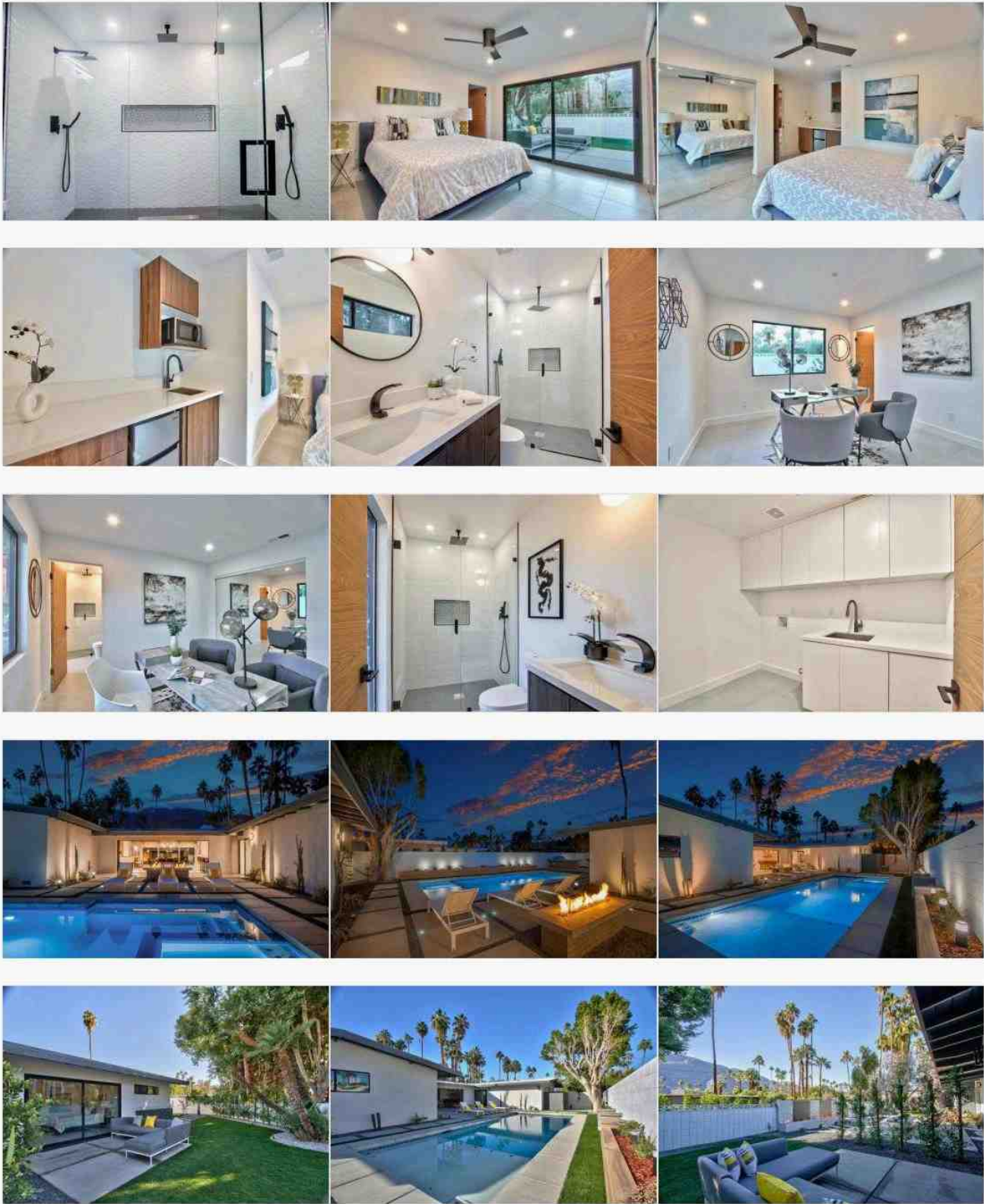
David Wagner, Broker
State License #: 01852093
4751 E. Palm Canyon Dr. No. 100
Palm Springs, 92264

