

Client	Jessica Dixon	File No.	Clem13336-245
Property Address	13336 Clement St		
City	Edwards	County	Kern
Appraiser	Ramona Laird	State	CA
		Zip Code	93523

TABLE OF CONTENTS



GP Residential	1
Additional Comparables 4-6	4
Location Map	5
Plat Map	6
Statement of Limiting Conditions	7
UAD Definitions Addendum	9
Photograph Addendum	12
Photograph Addendum	13
Photograph Addendum	14
Comparable Photos 1-3	15
Comparable Photos 4-6	16
Appraiser's License	17

RESIDENTIAL APPRAISAL REPORT

File No.: Clem13336-245

SUBJECT	Property Address: 13336 Clement St City: Edwards State: CA Zip Code: 93523
	County: Kern Legal Description: MAP 2046 LOT 89
	Assessor's Parcel #: 230-142-10-00-1/230-142-09-00-9
	Tax Year: 2025 R.E. Taxes: \$ 1,686 Special Assessments: \$ 0 Borrower (if applicable): N/A
Current Owner of Record: Cody & Michaela Powell Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing	
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: North Edwards Map Reference: Google Census Tract: 0065.00	

ASSIGNMENT	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
	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: Market value to establish list price.	
Intended User(s) (by name or type): Jessica Dixon	
Client: Jessica Dixon Address: N/A	
Appraiser: Ramona Laird Address: 28442 Santa Catarina Rd, Saugus, CA 91350-3845	

MARKET AREA DESCRIPTION	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner 75	PRICE AGE	One-Unit 95%	<input checked="" type="checkbox"/> Not Likely
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Tenant 25	\$(000) (yrs)	2-4 Unit 2%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	80 Low 0	Multi-Unit 1%	* To: _____
	Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	540 High 95	Comm'l 2%	
	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		216 Pred 48	0%	
	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Market conditions for the area appear to be stable, with listings more competitively priced. Exposure time is approximately 3 months or less. Properties listed and sold at a steady rate. Some concessions noted. FHA, VA and conventional loans are typical.				


SITE DESCRIPTION	Dimensions: 74x131.50 Site Area: 19,462 sf
	Zoning Classification: R1 Description: Single Family Residence
	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 type="checkbox"/> No Ground Rent (if applicable) \$ _____ /
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) Highest and best use would be Single Family Residential.
	Actual Use as of Effective Date: Single Family Residence Use as appraised in this report: Single Family Residence
Summary of Highest & Best Use: Highest and best use is Single Family Residential.	

SITE DESCRIPTION	Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level	
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In Area	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical	
	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In Area	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular	
	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In Area	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate	
	Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic/Typical	Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential	
	Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In Area	Alley	None	<input type="checkbox"/>	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone A FEMA Map # 06029C3365E FEMA Map Date 09/26/2008										
	Site Comments: Septic tanks are typical for the area, and were not observed to have an adverse affect on marketability.										

DESCRIPTION OF THE IMPROVEMENTS	General Description		Exterior Description		Foundation		Basement		Heating	
	# of Units	1 <input type="checkbox"/> Acc. Unit	Foundation	Concrete	Slab	Yes	Area Sq. Ft.	0	Type	FAU
	# of Stories	1	Exterior Walls	Wood	Crawl Space	No	% Finished	0	Fuel	Gas
	Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> _____	Roof Surface	Comp. Tile	Basement	None	Ceiling	_____	Cooling	_____
	Design (Style)	Ranch	Gutters & Dwnspts.	Adq. Overhang	Sump Pump	<input type="checkbox"/> None	Walls	_____	Central	CAC
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Window Type	Dual Pane	Dampness	<input type="checkbox"/> None Noted	Floor	_____	Other	_____
	Actual Age (Yrs.)	47	Storm/Screens	Aluminum	Settlement	Typical	Outside Entry	_____		
	Effective Age (Yrs.)	20			Infestation	None Noted				
	Interior Description		Appliances		Attic		Amenities		Car Storage	
	Floors	Wood/Tile/Carpet	Refrigerator	<input type="checkbox"/>	Stairs	<input type="checkbox"/>	Fireplace(s) #	0	Woodstove(s) #	0
Walls	Drywall	Range/Oven	<input checked="" type="checkbox"/>	Drop Stair	<input type="checkbox"/>	Patio	Concrete			
Trim/Finish	Paint	Disposal	<input checked="" type="checkbox"/>	Scuttle	<input checked="" type="checkbox"/>	Deck	None			
Bath Floor	Tile	Dishwasher	<input checked="" type="checkbox"/>	Doorway	<input type="checkbox"/>	Porch	Concrete			
Bath Wainscot	Wood	Fan/Hood	<input checked="" type="checkbox"/>	Floor	<input type="checkbox"/>	Fence	Chain			
Doors	Wood	Microwave	<input checked="" type="checkbox"/>	Heated	<input type="checkbox"/>	Pool	None			
		Washer/Dryer	<input type="checkbox"/>	Finished	<input type="checkbox"/>					
Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,204 Square Feet of Gross Living Area Above Grade										
Additional features: Central heat/air, composition tile roof, dual pane windows, appliances in kitchen.										
Describe the condition of the property (including physical, functional and external obsolescence): Subject property has central heat/air, composition tile roof, dual pane windows, and wood/carpet flooring throughout. Kitchen has tile flooring, granite counters, and energy efficient appliances. Master bathroom has tile flooring, vanity, and tile shower. Bathroom has tile flooring, vanity, and tile bath/shower.										

