



COUNTY OF LAKE
SPECIAL DISTRICTS ADMINISTRATION
230 N Main Street
Lakeport, California 95453
Telephone 707-263-0119
Fax 707-263-3836

Robin Borre
Special Districts Administrator

August 26, 2024

Patrick Sullivan
Treasurer/Tax Collector
County of Lake
255 N. Forbes Street Room 215
Lakeport, California 95453

Attn: Gregory Peters, Deputy Tax Collector

RE: Tax Sale Properties

Dear Mr. Sullivan,

On behalf of Special Districts, we would like to make the following offers on tax sale properties.

Property APN/Address	Acres	Offer Price
039-301-16, 14760 Highlands Way, Clearlake, CA	.16 acres	\$3,000.00
039-301-17, 14750 Highlands Way, Clearlake, CA	.20 acres	\$3,000.00
5 parcels – 029-071-05; 029-071-07; 029-071-08; 029-071-09; 029-071-10; 4577 & 4627 Grandview Drive, Lakeport, CA and 4488, 4464 and 4475 Mountainview Drive, Lakeport, CA.	24.68 acres	\$99,000.00
Total Offer		\$105,000.00

Enclosed please find additional information including the Application to Purchase Tax Defaulted Property for all parcels, comparable parcels and an appraisal.

I look forward to working with your office to complete these transactions.

Sincerely,

Robin Borre
Special Districts Administrator

Enclosures

Offer Summary Sheet

Clearlake Property Comp #1
4960 Crawford Ave., Clearlake

6,098 sq. ft.
0.14 acre
\$4,850 Asking Price

Clearlake Property Comp #2
15517 Highland Ave., Clearlake

8,270 sq. ft.
0.19 acre
\$5,000 Asking Price

Parcel 039-301-16; 14760 Highlands Way

0.16 acre
6969.6 sq. ft.
\$3,000 Offer Price

Parcel 039-301-17; 14750 Highlands Way

0.2 acre
8712 sq. ft.
\$3,000 Offer Price

Parcels 029-071-05; 029-071-07; 029-071-08; 029-071-09; 029-071-10; 4577 and 4627 Grandview Drive Lakeport; 4488, 4464 & 4475 Mountainview Drive, Lakeport

\$112,000 Appraisal
\$99,000 Prior Sale Offer
\$99,000 Offer Price

Total Offer **\$105,000**



Tax

Find a parcel or address



Default County

Parcels CA

3771



3807

MANCHESTER AV

3803

EL CAMINO REAL

14701

SARONI PKWY

039-	039-
301-	301-
17	16
.2	.16
ac	ac

14701

HIGHLANDS WAY

3903

MANCHESTER AVE

14701

14840

14898

DAVIS AVE

3909

4001

S AVE

4001

-122.636 38.957 Degrees

200ft



FOR SALE - ACTIVE

4960 Crawford Ave, Clearlake, CA 95422



\$4,850

Est. \$33/mo

[Get pre-qualified](#)

—

Beds

—

Baths

6,098

Sq Ft (Lot)

Contact listing agent
At this time, Redfin doesn't have an agent available to help you with this home.

Emmett Dalton

Dalton Real Estate

805-380-6132

MLS@daltonrealtors.com

Finance this home

Find out your borrowing potential to make a competitive offer

About this home

BAYFRONT PROPERTY

DESIRABLE LOCATION

Come to beautiful Clearlake and take a look at this 0.14-acre plot of land. This property is right off the Bay, just a few miles from downtown, and offers easy access to shopping, dining, schools and more. Whether you plan to buy the property for investment or haven't decided yet, you can't go wrong when you own in this desirable area.

4 hours on Redfin

\$1 per sq ft land

Vacant land

LCCLE - Clearlake East

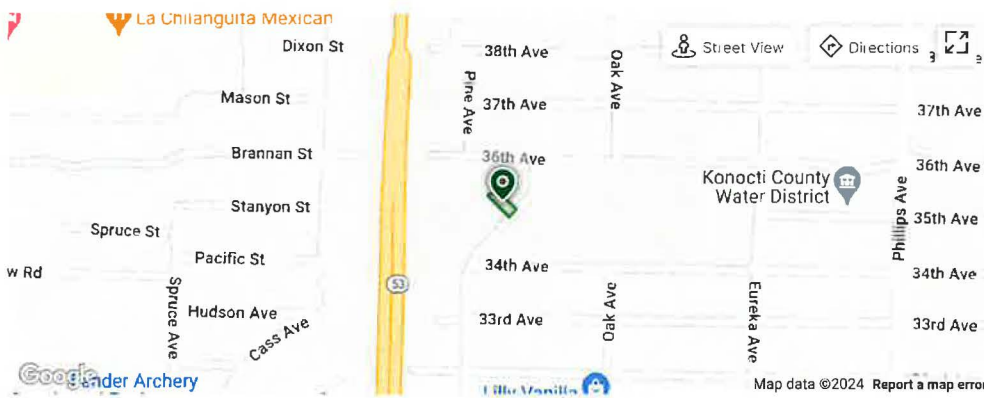
6,098 sq ft lot

Listed by Emmett Dalton • DRE #00959147 • Dalton Real Estate

Contact: MLS@daltonrealtors.com

Redfin checked: **4 minutes ago** (July 30, 2024 at 4:12pm) • Source: CRMLS #OC24156194

[Get pre-approved](#)



Comp #1

Advertisement

[Report ad](#)

Payment calculator

FOR SALE - ACTIVE

15517 Highland Ave, Clearlake, CA 95422



Contact listing agent
At this time, Redfin doesn't have an agent available to help you with this home.

\$5,000

Est. \$34/mo

Get pre-qualified

—

Beds

—

Baths

8,270

Sq Ft (Lot)

About this home

Large lot close to highway 53 at the end of the road

🕒 965 days on Redfin

🏠 \$1 per sq ft land

🏡 Vacant land

👤 20% buyer's agent fee

🏠 8,270 sq ft lot

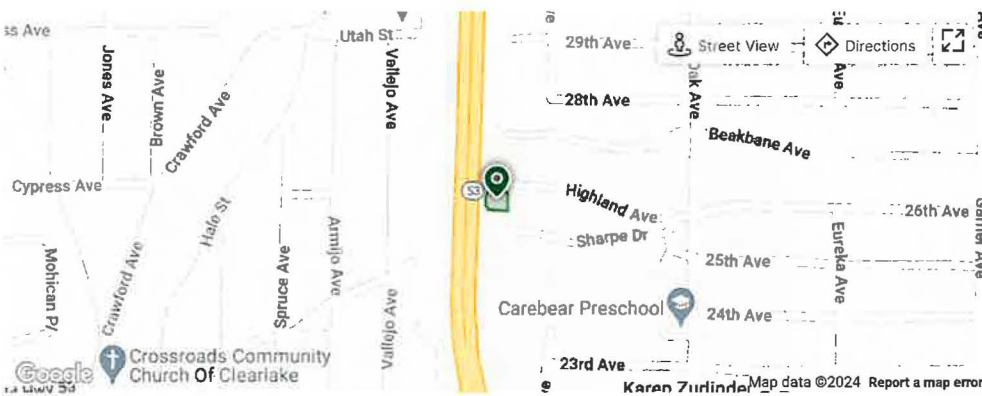
🏠 LCCLE - Clearlake East

Listed by Racine Eich • DRE #02083933 • RE/MAX Gold Lake County

Contact: 925-207-7757

Redfin checked: **4 minutes ago** (July 30, 2024 at 4:16pm) • Source: CRMLS #LC21260846

Get pre-approved



Compt 2

Advertisement

Report ad

Payment calculator

Additional resources

🇺🇸 **Down payment assistance**
View down payment assistance programs for this home.





Tax

Find a parcel or address



Default County,

Parcels CA

Hill Rd

Grandview Dr

Hill Rd E

29

Hill Rd E

029-071-05
7.29 ac

029-071-07
4.62 ac

029-071-08
7.88 ac

029-071-09
3.14 ac

029-071-100
2.44 ac

1655 ft

1690 ft

Eucalyptus Ave

Emilee Ct

Oa

Ac

-122.908 39.100 Degrees

300ft



**APPRAISAL REPORT
OF**



4627 Grandview Dr etal
Lakeport, CA 95453

PREPARED FOR

Robin Borre
County of Lake - Special Districts Administrator
230 N Main St
Lakeport, CA 95453

AS OF

08/01/2024

PREPARED BY

BOSS RE Brokerage & General Appraisal
P.O. Box 64
Lakeport, CA 95453

APPRAISAL COMPLIANCE ADDENDUM

Borrower/Client <u>Orthodox Catholic Synod</u>		Unit No.
Address <u>4627 Grandview Dr etal</u>		
City <u>Lakeport</u>	County <u>Lake</u>	State <u>CA</u> Zip Code <u>95453</u>
Lender/Client <u>County of Lake - Special Districts Administrator</u>		

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile. **To the best of appraiser knowledge & belief the intended use of this report does not include support for a federally related lending decision and as such is considered a Restricted Appraisal Report that may not be suitable for any other use or user than as originally intended without additional information either required by alternative users or retained in appraiser work file as required which could included online data sources not retained in hard copy by the appraiser.**

ADDITIONAL CERTIFICATIONS

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 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 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).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PRIOR SERVICES

I have NOT performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I HAVE made a personal inspection of the property that is the subject of this report.

I have NOT made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

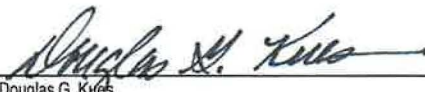
Additional USPAP related issues requiring disclosure and/or any state mandated requirements: There has been no formal written engagement letter or formal written assignment guidelines provided with the valuation assignment order. No preliminary title or current survey information provided to the appraiser as a function of this assignment. Thus, and unavoidably, the appraiser has relied entirely on public record information and data in the analysis and methodology herein in support of the final opinion of value in this assignment. Per public record secured tax rolls the current owner of record is Orthodox Catholic Synod of the Syro-Chaldean Rite, Inc. a Non-Profit Religious Organization.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is <180 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is <180 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 	Signature _____
Name <u>Douglas G. Kurgs</u>	Name _____
Date of Signature <u>08/07/2024</u>	Date of Signature _____
State Certification # <u>AG015663</u>	State Certification # _____
or State License # _____	or State License # _____
State <u>CA</u>	State _____
Expiration Date of Certification or License <u>05/05/2025</u>	Expiration Date of Certification or License _____
Effective Date of Appraisal <u>08/01/2024</u>	Supervisory Appraiser Inspection of Subject Property: <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior Only from street <input type="checkbox"/> Interior and Exterior

LAND APPRAISAL REPORT

The purpose of this appraisal report is to provide the lender/client with an accurate supported opinion of the market value of the subject property.