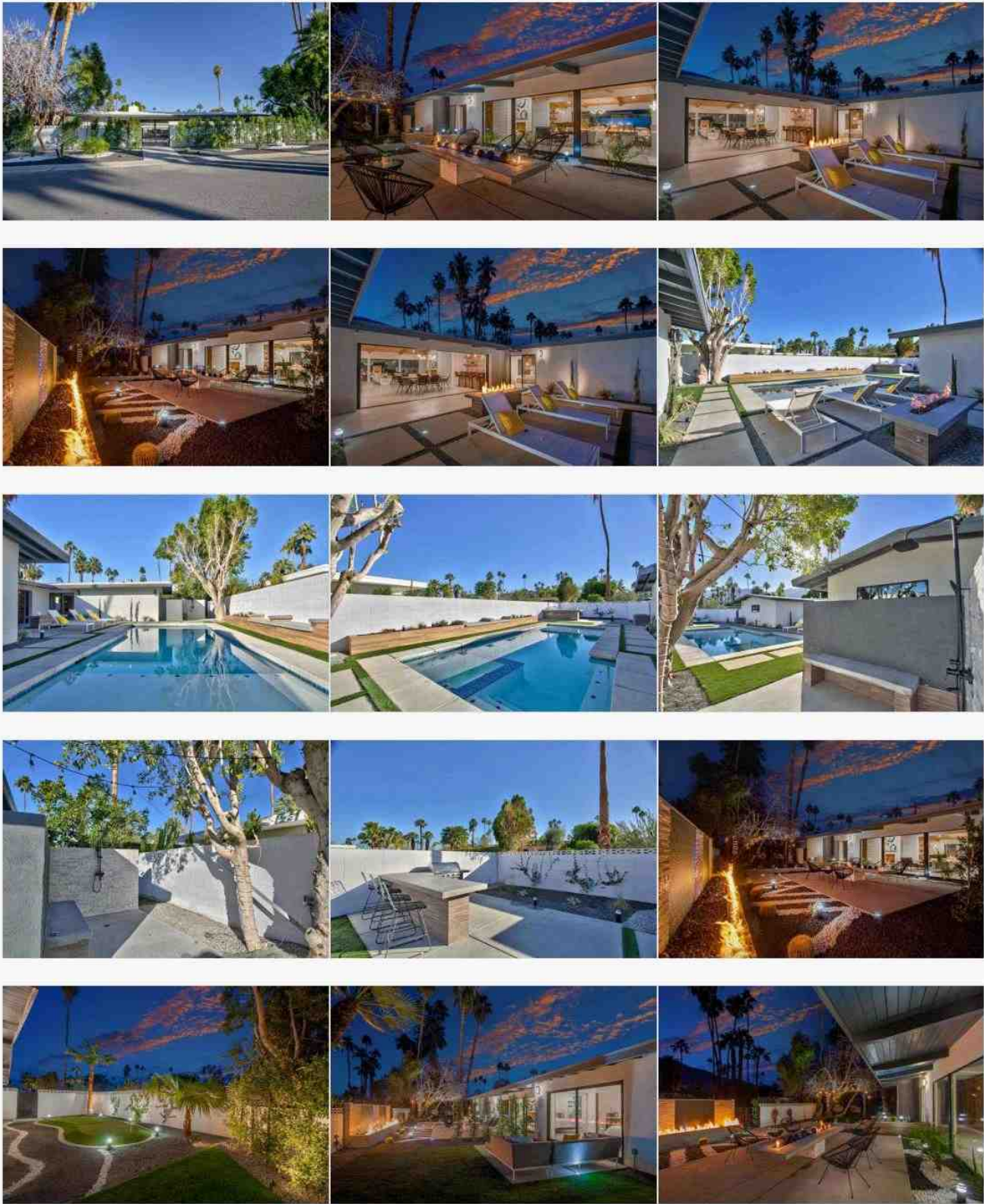
Click arrow to display photos













CUSTOMER FULL: Residential LISTING ID: 219111795PS

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Closed • Single Family Residence