RESIDENTIAL APPRAISAL REPORT

File No.: Clem13336-245

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> 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):	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	
	Source of cost data:	OPINION OF SITE VALUE _____ = \$
	Quality rating from cost service: _____ Effective date of cost data: _____	DWELLING _____ Sq.Ft. @ \$ _____ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	_____ Sq.Ft. @ \$ _____ = \$
		_____ Sq.Ft. @ \$ _____ = \$
	_____	_____ Sq.Ft. @ \$ _____ = \$
	_____	_____ Sq.Ft. @ \$ _____ = \$
_____	_____ Sq.Ft. @ \$ _____ = \$	
_____	Garage/Carport _____ Sq.Ft. @ \$ _____ = \$	
_____	Total Estimate of Cost-New _____ = \$	
_____	Less Physical _____ Functional _____ External _____	
_____	Depreciation _____ = \$(_____)	
_____	Depreciated Cost of Improvements _____ = \$	
_____	"As-is" Value of Site Improvements _____ = \$	
_____	_____ = \$	
_____	_____ = \$	
Estimated Remaining Economic Life (if required): _____ Years	INDICATED VALUE BY COST APPROACH _____ = \$	
INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> 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):	
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> 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 \$ 245,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____	
	Final Reconciliation <u>Final estimate of value is based upon the Sales Comparison Approach, of similar properties within close proximity to the subject property. The Cost & Income Approach were not developed.</u>	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
ATTACHMENTS	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: \$ 245,000 , as of: 05/07/2026 , 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.	
	A true and complete copy of this report contains <u>17</u> 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: <input type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____	
SIGNATURES	Client Contact: (661) 466-6024 Client Name: Jessica Dixon	
	E-Mail: Jessicadixon@kw.com Address: N/A	
	APPRAISER  Appraiser Name: Ramona Laird Company: T&M Appraisals Phone: (805) 573-0301 Fax: N/A E-Mail: tandmappraisals@yahoo.com Date of Report (Signature): 05/07/2026 License or Certification #: AR037848 State: CA Designation: Appraiser Expiration Date of License or Certification: 07/31/2027 Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> None Date of Inspection: 05/07/2026	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) 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: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____
	Signature of Appraiser: _____ Signature of Supervisory/Co-Appraiser: _____	