CLIENT AND PROPERTY IDENTIFICATION

Property Address 4627 Grandview Dr etal City Lakeport State CA Zip Code 95453
 Borrower Orthodox Catholic Synod Owner of Public Record OCS of the SCR (see definition) County Lake
 Legal Description Multiple legal descriptions in this report to fully describe the five contiguous parcels being appraised
 Assessor's Parcel Number 029-071-060/070/080/090/100 (contiguous) Tax Year 2023 R.E. Taxes 6,068
 Neighborhood Name Lookout Mountain Subdivision Map Reference See APNs Census Tract 0003.00
 Special Assessments None Reported PUD Yes No HOA \$ 0 Per Year Per Month
 Property Rights Appraised Fee Simple Leasehold Other (Describe) _____
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Acquisition decision support - Tax Default
 Lender/Client County of Lake - Special Districts Administrator Address 230 N Main St, Lakeport, CA 95453

CONTRACT ANALYSIS

I did I did not analyze the contract sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
No sales contract exists to the best of the appraiser knowledge and belief, and no such documentation was provided to the appraiser as a function of this assignment.

Contract Price: \$ n/a Date of Contract n/a Is the property seller the owner of public record? Yes No Data Source(s): _____
 Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower?
 Yes No If Yes, report the total dollar amount and describe items paid. \$ Not Applicable

NEIGHBORHOOD DESCRIPTION

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Trends			One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		Price \$ (000) <u>145</u> Low	Age (yrs) <u>15</u> High	One Unit <u>70</u> %	2-4 Unit <u>3</u> %	Multi-family <u>7</u> %	Commercial <u>20</u> %	
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		Marking Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	1,500 Pred. <u>20-60</u>					
Growth <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Slow									
Neighborhood Boundaries <u>Generally bound by Nice-Lucerne Cutoff (north); Park Way (south); Clear Lake (east); CA Hwy 29 (west). More specific boundaries not considered critical to value or marketability.</u>									

	Good	Average	Fair	Poor		Good	Average	Fair	Poor
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General appearance of properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Primary Education	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Police/Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Convenience to Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overall appeal to market	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Neighborhood Description: Portion of nearby Lookout Mountain subdivision of residential use zoning parcels with no developed roadway access, public utilities, or site improvements of any degree. Geographically close to local goods & services, recreation, primary transportation arteries, primary education, and healthcare. Based on the undeveloped nature of the properties, adequacy of police/fire protection, protection from detrimental conditions, and overall appeal to the market are unavoidably considered fair although curable.

Market Conditions (including support for the above conclusions): Similar land sales of undeveloped multi-parcel configuration properties are virtually non-existent based on a thorough search of all reported sales that could be considered competing for similar market share. In the alternative, the best available properties for which sufficient similarities exist to support analysis have been located and selected for analysis herein and are set forth in this report in forming a final opinion of value for the property being appraised

SITE DESCRIPTION

Dimensions: Five parcels - irregular sized lots - see parcel map Area: 24.68 ac Acres Sq. Ft. Shape Irregular View Dist Lake/Mtns
 Specific Zoning Classification SR-SC Zoning Description Suburban Residential - Scenic Combining District - County
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (Describe) _____
 Uses permitted under current zoning regulations Single family residential w/ ADU is a permitted use & is considered a highest and best use
 Highest and Best Use: Single Family Residential w/ accessory dwelling unit
 Describe any improvements Property being appraised in unimproved
 Do present improvements conform to zoning? Yes No No Improvements (If "No", Explain) _____
 Present Use of Subject Site Subdivided vacant land Current or Proposed Ground Rent Yes No If yes, \$ _____
 Topography: Moderate slope & rolling Size: 24.68 ac Shape Irregular 5 contiguous parcels Drainage Appears Adequate
 Corner Lot Yes No Underground Utilities: Yes No Fenced? Yes No If yes, type _____
 Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 06033C0481D FEMA Map Date 09/30/2005

Utilities	Public	Other	Provider or description	Off-Site Improvements	Type/Description	Public	Other
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public utility available in reasonable proximity	Street Surface	Undeveloped	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Propane Avail (no natural gas in Lake County)	Street Type/Influence	Undeveloped	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public utility available in reasonable proximity	Curb/Gutter	Undeveloped	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public utility available in reasonable proximity	Sidewalks	Undeveloped	<input type="checkbox"/>	<input checked="" type="checkbox"/>
				Street/Lights (Type)	Undeveloped	<input type="checkbox"/>	<input checked="" type="checkbox"/>
				Alley	Undeveloped	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Are the utilities and off-site improvements typical for the market? Yes No If No, describe: No public utilities or off site improvements in immediate area
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe _____
As of the effective date herein, the sites are unimproved and not yet suitable for development to a highest and best use in compliance with the four components including Physically Possible, Legally Permissible, Economically Feasible, and Maximally Productive.

Site Comments: Site consists of five separate undeveloped parcels being considered as one property for appraisal purposes, and generally stated as such. While all parcels are combined into a single final opinion of value, the individual parcels include: 1) 4627 Grandview Drive - APN 029-071-050-000 - 6.94 acres; 2) 4488 Mountainview Dr - APN 029-071-070-000 - 4.82 acres; 3) 4577 Grandview Drive - APN 029-071-080-000 - 7.68 acres; 4) 4464 Mountainview Dr - APN 029-071-090-000 - 3.25 acres; and 5) 4475 Mountainview Drive - APN 029-071-100-000 - 1.99 acres. Thus, the subject property for purposes of this assignment are described as a five contiguous parcel property with a total of 24.68 acres as described throughout this report. Source for site size is the actual assessor parcel map. Notably, assessor parcel map sizes are not consistent with either the assessor secured tax rolls or the County of Lake GIS database maps. No survey has been provided to the appraiser and in the absence of consistency, the assessor parcel map is considered the most reliable source available for site size determinations.

LAND APPRAISAL REPORT

Case No.

There are <u>n/a</u> comparable sites currently offered for sale in the subject neighborhood ranging in price from \$ <u>n/a</u> to \$ <u>n/a</u>				
There are <u>n/a</u> comparable sites sold in the past 12 months in the subject neighborhood ranging in price from \$ <u>n/a</u> to \$ <u>n/a</u>				
COMPARABLE SALES				
FEATURE	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
Address	4627 Grandview Dr etal	12644 White Rock Cynyn Rd	12985 Adobe Creek Rd	6343 Eickhoff Rd
City and Zip Code	Lakeport, CA 95453	Upper Lake, CA 95485	Lakeport, CA 95453	Lakeport, CA 95453
Proximity to Subject		8.33 miles N	11.57 miles S	2.33 miles NW
Data Sources		CRMLS# LC222533725 / Doc# 5136	CRMLS# LC24083182 / Doc# 5626	CRMLS# LC23104531 / Brkr Inq
Verification Sources	Assessor Records	Assessor Records	Assessor Records	Assessor Records
Sale Price	\$ <u>n/a</u>	\$ <u>92,000</u>	\$ <u>118,000</u>	\$ <u>270,000</u>
Price/ acre	\$ <u>0.00</u>	\$ <u>4,632</u>	\$ <u>3,137</u>	\$ <u>3,381</u>
Date of Sale (MO/DA/YR)	<u>n/a</u>	05/10/23 (COE)	06/04/24 (COE)	07/17/23 (COE)
Days on Market	Not Applicable	146	40	0
Financing Type	Not Applicable	Cash Equiv	Cash Equiv	Cash Equiv
Concessions	Not Applicable	None Noted	None Noted	None Noted
Location	Suburban	Rural	No Adjus	Rural
Property Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site Size Acres	24.68 ac	19.86 ac	+10,000	37.61 ac
View	Dist Lake/Mtns	Dist Mtns/Lake	Dist Mtns/Lake	Hills/Mtns
Topography	Moderate slope & rolling	Rolling to Steep	No Adjus	Rolling to steep
Available Utilities	Unimproved	Unimproved	Unimproved	Unimproved
Street Frontage	Not developed	Not developed	Not developed	Not Developed
Street Type	Not developed	Not developed	Not developed	Not Developed
Water Influence	None Noted	None Noted	None Noted	None Noted
Fencing	Unimproved	None	None	None
Improvements	Unimproved	Unimproved	Unimproved	Unimproved
Xtra Features	5 parcel configuration	1 parcel	No Adjus	1 parcel
Xtra Features	None Noted	None Noted	None Noted	None Noted
Net Adjustments (Total, in \$)		X + - \$ <u>10,000</u>	+ X - \$ <u>-26,000</u>	+ X - \$ <u>-110,000</u>
Adjusted sales price of the comparable sales (in \$)		Net=11% \$ <u>102,000</u>	Net=-22% \$ <u>92,000</u>	Net=-41% \$ <u>160,000</u>
The Appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal. The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months. The appraiser's research <input type="checkbox"/> Did <input checked="" type="checkbox"/> Did Not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal Data Sources: <u>California Regional Multiple Listing Service (CRMLS)</u> The appraiser's research <input checked="" type="checkbox"/> Did <input type="checkbox"/> Did Not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale. Data Sources: <u>California Regional Multiple Listing Service (CRMLS)</u> The appraiser's research <input checked="" type="checkbox"/> Did <input type="checkbox"/> Did Not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal. Data Sources: <u>California Regional Multiple Listing Service (CRMLS)</u>				
Listing/Transfer History (if more than two, use comments section or an addendum)	Transfer/Sale (ONLY) of Subject in past 36 months:	Listing and Transfer history of Comp 1 in past 12 months	Listing and Transfer history of Comp 2 in past 12 months	Listing and Transfer history of Comp 3 in past 12 months
	\$ <u>n/a</u> / <u>n/a</u>	\$ <u>275,620</u> / <u>08/19/2022</u>	\$ <u>n/a</u> / <u>n/a</u>	\$ <u>n/a</u> / <u>n/a</u>
	\$ <u>n/a</u> / <u>n/a</u>	\$ <u>n/a</u> / <u>n/a</u>	\$ <u>n/a</u> / <u>n/a</u>	\$ <u>n/a</u> / <u>n/a</u>
Subject Property is Currently Listed for Sale?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Data Source: <u>Lake County Assessor Tax Rolls</u>		
Current Listing History	List Date: <u>n/a</u>	List Price: <u>\$ n/a</u>	Days on Market: <u>n/a</u>	Data Source: <u>n/a</u>
Subject Property has been listed within the last 12 Months?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Data Source: <u>CRMLS & BAREIS</u>		
12 Month Listing History	List Date: <u>n/a</u>	List Price: <u>\$ n/a</u>	Days on Market: <u>n/a</u>	Data Source: <u>CRMLS</u>
Comments on Prior Sales/Transfers and Current and Prior Listings: <u>The last reported transfer of ownership by bona-fide sale was reported as a sale on 06/29/2001 for \$350,000 to the present owner. There have been no other sales or transfers reported since the 2001 event. Thus, the property being appraised has not, to the best of my knowledge and belief, transferred ownership by bona-fide sale during the past 36 months.</u>				
Summary of the Sales Comparison Approach: <u>While none of the best available properties can be considered ideally comparable to the subject property (based on unique features or conditions and lack of similar property sales or listings), the best available properties, even though not multi parcel configurations, do bracket the primary features of the subject including site size, views, and proximity to goods and services. When there are apparent differences and no adjustment is made, the reader is advised that lack of any such adjustment is based on the inability to support such apparent differences by verifiable market reaction, which is an appraisal requirement. Subjective adjustments are not permitted without verifiable market reaction.</u>				
Comparable Sale #1 was reported transferred on 08/19/2022 via Trust Deed for a reported \$275,620 per LC Doc# 22-11247				
Reconciliation Comments: <u>Income Approach not developed based on lack of competing property rental income data. Replacement Cost not developed based lack of any improvements on the property being appraised, and thus lack of applicability to the assignment. Appraiser has relied exclusively on Market Comparison approach to support the final opinion of value. Search parameters were expanded to accommodate this assignment based on general lack of similar properties in the area.</u>				
This appraisal is made <input checked="" type="checkbox"/> "as-is" <input type="checkbox"/> Subject to the following conditions or inspections: <u>Detailed on site inspections by appraiser were not completed in this assignment</u>				
Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions and appraiser's certification, my (our) opinion of market value, as defined, of the real property that is the subject of this report is:				
Opinion of Market Value: \$ <u>112,000</u> as of: <u>08/01/2024</u> , which is the date of inspection and the effective date of this appraisal.				