List / Sold:
\$2,400,000/\$2,300,000 ↑

324 W Overlook Rd • Palm Springs 92264
3 beds, 3 full baths • 1,460 sqft • 10,019 sqft lot • \$1575,34/sqft • Built in 1924 Listing ID: 219103971PS
29 days on the market
From Downtown Palm Springs, continue south on S Palm Canyon Drive. Turn right on Crestview Drive, continue to Overlook Road. Turn left on Overlook, property will be on the left. Cross Street: S Palm Canyon & Crestview Drive.



A centennial celebration of style and grace in Palm Springs' premier neighborhood- The Mesa. The circa 1923 guesthouse residence is a testament to the grandeur of a timeless era; once the privileged retreat for King C. Gillette's esteemed guests, Gillette was the visionary behind Gillette Razors and its corporate empire. The residence offers a blend of historical charm and contemporary luxury. Meticulously expanded, restored and renovated in 2022, this well-designed three-bedroom (3rd bedroom is an attached ensuite) abode pays homage to its original architecture (possibly Wallace Neff) while embracing modern amenities. Features include high vaulted wood, beamed ceilings & a focal point stone corner fireplace in the dining room. All create an inviting atmosphere. Outside, lush surroundings greet you with impeccably landscaped gardens and a lemon tree covered dining Pergola. The walled grounds boast vibrant florals, manicured hedges, stone firepit, spectacular San Jacinto mountain views overlooking the blue tiled pool and a partially covered patio. A new 2 car garage was added in 2022. This is more than a residence; it's an investment of unparalleled charm and lifestyle. Own a significant part of Palm Springs history with heritage and thoughtfulness in every detail! Vacation Rental license and sold turn-key furnished at no additional cost to buyer.

Facts & Features

- Sold On 01/17/2024
- Original List Price of \$2,250,000
- Levels: One
- 2 Garage spaces/Detached Garage
- 3 Total parking spaces
- 0 Total carport spaces
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- Cooling: Central Air, Electric, Zoned
- Heating: Central, Zoned, Electric, Natural Gas
- Fireplace: Gas, Masonry, Dining Room
- Patio: Covered, Deck, See Remarks, Wood
- Pool: In Ground, Tile, Electric Heat
- Spa: Heated, Private, In Ground
- View: Desert, Mountain(s), Pool

Interior

- Rooms: Guest/Maid's Quarters, Living Room, Media Room
- Appliances: Dishwasher, Disposal, Electric Oven, Gas Cooktop, Gas Cooking, Gas Oven, Gas Range, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Water Line to Refrigerator, Tankless Water Heater, Water Heater
- Other Interior Features: Cathedral Ceiling(s), High Ceilings, Open Floorplan, Recessed Lighting, Furnished

Exterior

- Lot Features: Corner Lot, Sprinkler System, Sprinklers Timer
- Security Features: Fire and Smoke Detection System