ADDITIONAL COMPARABLE SALES

File No.: Clem13336-250

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	13336 Clement St Edwards, CA 93523	27192 Cote St Boron, CA 93516			13596 Gulf St Edwards, CA 93523			13445 Fran St Edwards, CA 93523		
Proximity to Subject		11.19 miles E			1.18 miles E			1.17 miles E		
Sale Price	\$	\$ 200,000			\$ 224,900			\$ 199,900		
Sale Price/GLA	\$ /sq.ft.	\$ 217.86 /sq.ft.			\$ 178.49 /sq.ft.			\$ 126.04 /sq.ft.		
Data Source(s)	Parcel Quest	PQ/GAVAR MLS;DOM 240			PQ/GAVAR MLS;DOM 32			PQ/GAVAR MLS;DOM 149		
Verification Source(s)	Agent	MLS#25001209/Doc#144034			MLS#26002756			MLS#25008973		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.			
Sales or Financing Concessions		ArmLth Conv;3000	0	Listing		Listing				
Date of Sale/Time		11/26/2025		Active		Active				
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Location	Residential	Residential		Residential		Residential				
Site	19,462 sf	10018 sf	+14,000	10454 sf	+14,000	10018 sf	+14,000			
View	Residential	Residential		Residential		Residential				
Design (Style)	Ranch	Ranch		Ranch		Ranch				
Quality of Construction	Q4	Q4		Q4		Q4	+15,000			
Age	47	69	+11,000	69	+11,000	69	+11,000			
Condition	C3	C3		C3		C4	+15,000			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
Room Count	6 3 2.0	6 3 1.0	+5,000	6 3 1.0	+5,000	6 3 1.0	+5,000			
Gross Living Area	1,204 sq.ft.	918 sq.ft.	+14,000	1,260 sq.ft.		1,586 sq.ft.	-19,000			
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf				
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	FAU/CAC	Wall/Evap.	+2,500	FAU/CAC		FAU/CAC				
Energy Efficient Items	Standard	Standard		Standard		Standard				
Garage/Carport	2 Car Garage	1 Car Garage	+5,000	2 Car Garage		2 Car Garage				
Porch/Patio/Deck	Patio/Porch	Patio/Porch		Patio/Porch		Patio/Porch				
Amenities	None	None		None		None				
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 51,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 30,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 41,000			
Adjusted Sale Price of Comparables			\$ 251,500		\$ 254,900		\$ 240,900			

SALES COMPARISON APPROACH

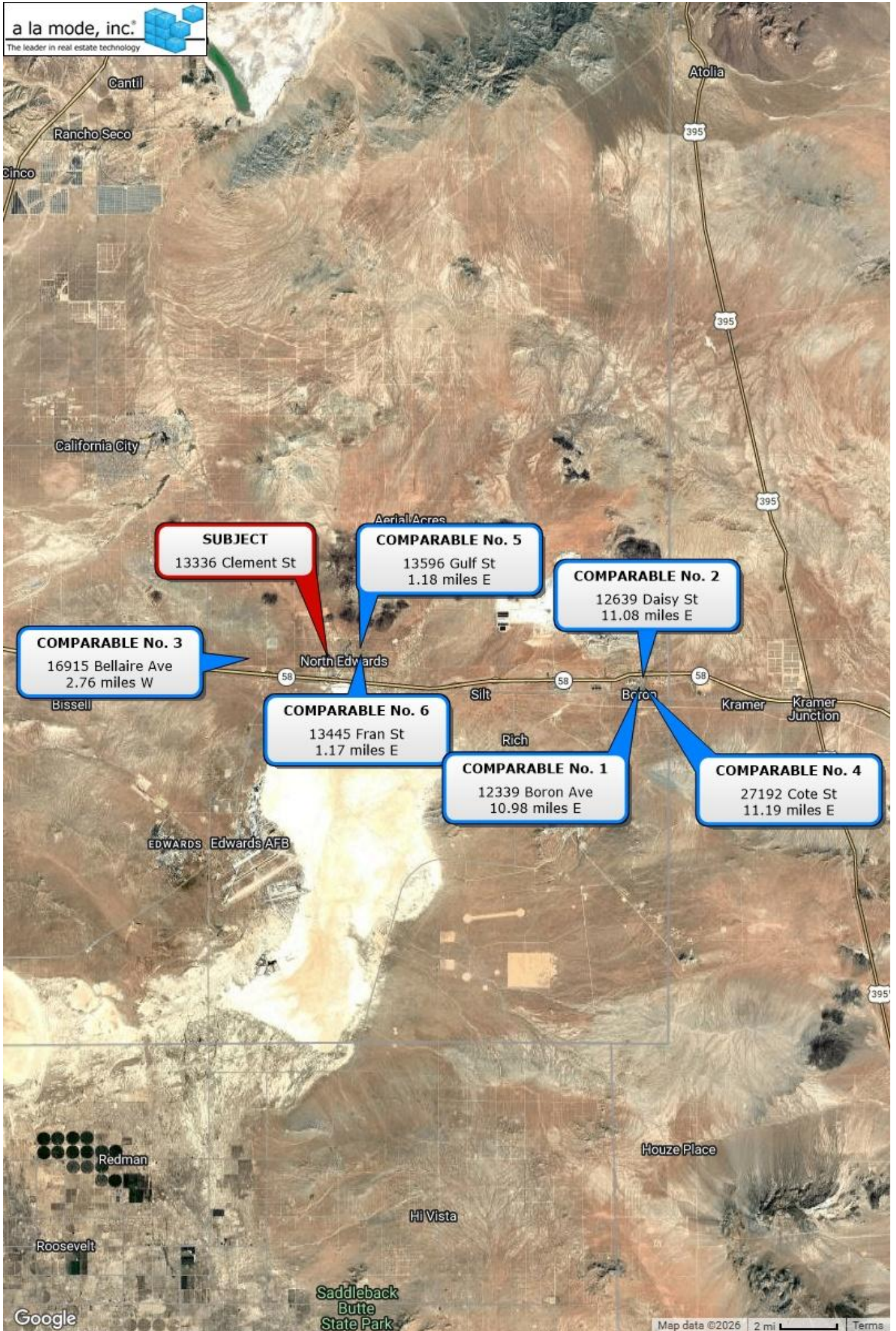
Summary of Sales Comparison Approach Comparables 1-4 are recent closed sales. Comparables 5 & 6 are current listings. All comparables are similar in design & appeal and would be considered by the same user group. Due to lack of sales within the North Edwards market area, it was necessary to include sales from the adjacent market area of Boron, which is considered similar economically. Comparables 1 & 2 are the most recent closed sales. Comparable 3 is most similar in actual age.