LAND APPRAISAL REPORT**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of Homeowner's Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder of the HOA and the subject property is an attached dwelling unit.

Legal name of project: _____

Total number of phases: _____ Total number of units: _____ Total number of units sold: _____

Total number of units rented: _____ Total number of units for sale: _____ Data source(s): _____

Was the project created by the conversion of an existing building(s) into a PUD? Yes No If yes, date of conversion: _____

Does the project contain any multi-dwelling units? Yes No Data Sources: _____

Are the units, common elements and recreation facilities complete? Yes No If no, describe the status of completion. _____

Describe common elements and recreational facilities: _____

CERTIFICATIONS AND LIMITING CONDITIONS

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form may be used for single family, multi-family sites and may be included within a PUD development. This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions and certifications. Modifications, additions, or deletions to the intended use, intended user, definitions of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organizations are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject site and any limited improvements, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research verify and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this report is the lender/client identified within the appraisal report.

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 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 passing of title from the 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 interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States 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 OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

*Adjustments to the comparables must be made for special or creative concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition of 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 concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- The appraiser will not be responsible for matters of a legal nature that affect the subject property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 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 this appraisal report whether any portion of 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, or as otherwise required by law.
- The appraiser has noted in this appraisal report any adverse conditions (such as 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 research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the subject property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties express or implied. The appraiser will not be responsible for any such conditions that do exist or for the engineering or testing that might be required to discover whether such conditions do exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- I performed a complete visual inspection of the subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).
- I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them unless indicated elsewhere within this report as there are no or very limited improvements and these approaches to value are not deemed necessary for credible results and/or reliable indicators of value for this appraisal assignment.
- I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year to the date of the sales of the comparable sale, unless otherwise indicated in this report.
- I selected and used comparable sales that are locally, physically, and functionally the most similar to the subject property.
- I have not used comparable sales that were the result of combining multiple transactions into one reported sale.
- I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- I have verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property and comparable sales.
- I have knowledge and experience in appraising this type of property in this market area.
- I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

LAND APPRAISAL REPORT

CERTIFICATION AND LIMITING CONDITIONS (CONTINUED)

- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable source that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with the respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective interest or bias with respect to the participants in the transaction.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application.)
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower, another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any or other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media.)
22. I am aware that any disclosure of distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrowers, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is accepted to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards or Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

Signature [Handwritten Signature]
Name Douglas G. Kues
Company Name BOSSRE Brokerage & General Appraisal
Company Address P.O. Box 64, Lakeport, CA 95453
Telephone Number (707) 263-8633
Email Address doug@boss-online.com
Date of Signature and Report 08/07/2024
Effective Date of Appraisal 08/01/2024
State Certification # AG015663
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 05/05/2025

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

ADDRESS OF PROPERTY APPRAISED
4627 Grandview Dr etal
Lakeport, CA 95453

APPRAISED VALUE OF SUBJECT PROPERTY \$ 112,000

LENDER/CLIENT
Name Robin Borre
Company Name County of Lake - Special Districts Administrator
Company Address 230 N Main St, Lakeport, CA 95453
Email Address

SUBJECT PROPERTY

- Did not inspect subject property
Did inspect exterior of subject property from street
Date of Inspection
Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
Did inspect exterior of comparable sales from street
Date of Inspection

LAND APPRAISAL REPORT

Case No.

COMPARABLE SALES										
FEATURE	SUBJECT		COMPARABLE # 4		COMPARABLE # 5		COMPARABLE # 6			
Address	4627 Grandview Dr etal		4444 Hill Road E							
City and Zip Code	Lakeport, CA 95453		Lakeport, CA 95453							
Proximity to Subject			0.21 miles SW							
Data Sources			CRMLS# LC2003782 / Active							
Verification Sources	Assessor Records		Assessor Records							
Sale Price	\$	n/a	\$	89,950	\$		\$		\$	
Price/ acre	\$	0.00	\$	8,192	\$		\$		\$	
Date of Sale (MO/DA/YR)	n/a		02/20/2020 (List)							
Days on Market	Not Applicable		1,623							
Financing Type	Not Applicable		Listing Only							
Concessions	Not Applicable		Listing Only		-9,000					
Location	Suburban		Suburban							
Property Rights Appraised	Fee Simple		Fee Simple							
Site Size	24.68 ac		10.98 ac		+27,000					
View	Dist Lake/Mtns		Mtns							
Topography	Moderate slope & rolling		Gentle Sloping		No Adjust					
Available Utilities	Unimproved		Wtr on Site		No Adjust					
Street Frontage	Not developed		Not Developed							
Street Type	Not developed		Not Developed							
Water Influence	None Noted		None Noted							
Fencing	Unimproved		Unimproved							
Improvements	Unimproved		Unimproved							
Xtra Features	5 parcel configuration		1 Parcel		No Adjust					
Xtra Features	None Noted		None Noted							
Net Adjustments (Total, in \$)			X	+	-	\$ 18,000		+	-	\$ 0
Adjusted sales price of the comparable sales (in \$)			Net=20%		\$ 108,000		Net=0%		\$ 0	
			Gross=40%		\$ 108,000		Gross=0%		\$ 0	
Listing/Transfer History (if more than two, use comments section or an addendum)	Transfer/Sale (ONLY) of Subject in past 36 months:		Listing and Transfer history of Comp 4 in past 12 months		Listing and Transfer history of Comp 5 in past 12 months		Listing and Transfer history of Comp 6 in past 12 months			
	\$	n/a	\$	n/a	\$		\$		\$	
	\$	n/a	\$	n/a	\$		\$		\$	
Comments on Prior Sales/Transfers and Current and Prior Listings: Comparable Property No. 4 is a current listing. Agent inquiry confirms undetermined access or roadway frontage and is included based on location contiguous to subject property. This parcel has been on the market for over 1600 days with no known offer or sale contract.										
The property being appraised is assumed to have legal access to a public roadway unless otherwise advised in writing with verification of legally landlocked property status at the time the appraisal assignment was ordered and accepted by this appraiser. Since legal descriptions rarely state the existence or lack of legal access to a property, the appraiser assumes no liability for the impact of any lack of legal access and further assumes no liability for the impact of obtaining legal access beyond the generally accepted range of legal fees undetermined as a function of this assignment and largely depending on resistance to the action by neighboring properties. Generally, fee simple ownership of land includes the right to enjoy the use of the property.										
Because there is no reasonable method of determining a cost to cure or cost to acquire public utilities to a property without such public utilities, unless provided to the appraiser in writing by a qualified licensed contractor with expertise in this area of valuation, the appraiser does NOT consider such costs in the appraisal analysis. While we do recognize a value impact to the availability or lack of public utilities, it is not generally possible to make such determinations within the appraisal process without direct participation from alternative trade professionals.										
Summary of the Sales Comparison Approach:										

MARKET CONDITIONS SUMMARY

Borrower: Orthodox Catholic Synod Order Number: _____
 Property Address: 4627 Grandview Dr etal City: Lakeport State: CA Zip Code: 95453

1. Pending Sales/Active Listings

IT IS REQUIRED THAT THE APPRAISAL REPORT SALES GRID INCLUDE TWO (2) OR MORE PENDING SALES OR LISTINGS.
 (Pending sales are preferred over listings, if sufficient pending sales are available.)