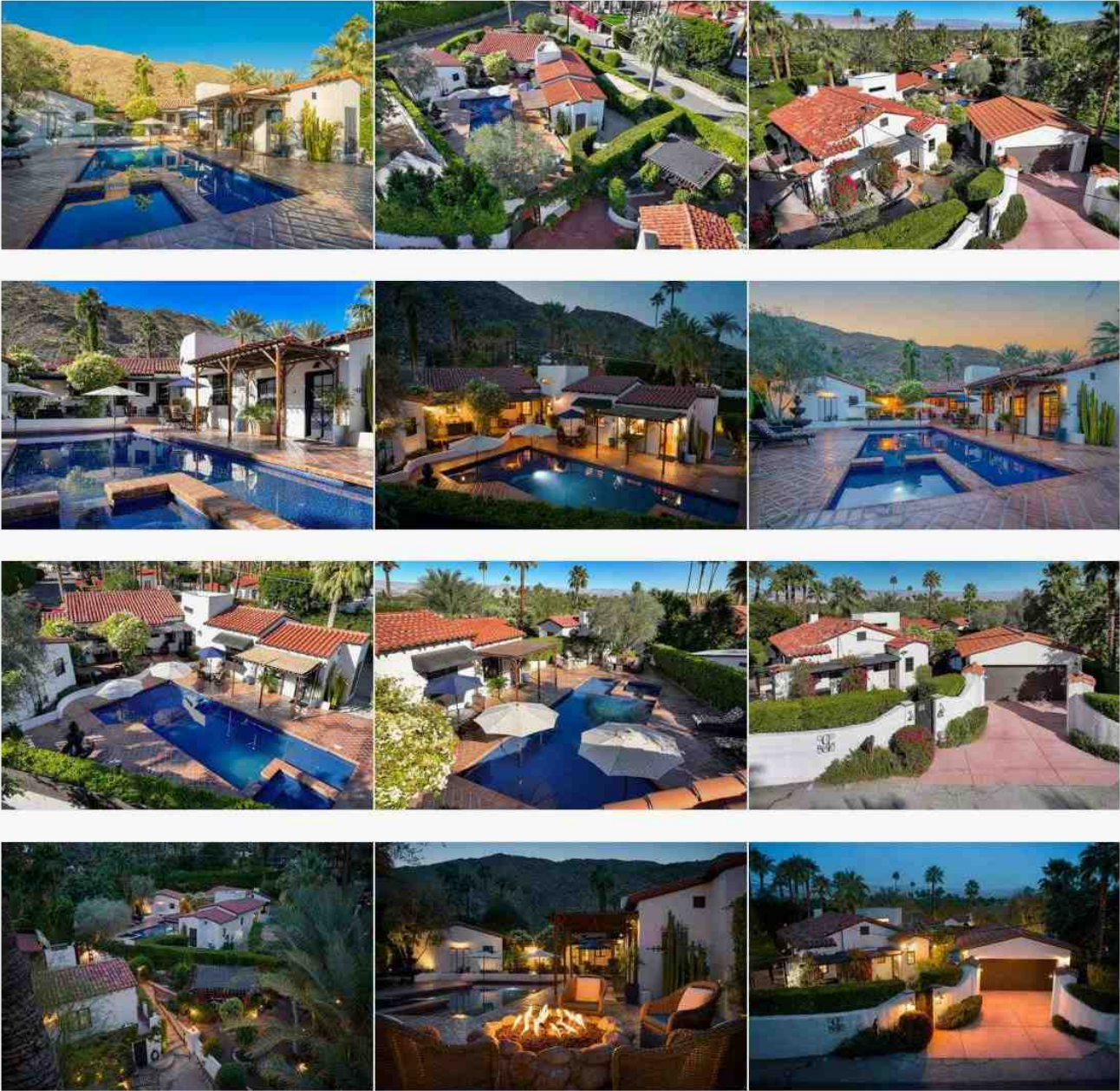
Additional Information

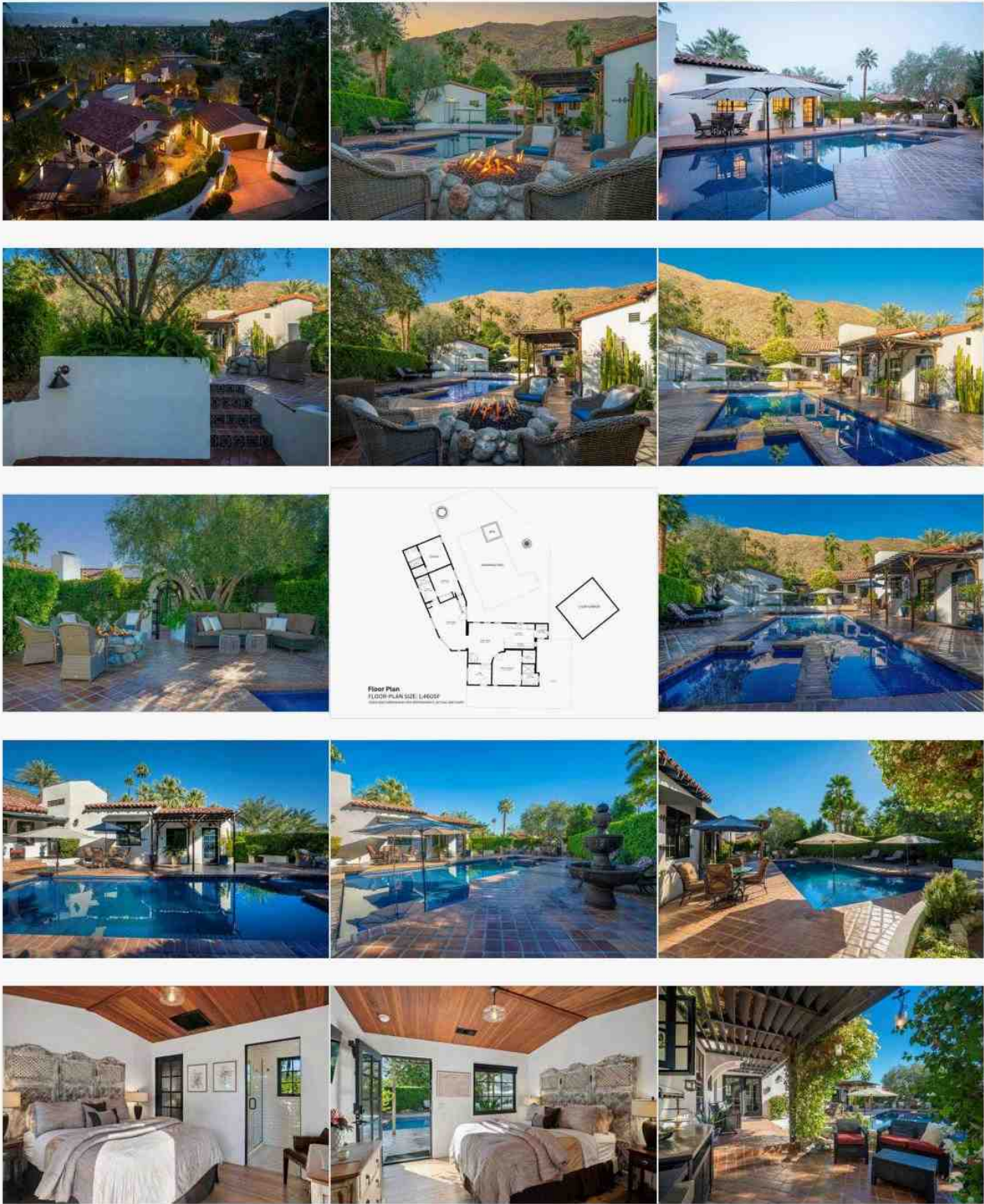
- Standard sale
- Buyer Agency Compensation: 2,5%
- 334 - South End Palm Springs area
- Riverside County
- Parcel # 513362012