Adjustments based on paired sales analysis of comparables considered. Living area adjusted at \$50 per square foot (rounded). Bedroom count adjusted at \$5,000. Bathroom count adjusted at \$5,000 per full. Lot size adjusted at \$1.5 per square foot (rounded). Garage adjusted at \$5,000. Age adjusted at \$500 per year (rounded). Central heat/air adjusted at \$2,500. Condition & quality adjustments based on an estimated contributory value.

Comparables have a sales price range of 199,900 to \$255,000 and an adjusted value range of \$240,900 to \$254,900 which supports a market value of \$245,000 for the subject property.

Location Map

Client	Jessica Dixon			
Property Address	13336 Clement St			
City	Edwards	County	Kern	State CA Zip Code 93523
Appraiser	Ramona Laird			



Plat Map

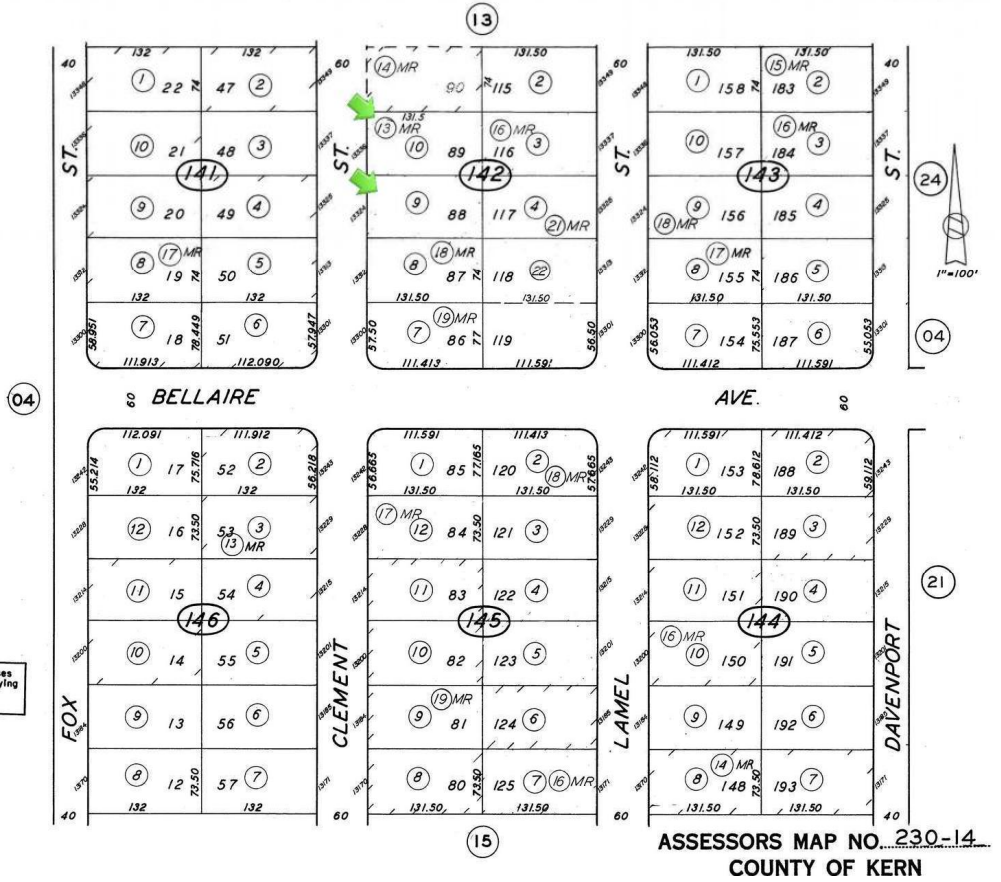
Client	Jessica Dixon		
Property Address	13336 Clement St		
City	Edwards	County Kern	State CA Zip Code 93523
Appraiser	Ramona Laird		