The typical sale price to list price ratio (Sale price divided by List price = ratio) in the subject market is 0-10%%. This figure was utilized as the adjustment factor in the sales comparison approach to reflect negotiations for the pending sales (if the list price is reported, but not for contract price) and listings in the appraisal report. (Note: If the reported sale price to list price ratio was not utilized in the sales grid, please explain.)

2. Days on Market for the Comparable Sales

Please provide the days on the market (D.O.M.) for each of the comparable sales used within the appraisal. If multiple listings had occurred, the D.O.M. should reflect the cumulative marketing time.

COMP 1	COMP 2	COMP 3	COMP 4	COMP 5	COMP 6
146 D.O.M.	40 D.O.M.	0 D.O.M.	1623 D.O.M.	n/a D.O.M.	n/a D.O.M.

3. Date of Sale/Proximity to Subject

If the comparable sales used in the appraisal sold in excess of 90 days prior to the effective date of the appraisal and/or are located greater than one mile from the subject, please thoroughly explain the reasoning for not using more current/proximate comparable sales.

Following a thorough search of all reported similar property sales, only one of the best available sales closed escrow during the past 90 days from the effective date of this report.

4. Days on Market for the Subject and Listing History

If the subject is currently listed for sale or has been listed for sale in the past 12 months, please provide the following:

Total Days on Market	Original List Price	Final List Price	Number of Price Reductions
n/a D.O.M.	\$ n/a	\$ n/a	n/a

Comments on the marketing for the subject property: Subject property is not currently on the market

5. Defined Neighborhood Data

In the neighborhood section of the appraisal report, the neighborhood boundaries were defined. These defined boundaries represent the area that a typical buyer would also consider for comparable substitute properties. This should not include areas considered dissimilar enough that the same buyer would not consider properties for possible purchase.

The appraiser estimates that property values over the past year and within the defined neighborhood boundaries are:

Increasing (____%) Stable Decreasing (____%) Provide analysis and data to support the property value trend indicated:
Time on market, ratio of listing to sale price, selling prices (per unit of comparison), and marketing time are relatively consistent within a narrow range per summary of reported data through MLS database

Based on the data utilized in the report, calculate the time to sell current inventory:

____ Current Listings / ____ Average sales per month during preceding 6 months = ____ months to liquidate inventory.

6. Foreclosure Activity in the Subject's Neighborhood

Were foreclosures utilized as comparable sales, active listings or pending sales in the appraisal report? Yes No

If foreclosures were utilized, explain herein their impact and weighting in the final reconciliation of value. Not Applicable

7. Additional Comments

Provide any additional commentary that you feel would help the reader of the report to better understand the present market conditions of the subject's market. If any revisions have been made to previously submitted appraisal reports, comments must be provided herein explaining the revisions and why they were deemed necessary.

The appraiser certifies that the information contained in this Market Conditions Summary is consistent with similar information provided on the appraisal form and in any general addendum comments. The appraiser has reconciled the information in this addendum with the final value conclusion stated in the appraisal report.

Appraiser Signature: 

Douglas G. Kuus

Date: _____

08/07/2024

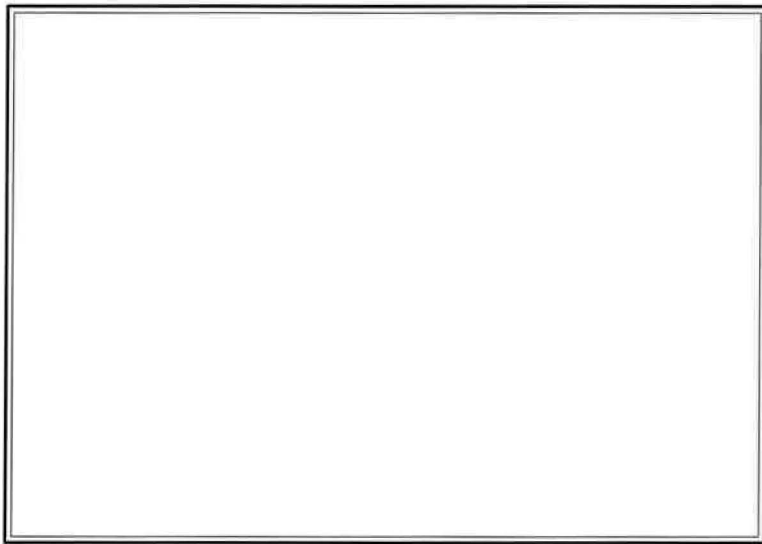
BOSS RE Brokerage & General Appraisal
SUBJECT PHOTO ADDENDUM

File No. L240801-4627
Case No.

Borrower	Orthodox Catholic Synod						
Property Address	4627 Grandview Dr etal						
City	Lakeport	County	Lake	State	CA	Zip Code	95453
Lender/Client	County of Lake - Special Districts Administrator		Address	230 N Main St, Lakeport, CA 95453			



Subject Aerial Imagery - 5 Parcels



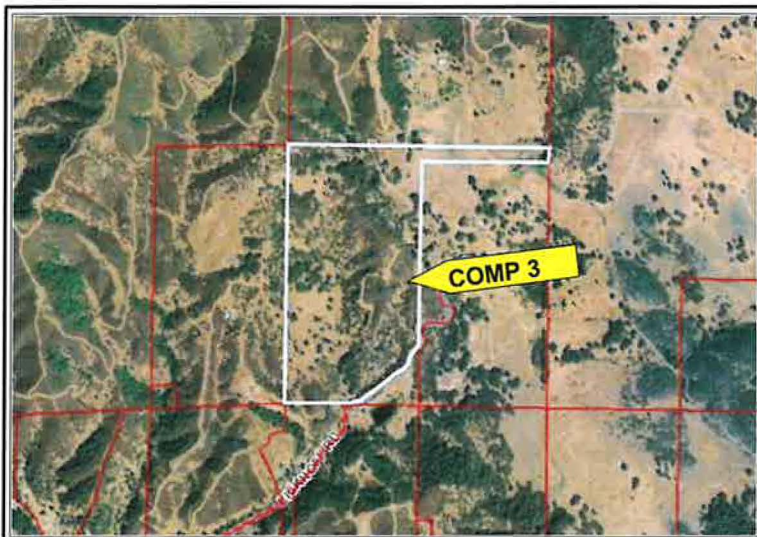
Borrower	Orthodox Catholic Synod						
Property Address	4627 Grandview Dr et al						
City	Lakeport	County	Lake	State	CA	Zip Code	95453
Lender/Client	County of Lake - Special Districts Administrator		Address 230 N Main St, Lakeport, CA 95453				



COMPARABLE SALE # 1
12644 White Rock Cyn Rd
Upper Lake, CA 95485



COMPARABLE SALE # 2
12985 Adobe Creek Rd
Lakeport, CA 95453



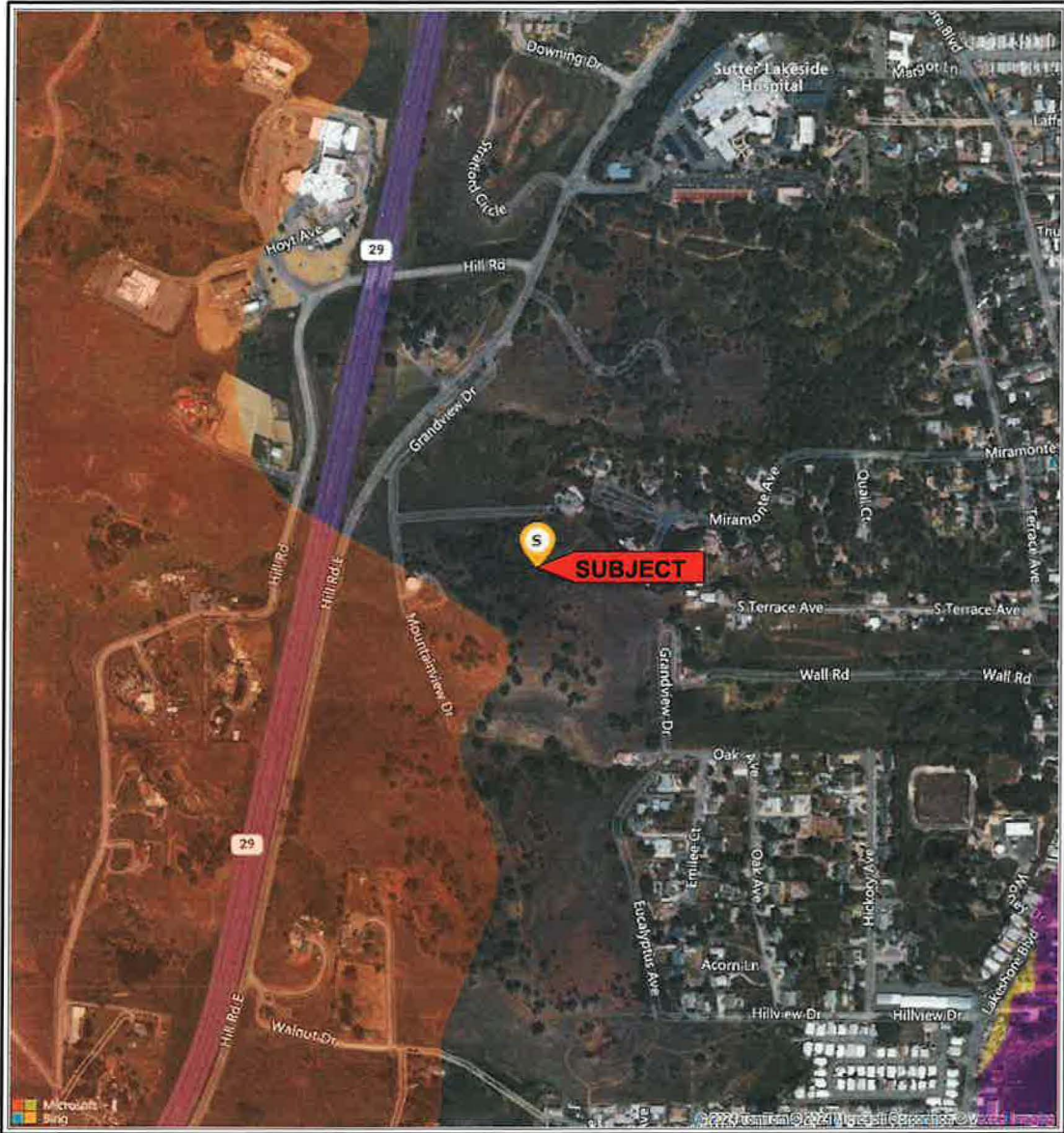
COMPARABLE SALE # 3
6343 Eickhoff Rd
Lakeport, CA 95453