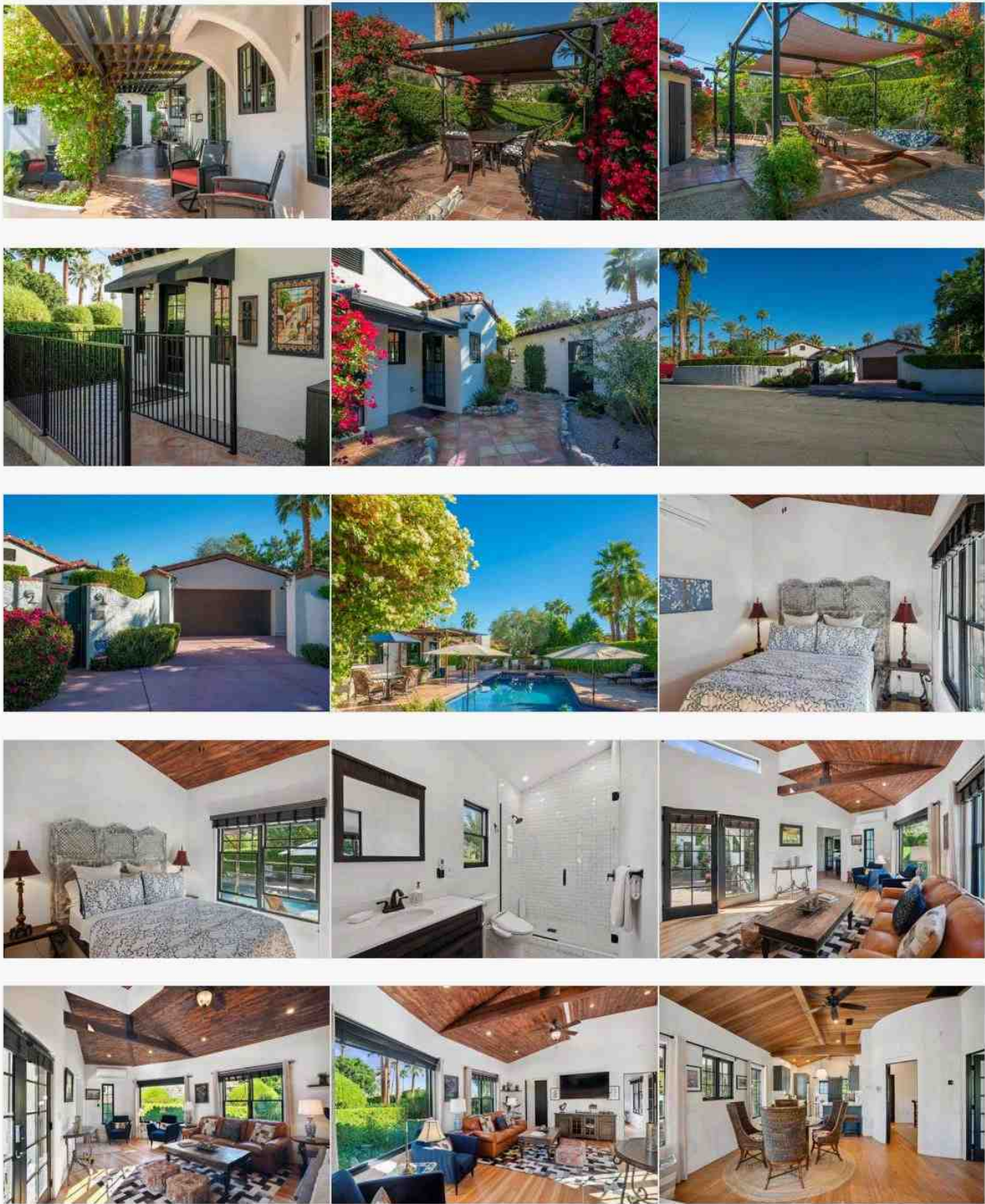
David Wagner
State License #: 01852093
Fax: --