230-14

TRACT 2046

SCHOOL DIST. 98-19

230-14



DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what 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. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

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

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. 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, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. 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.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, 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. This appraisal report must not be considered an environmental assessment of the subject property.
6. 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.
7. 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.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

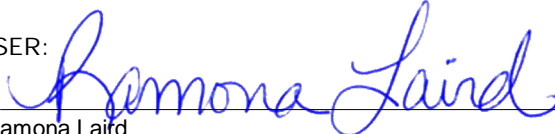
1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise 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.
4. 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.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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.
8. 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.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. 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).

Extraordinary Assumption:

Improvements were not personally inspected by the appraiser. The description provided herein is based on information obtained from the agent and is deemed reliable. As the appraiser did not have physical access to the interior or exterior of the property, this report is made with the use of extraordinary assumptions regarding the subject's condition, quality, layout, and features. Should any of these assumptions prove to be inaccurate, the value opinion may be affected.

ADDRESS OF PROPERTY ANALYZED: 13336 Clement St, Edwards, CA 93523

APPRAISER:

Signature: 
 Name: Ramona Laird
 Title: Appraiser
 State Certification #: AR037848
 or State License #: _____
 State: CA Expiration Date of Certification or License: 07/31/2027
 Date Signed: 05/07/2026

SUPERVISORY or CO-APPRAISER (if applicable):

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

Did Did Not Inspect Property

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

Photograph Addendum

Client	Jessica Dixon				
Property Address	13336 Clement St				
City	Edwards	County	Kern	State	CA Zip Code 93523
Appraiser	Ramona Laird				



Front



Front



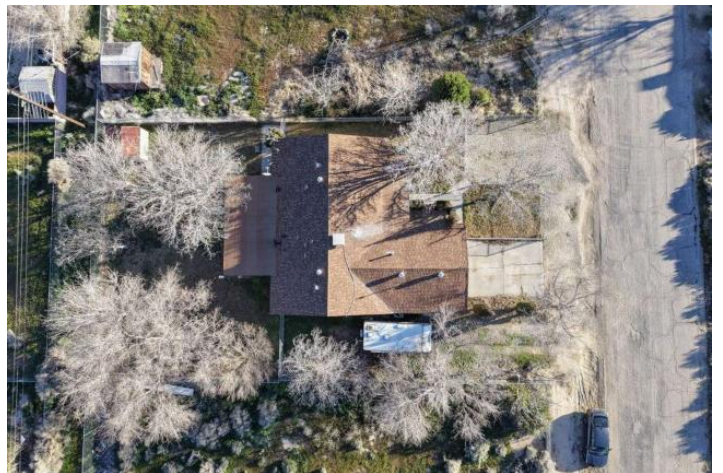
Rear



Rear



Aerial View



Aerial View

Photograph Addendum

Client	Jessica Dixon				
Property Address	13336 Clement St				
City	Edwards	County	Kern	State	CA Zip Code 93523
Appraiser	Ramona Laird				



Kitchen



Kitchen



Kitchen



Dining Room



Living Room



Bedroom

Photograph Addendum

Client	Jessica Dixon				
Property Address	13336 Clement St				
City	Edwards	County	Kern	State	CA Zip Code 93523
Appraiser	Ramona Laird				