Borrower	Orthodox Catholic Synod						
Property Address	4627 Grandview Dr et al						
City	Lakeport	County	Lake	State	CA	Zip Code	95453
Lender/Client	County of Lake - Special Districts Administrator		Address 230 N Main St, Lakeport, CA 95453				



FLOOD MAP ADDENDUM

Borrower	Orthodox Catholic Synod						
Property Address	4627 Grandview Dr etal						
City	Lakeport	County	Lake	State	CA	Zip Code	95453
Lender/Client	County of Lake - Special Districts Administrator		Address		230 N Main St, Lakeport, CA 95453		



Flood Map Legends

- Flood Zones**
- Areas inundated by 100-year flooding
 - Areas inundated by 500-year flooding
 - Areas of undetermined but possible flood hazards
 - Floodway areas with velocity hazard
 - Floodway areas
 - COBRA zone

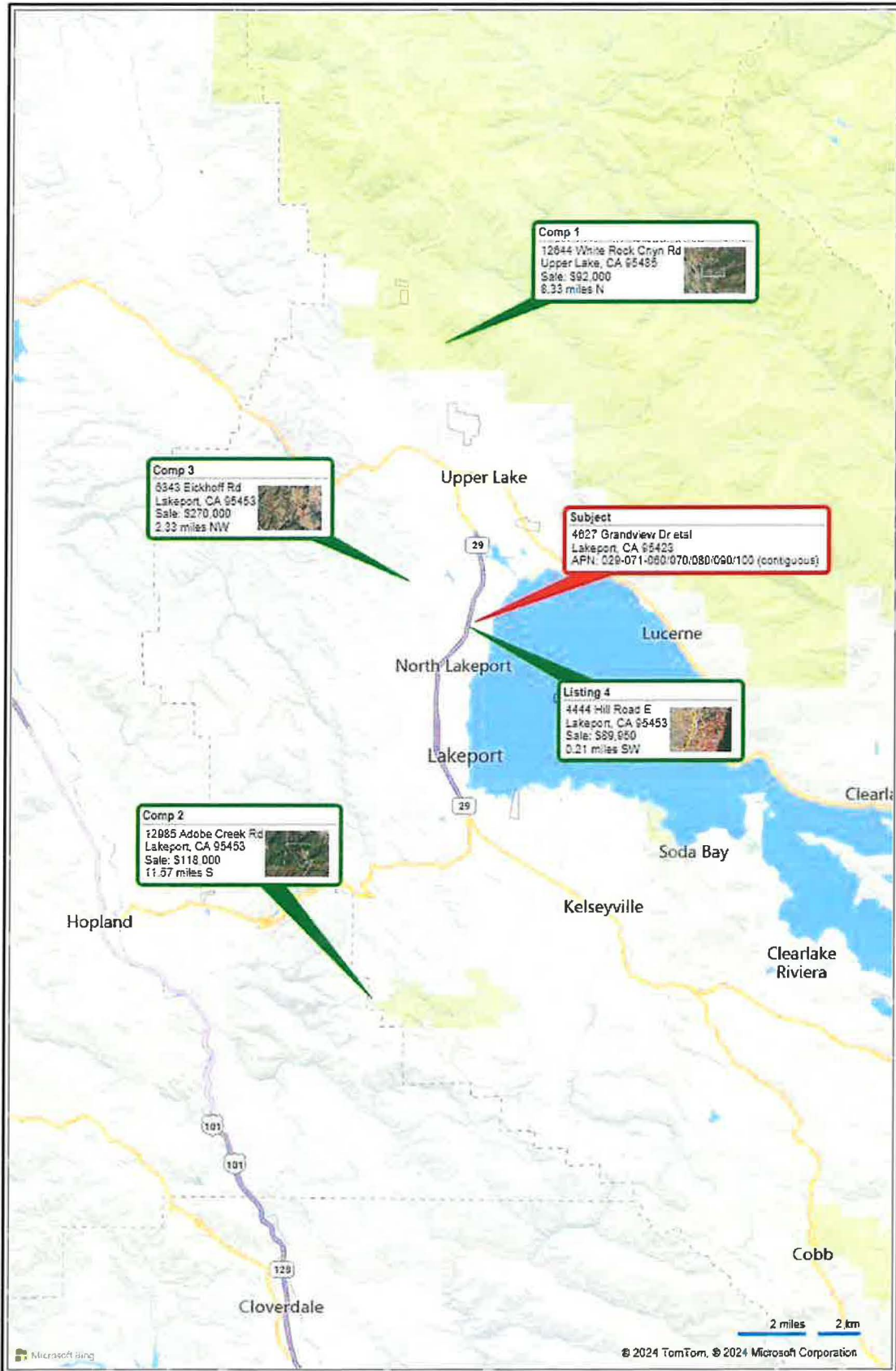
Flood Zone Determination

In Special Flood Hazard Area (Flood Zone): Out
 Within 250 ft. of multiple flood zones? Not within 250 feet
 Community: 060090
 Community Name: LAKE COUNTY
 Map Number: 06033C0481D
 Zone: X Panel: 06033C0481D Panel Date: 09/30/2005
 FIPS Code: 06033 Census Tract: 0003.00

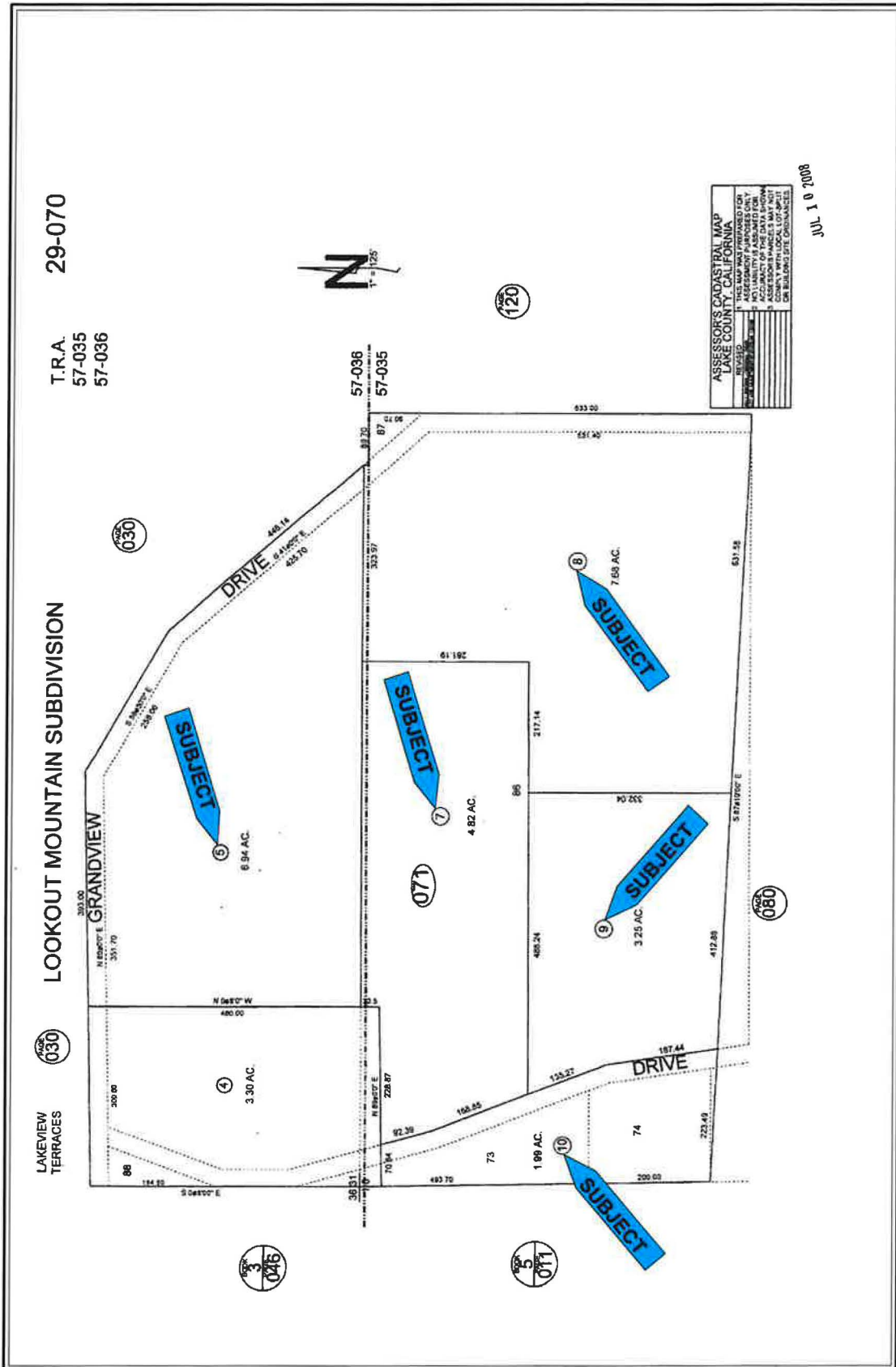
This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY, OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