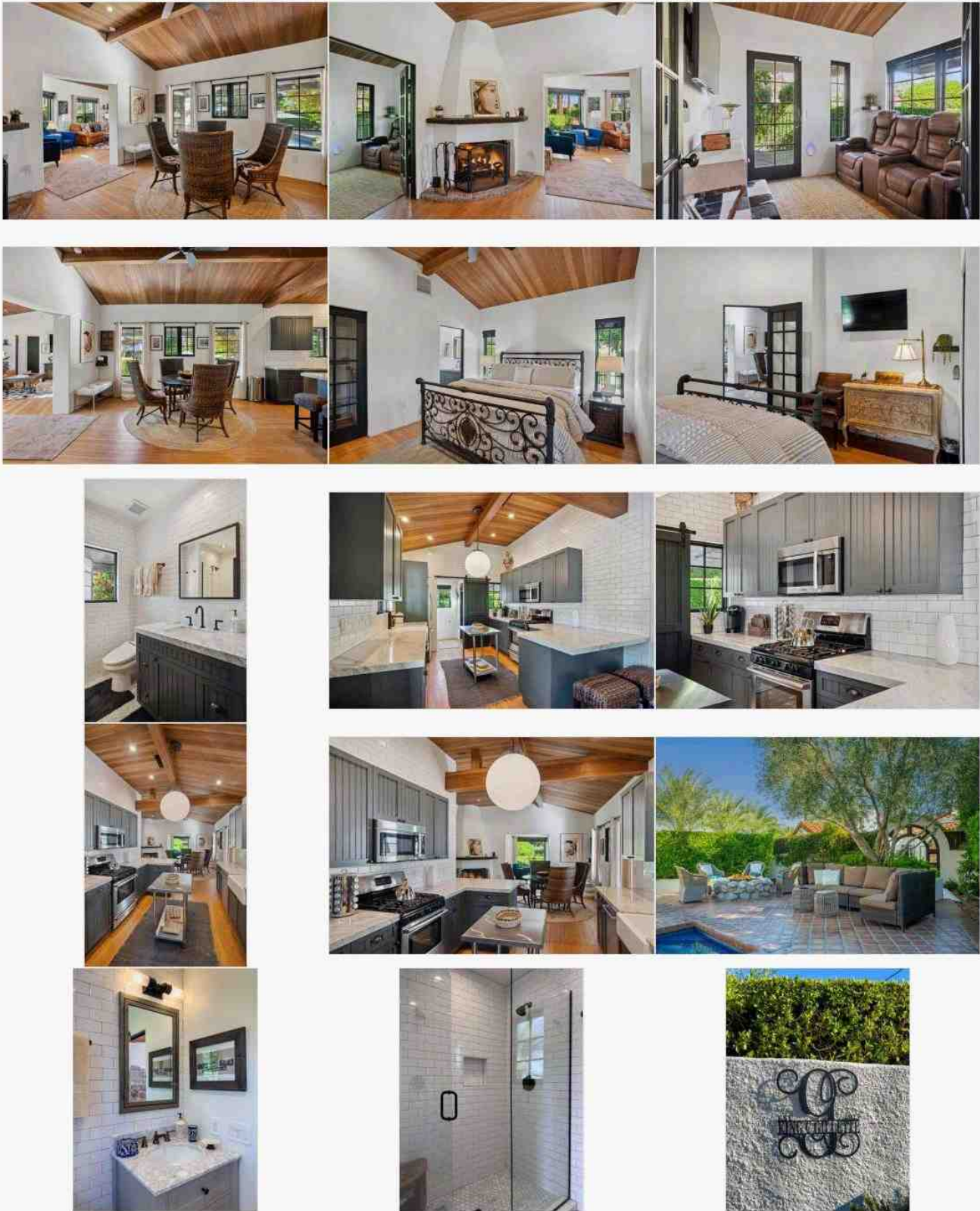
David Wagner, Broker
State License #: 01852093
4751 E. Palm Canyon Dr. No. 100
Palm Springs, 92264

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CUSTOMER FULL: Residential LISTING ID: 219103971PS

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Assumptions, Limiting Conditions & Scope of Work

File No.: 206 Mor

Property Address:	206 E Morongo Rd	City:	Palm Springs	State:	CA	Zip Code:	92264
Client:	Vincent Anthony Lovoy Jr.			Address:			
Appraiser:	David Wagner			Address:			4751 E Palm Canyon Drive, Suite C40, Palm Springs, CA 92264

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.