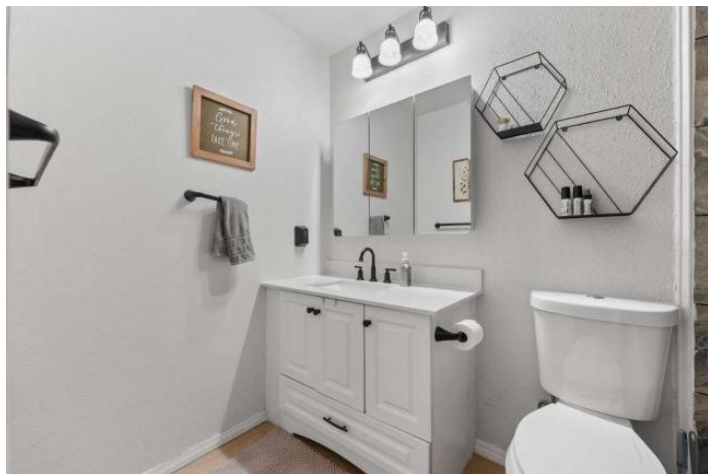
Bedroom



Bedroom



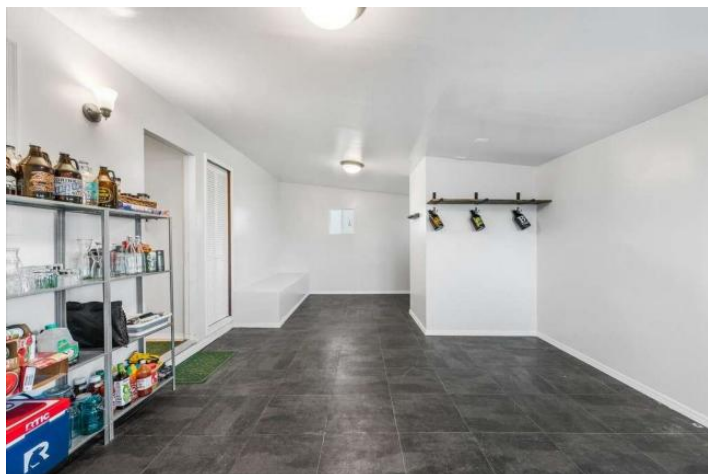
Bathroom



Bathroom



Bonus Room



Bonus Room

Comparable Photo Page

Client	Jessica Dixon			
Property Address	13336 Clement St			
City	Edwards	County	Kern	State CA Zip Code 93523
Appraiser	Ramona Laird			



Comparable 1

12339 Boron Ave	
Prox. to Subject	10.98 miles E
Sale Price	205,000
Gross Living Area	1,294
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	7405 sf
Quality	Q4
Age	70



Comparable 2

12639 Daisy St	
Prox. to Subject	11.08 miles E
Sale Price	230,000
Gross Living Area	1,354
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	9147 sf
Quality	Q4
Age	69



Comparable 3

16915 Bellaire Ave	
Prox. to Subject	2.76 miles W
Sale Price	255,000
Gross Living Area	1,144
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	31363 sf
Quality	Q4
Age	55

Comparable Photo Page

Client	Jessica Dixon			
Property Address	13336 Clement St			
City	Edwards	County	Kern	State CA Zip Code 93523
Appraiser	Ramona Laird			



Comparable 4

27192 Cote St	
Prox. to Subject	11.19 miles E
Sale Price	200,000
Gross Living Area	918
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	Residential
View	Residential
Site	10018 sf
Quality	Q4
Age	69



Comparable 5

13596 Gulf St	
Prox. to Subject	1.18 miles E
Sale Price	224,900
Gross Living Area	1,260
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	Residential
View	Residential
Site	10454 sf
Quality	Q4
Age	69



Comparable 6

13445 Fran St	
Prox. to Subject	1.17 miles E
Sale Price	199,900
Gross Living Area	1,586
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	Residential
View	Residential
Site	10018 sf
Quality	Q4
Age	69

Appraiser's License



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

Ramona E. Laird

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 037848

Effective Date: August 1, 2025
Date Expires: July 31, 2027


Angela Jemmott, Bureau Chief, BREA

3083548

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