LOCATION MAP ADDENDUM

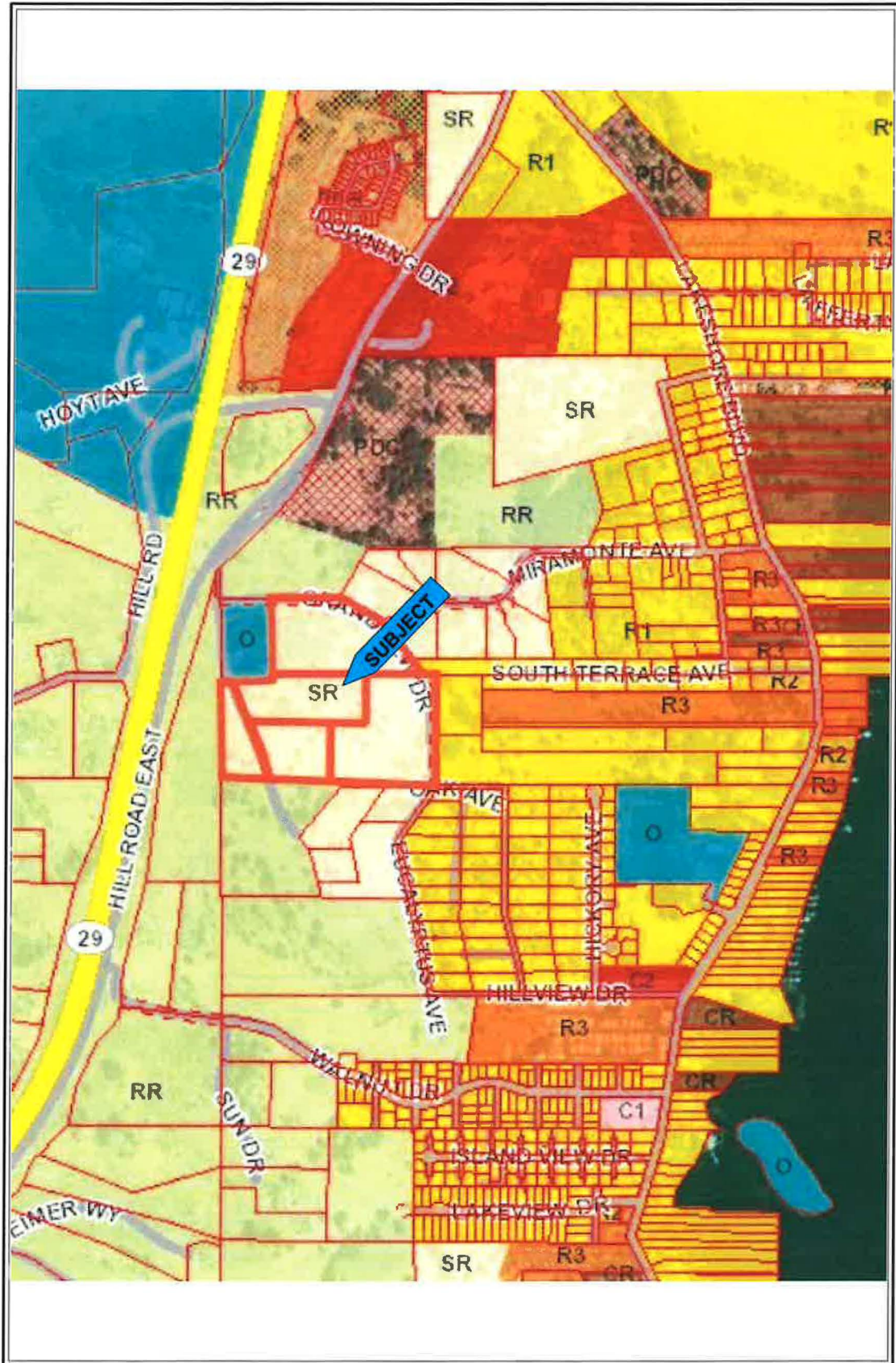
Borrower	Orthodox Catholic Synod						
Property Address	4627 Grandview Dr etal						
City	Lakeport	County	Lake	State	CA	Zip Code	95453
Lender/Client	County of Lake - Special Districts Administrator		Address	230 N Main St, Lakeport, CA 95453			



Borrower	Orthodox Catholic Synod						
Property Address	4627 Grandview Dr etal						
City	Lakeport	County	Lake	State	CA	Zip Code	95453
Lender/Client	County of Lake - Special Districts Administrator			Address 230 N Main St, Lakeport, CA 95453			



Borrower	Orthodox Catholic Synod						
Property Address	4627 Grandview Dr etal						
City	Lakeport	County	Lake	State	CA	Zip Code	95453
Lender/Client	County of Lake - Special Districts Administrator		Address 230 N Main St, Lakeport, CA 95453				



Borrower Orthodox Catholic Synod

Property Address 4627 Grandview Dr etal

City Lakeport County Lake State CA Zip Code 95453

Lender/Client County of Lake - Special Districts Administrator Address 230 N Main St, Lakeport, CA 95453

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Thomas A. Lavin

hereby GRANT(S) to Orthodox Catholic Synod of the Syro-Chaldean Rite, Inc. a Non-Profit Religious Organization

the following described real property in the City of unincorporated area, County of Lake, State of California:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This document is being recorded to correct the legal description and add Tract Two to Parcel One, and relinquish the interest of Thomas A. Lavin acquired in that certain Quitclaim Deed from Gertrude Shelley, a widow, aka Gertrude McNeil to Thomas A. Lavin and Patricia Ann Lavin, husband and wife, as joint tenants recorded April 8, 1979 in Book 981 of Official Records of Lake County at Page 634.

Said Tract Two of parcel one was erroneously omitted from the deeds of Thomas A. Lavin, a widower to Leon Scheidemann and Dorothy A. Scheidemann, husband and wife as Joint Tenants recorded October 9, 1989 in Book 1483 O.R. Page 518 Lake County Records; Leon Scheidmann and Dorothy Scheidmann to Wayne H. Sheidmann, a single man recorded June 29, 2001 in O.R. as Document No. 01-012535; and Wayne Sheidmann to Orthodox Catholic Synod of the Syro-Chaldean Rite, Inc. recorded June 29, 2001 in Lake County Official Records as Document No. 01-012537

Borrower Orthodox Catholic Synod							
Property Address 4627 Grandview Dr etal							
City	Lakeport	County	Lake	State	CA	Zip Code	95453
Lender/Client	County of Lake - Special Districts Administrator		Address	230 N Main St, Lakeport, CA 95453			

Escrow No.: 263889-PH
Locate No.: CAFNT0917-0917-0051-0175100120
Title No.: 05-175100120-CB

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LAKE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

Tract One:

Lots 73, 74, 75, 86, 87 and 88, as shown on that certain map entitled "LOOKOUT MOUNTAIN SUBDIVISION" filed in the office of the County Recorder of said Lake County on June 12, 1931 in Book 5 of Town Maps at page 88, Lake County Records.

SAVINGS AND EXCEPTING all that portion lying southerly of the following described line:

BEGINNING at the Southwest corner of that certain parcel described in the Deed from R. Bruce Overington to Allura Woods, recorded December 31, 1930 in Book 69 of Official Records at page 466, Lake County Records; thence North 87° 10' West, a distance of 1,267.88 feet, more or less, to the Southwest corner of Lot 74, in said Subdivision.

FURTHER, saving and excepting all that portion of said "LOOKOUT MOUNTAIN SUBDIVISION", which lies within Section 36, Township 15 North, Range 10 West, M.D.M.

ALSO EXCEPTING THEREFROM all that portion of the above described property as contained in the Grant Deed to County of Lake, a Political Subdivision of the State of California, recorded January 11, 1990 in Book 1499 page 425, Lake County Records.

Tract Two:

All that portion of Lots 73, 74, 75, 86, 87 and 88 of 'LOOKOUT MOUNTAIN SUBDIVISION' lying Northerly of the following described line:

BEGINNING at the Southwest corner of Lot 74 as shown on said map; thence South 87° 10' East a distance of 1,267.88 feet more or less, to the Southwest corner of Allura Woods property as shown on said map in said subdivision, also being the Southeast corner of Grandview lane as shown on said map.

PARCEL TWO:


A non-exclusive easement for roadway and public utility purposes and all incidents appurtenant thereto, over and across that certain real property situate in the County of Lake, State of California, described as follows:

Tract 1:

All that portion of the Southeast quarter of Section 36, Township 15 North, Range 10 West, Mount Diablo Base and Meridian, being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 36 and running thence, from said Point of Beginning, along the East line of said Section 36, North 00°08'00" West, a distance of 426.51 feet to the TRUE POINT OF BEGINNING for this description; thence from said TRUE POINT OF BEGINNING West, a distance of 31.10 feet; thence North 00°08'00" West, a distance of 178.05 feet to a point on the Easterly line of the County Road commonly known as "Hill Road"; thence along the Easterly line of said road, North 47°15'21" East, a distance of 42.26 feet to a point on the East line of said Section 36; thence along the East line of said Section 36, South 00°08'00" East, a distance of 206.73 feet to the TRUE POINT OF BEGINNING.

Tract 2:

Initials: 

Borrower	Orthodox Catholic Synod						
Property Address	4627 Grandview Dr etal						
City	Lakeport	County	Lake	State	CA	Zip Code	95453
Lender/Client	County of Lake - Special Districts Administrator		Address	230 N Main St, Lakeport, CA 95453			

All that portion of said Southeast one-quarter of Section 36, being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 36, and running thence, along the East line of said Section 36, North 00°08'00" West, a distance of 229.70 feet to the TRUE POINT OF BEGINNING for this description; thence from said TRUE POINT OF BEGINNING, North 09°06'35" West, a distance of 199.32 feet; thence East, a distance of 31.10 feet to a point on the East line of said Section 36; thence South 00°08'00" East, a distance of 196.81 feet, to the TRUE POINT OF BEGINNING.