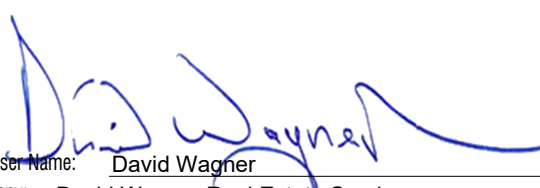
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

- 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.

Certifications

File No.: 206 Mor

Property Address: 206 E Morongo Rd		City: Palm Springs		State: CA		Zip Code: 92264	
Client: Vincent Anthony Lovoy Jr.		Address:					
Appraiser: David Wagner		Address: 4751 E Palm Canyon Drive, Suite C40, Palm Springs, CA 92264					
APPRAISER'S CERTIFICATION I certify that, to the best of my knowledge and belief: - The statements of fact contained in this report are true and correct. - The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. - I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. - Unless otherwise indicated, 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 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 that were in effect at the time this report was prepared. - I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property. - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report. - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification. DEFINITION OF MARKET VALUE *: Market value means 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 and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in what they consider their own best interests; 3. A reasonable time is allowed for exposure in the open market; 4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. * This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.							
Client Contact: Steve Grippi				Client Name: Vincent Anthony Lovoy Jr.			
E-Mail: Steve.Grippi@elliman.com				Address:			
APPRAISER esign.alamode.com/verify Serial:1C906ADC				SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)			
SIGNATURES							
	Appraiser Name: David Wagner			Supervisory or Co-Appraiser Name: _____			
	Company: David Wagner Real Estate Services			Company: _____			
	Phone: 760-297-6774 Fax: _____			Phone: _____ Fax: _____			
	E-Mail: Info@dww4re.com			E-Mail: _____			
	Date Report Signed: 09/20/2024			Date Report Signed: _____			
	License or Certification #: AR027024 State: CA			License or Certification #: _____ State: _____			
	Designation: David Wagner Appraiser			Designation: _____			
	Expiration Date of License or Certification: 07/24/2026			Expiration Date of License or Certification: _____			
	Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None			Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None			
Date of Inspection: 09/18/2024			Date of Inspection: _____				

Borrower	Buyer: Vincent Anthony Lovoy Jr.			File No. 206 Mor	
Property Address	206 E Morongo Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92264
Lender/Client	Vincent Anthony Lovoy Jr.				

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☐ Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☒ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, 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 no bias with respect to the property that is the subject of this report or 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 that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 60-90 days

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

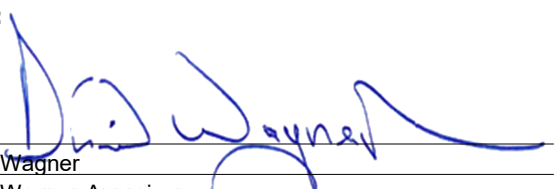
To develop the opinion of value, the appraiser completed the appraisal process, as defined by the Uniform Standards of Professional Practice (USPAP).

This is an appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP for an appraisal report. As such, it presents only summary discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation is retained in the appraiser's file. The depth of discussion contained in the report is specific to the needs of the client and to the intended use stated above. The appraiser is not responsible for unauthorized use of this report.

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.

 esign.alamode.com/verify Serial:1C906ADC

APPRAISER:

Signature: 

Name: David Wagner

David Wagner Appraiser

State Certification #: AR027024

or State License #: _____

State: CA Expiration Date of Certification or License: 07/24/2026

Date of Signature and Report: 09/20/2024

Effective Date of Appraisal: 09/18/2024

Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): 09/18/2024

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

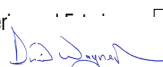
State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: ☐ None ☐ Inter ☐ Exterior-Only

Date of Inspection (if applicable):  _____