Tract 3:

All that portion of "LOOKOUT MOUNTAIN SUBDIVISION" as shown on that certain map, filed in the Office of the County Recorder of the County of Lake on June 12, 1931 in Book 5 of Town Maps at pages 88 through 90 Inclusive, and being more particularly described as follows:

BEGINNING at a point on the Westerly line of said "LOOKOUT MOUNTAIN SUBDIVISION", said point being the most Southerly corner of Tract 2 described above, said point also being on the Westerly right-of-way line of Mountainview Dr. as shown on said map, and running thence South 00°08'00" East, along said Westerly line, a distance of 117.85 feet; thence leaving said Westerly line of "LOOKOUT MOUNTAIN SUBDIVISION", and continuing along said Westerly right-of-way line of Mountainview Dr., South 15°24'00" East, a distance of 152.43 feet to a point on the Southerly line of Tract 1 described in the deed from Leon Scheidemann and Dorothy A. Scheidemann to the County of Lake, filed in the office of the County Recorder of said Lake County on January 11, 1990, in Book 1499 of Official Records at Page 425; thence leaving said Westerly right-of-way line of Mountainview Dr., North 89°00'00" East, along said Southerly line of Tract 1, a distance of 30.97 feet to a point on the Easterly right-of-way line of said Mountainview Dr.; thence leaving said Southerly line of Tract 1, and running along said Easterly right-of-way line of Mountainview Dr., the following three (3) courses and distances;

- 1) North 15°24'00" West a distance of 156.11 feet,
 - 2) North 00°08'00" West, a distance of 108.61 feet, and
 - 3) North 20°09'00" East, a distance of 3.87 feet;
- thence leaving said Easterly right-of-way line of Mountainview Dr., North 09°06'35" West, a distance of 200.85 feet to a point on the Westerly line of said "LOOKOUT MOUNTAIN SUBDIVISION", said point being the Northeast corner of the above described Tract 2; and thence South 00°08'00" East, along the Easterly line of said Tract 2, a distance of 196.81 feet to the POINT OF BEGINNING.

Initials: 

Borrower Orthodox Catholic Synod

Property Address 4627 Grandview Dr etal

City Lakeport County Lake State CA Zip Code 95453

Lender/Client County of Lake - Special Districts Administrator Address 230 N Main St, Lakeport, CA 95453

4627 Grandview Dr, Lakeport, CA 95453, Lake County

APN: 029-071-050-000 CLIP: 3075174630

Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	\$350,000	06/18/2001
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
N/A	276,170	N/A	RES ACG	

OWNER INFORMATION

Owner Name	Orthodox Catholic Synod Of The S yro-Chaldean Rite	Tax Billing Zip	94131
Mail Owner Name	Orthodox Catholic Synod Of The S yro-Chaldean Rite	Tax Billing Zip+4	2236
Tax Billing Address	574 Valley St	Owner Occupied	No
Tax Billing City & State	San Francisco, CA		

COMMUNITY INSIGHTS

LOCATION INFORMATION

Zip Code	95453	Comm College District Code	Mendocino
Zoning	SR	Census Tract	3.00
School District	Lakeport Basic	Within 250 Feet of Multiple Flood Z one	No

TAX INFORMATION

APN	029-071-050-000	Lot	73, 75
Tax Area	057036	Fire Dept Tax Dist	Lakeport Co

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$108,614	\$106,485	\$104,398
Assessed Value - Land	\$108,614	\$106,485	\$104,398
YOY Assessed Change (\$)	\$2,129	\$2,087	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$1,281		
2022	\$1,292	\$11	0.85%
2023	\$1,314	\$23	1.75%

CHARACTERISTICS

County Land Use	Resid-Vacant	Lot Acres	6.34
Universal Land Use	Residential Acreage	Lot Area	276,170

SELL SCORE

Value As Of	2024-07-28 04:32:29
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LAST MARKET SALE & SALES HISTORY

Recording Date	06/28/2001	Sale Type	Full
Sale Date	06/18/2001	Deed Type	Grant Deed
Sale Price	\$350,000	Owner Name	Orthodox Catholic Synod Of The S yro-Chaldean Rite
Document Number	12537	Seller	Scheldemann Wayne
Recording Date	12/07/2007	06/29/2001	06/29/2001
Sale Date	11/14/2007	06/18/2001	06/18/2001
Sale Price		\$350,000	
Nominal	Y	Y	Y
Buyer Name	Orthodox Catholic Synod Of Syro-C	Orthodox Catholic Synod Of Syro-C	Scheldemann Wayne H Scheldemann Wayne

Borrower Orthodox Catholic Synod

Property Address 4627 Grandview Dr etal

City Lakeport County Lake State CA Zip Code 95453

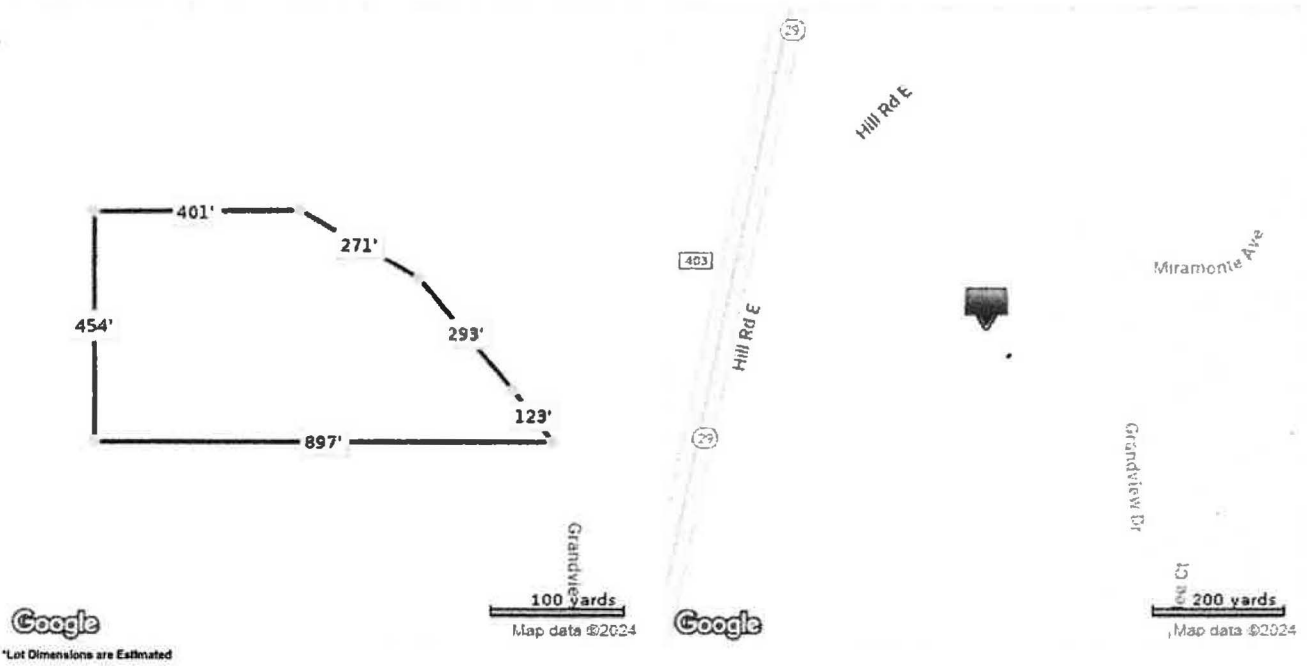
Lender/Client County of Lake - Special Districts Administrator Address 230 N Main St, Lakeport, CA 95453

Seller Name	Orthodox Catholic Synod Of Syro-C	Scheldemann Wayne	Scheldemann Valentina	Scheldemann Leon
Document Number	27423	12537	12536	12535
Document Type	Grant Deed	Grant Deed	Interspousal Deed Transfer	Grant Deed

MORTGAGE HISTORY

Mortgage Date	06/29/2001	06/03/1991
Mortgage Amount	\$5,000	\$30,000
Mortgage Code	Private Party Lender	Private Party Lender

PROPERTY MAP



Borrower Orthodox Catholic Synod

Property Address 4627 Grandview Dr etal

City Lakeport County Lake State CA Zip Code 95453

Lender/Client County of Lake - Special Districts Administrator Address 230 N Main St, Lakeport, CA 95453

4488 Mountainview Dr, Lakeport, CA 95453, Lake County

APN: 029-071-070-000 CLIP: 4173492248

Beds N/A	Full Baths N/A	Half Baths N/A	Sale Price N/A	Sale Date N/A
Bldg Sq Ft N/A	Lot Sq Ft 201,247	Yr Built N/A	Type RES ACG	

OWNER INFORMATION

Owner Name	Orthodox Catholic Synod Of The S yro-Chaldean Rite	Tax Billing Zip	94131
Mail Owner Name	Orthodox Catholic Synod Of The S yro-Chaldean Rite	Tax Billing Zip+4	2236
Tax Billing Address	574 Valley St	Owner Occupied	No
Tax Billing City & State	San Francisco, CA		

COMMUNITY INSIGHTS

LOCATION INFORMATION

Zip Code	95453	Comm College District Code	Mendocino
Zoning	SR	Census Tract	3.00
School District	Lakeport Basic	Within 250 Feet of Multiple Flood Z one	Yes (X, D)

TAX INFORMATION

APN	029-071-070-000	Fire Dept Tax Dist	Lakeport Co
Tax Area	057035		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$108,208	\$106,087	\$104,007
Assessed Value - Land	\$108,208	\$106,087	\$104,007
YOY Assessed Change (\$)	\$2,121	\$2,080	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$1,246		
2022	\$1,256	\$10	0.8%
2023	\$1,277	\$21	1.67%

CHARACTERISTICS

County Land Use	Resid-Vacant	Lot Acres	4.62
Universal Land Use	Residential Acreage	Lot Area	201,247

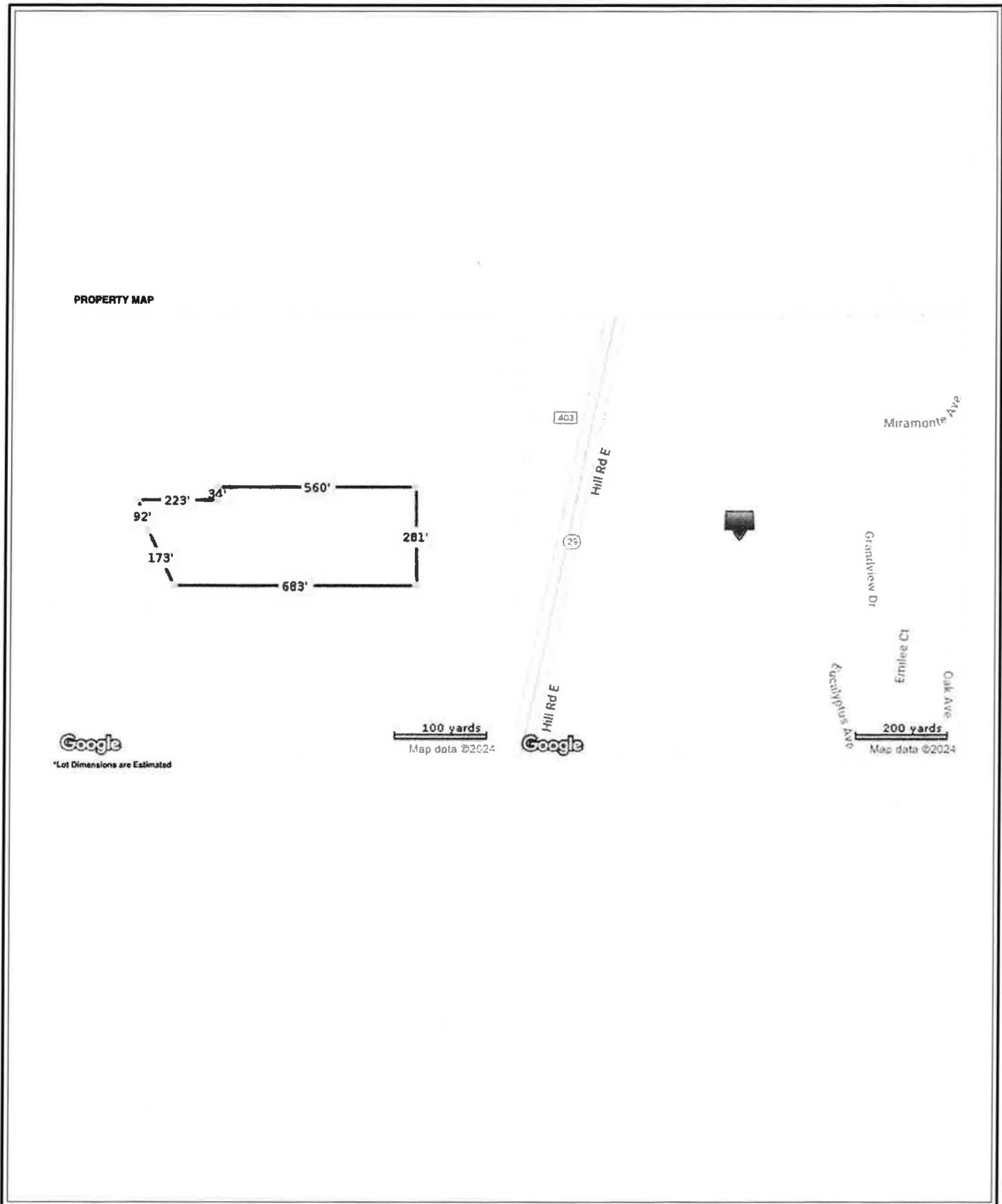
SELL SCORE

Value As Of 2024-07-28 04:32:29

LAST MARKET SALE & SALES HISTORY

Owner Name Orthodox Catholic Synod Of The S
yro-Chaldean Rite

Borrower	Orthodox Catholic Synod						
Property Address	4627 Grandview Dr etal						
City	Lakeport	County	Lake	State	CA	Zip Code	95453
Lender/Client	County of Lake - Special Districts Administrator		Address	230 N Main St, Lakeport, CA 95453			



Borrower	Orthodox Catholic Synod					
Property Address	4627 Grandview Dr etal					
City	Lakeport	County	Lake	State	CA	Zip Code 95453
Lender/Client	County of Lake - Special Districts Administrator		Address	230 N Main St, Lakeport, CA 95453		

4577 Grandview Dr, Lakeport, CA 95453, Lake County  **Expired Listing**

APN: 029-071-080-000 CLIP: 1195809969

Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A	N/A
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
N/A	316,681	N/A	RES ACG	

OWNER INFORMATION

Owner Name	Orthodox Catholic Synod Of The S yro-Chaldean Rite	Tax Billing Zip	94131
Mail Owner Name	Orthodox Catholic Synod Of The S yro-Chaldean Rite	Tax Billing Zip+4	2236
Tax Billing Address	574 Valley St	Owner Occupied	No
Tax Billing City & State	San Francisco, CA		

COMMUNITY INSIGHTS

LOCATION INFORMATION

Zip Code	95453	Comm College District Code	Mendocino
Zoning	SR	Census Tract	3.00
School District	Lakeport Basic	Within 250 Feet of Multiple Flood Z one	No

TAX INFORMATION

APN	029-071-080-000	Tax Area	057035
Alternate APN	029-071-06-00	Fire Dept Tax Dist	Lakeport Co

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$172,420	\$168,040	\$165,726
Assessed Value - Land	\$172,420	\$168,040	\$165,726
YOY Assessed Change (\$)	\$3,380	\$3,314	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$1,977		
2022	\$1,993	\$16	0.79%
2023	\$2,026	\$33	1.66%

CHARACTERISTICS

County Land Use	Resid-Vacant	Lot Acres	7.27
Universal Land Use	Residential Acreage	Lot Area	316,681

SELL SCORE

Value As Of	2024-07-28 04:32:29
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LISTING INFORMATION

MLS Listing Number	<u>Lc13249059</u>	MLS Original List Price	\$190,000
MLS Status	Expired	MLS Listing Agent	Lcgregevans-Greg Evans
MLS Area	LCLPN - LAKEPORT NORTH	MLS Listing Broker	CENTURY 21 NORTHBAY ALLIAN CE
MLS Status Change Date	01/01/2015	MLS Source	CRM
MLS Current List Price	\$185,000		

MLS Listing #	Lc75762
MLS Status	Closed
MLS Listing Date	07/03/2000
MLS Listing Price	\$350,000

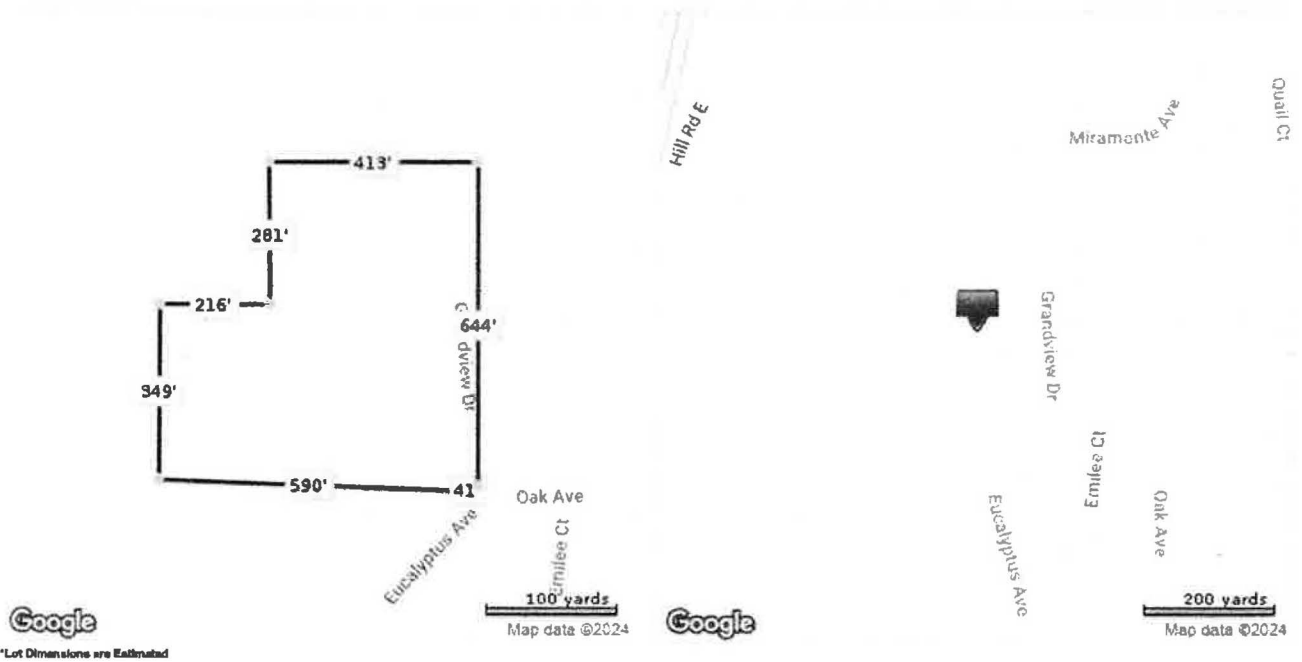
Borrower	Orthodox Catholic Synod						
Property Address	4627 Grandview Dr etal						
City	Lakeport	County	Lake	State	CA	Zip Code	95453
Lender/Client	County of Lake - Special Districts Administrator		Address	230 N Main St, Lakeport, CA 95453			

MLS Orig Listing Price **\$350,000**
 MLS Close Date **06/29/2001**
 MLS Listing Close Price **\$350,000**
 MLS Source **CRM**

LAST MARKET SALE & SALES HISTORY

Owner Name **Orthodox Catholic Synod Of The S
yro-Chaldean Rite**

PROPERTY MAP



Borrower	Orthodox Catholic Synod					
Property Address	4627 Grandview Dr etal					
City	Lakeport	County	Lake	State	CA	Zip Code 95453
Lender/Client	County of Lake - Special Districts Administrator		Address	230 N Main St, Lakeport, CA 95453		

4464 Mountainview Dr, Lakeport, CA 95453, Lake County **Expired Listing**
APN: 029-071-090-000 CLIP: 5393011686

Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A	N/A
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
N/A	136,778	N/A	RES ACG	

OWNER INFORMATION

Owner Name	Orthodox Catholic Synod Of The S yro-Chaldean Rite	Tax Billing Zip	94131
Mail Owner Name	Orthodox Catholic Synod Of The S yro-Chaldean Rite	Tax Billing Zip+4	2236
Tax Billing Address	574 Valley St	Owner Occupied	No
Tax Billing City & State	San Francisco, CA		

COMMUNITY INSIGHTS

LOCATION INFORMATION

Zip Code	95453	Comm College District Code	Mendocino
Zoning	SR	Census Tract	3.00
School District	Lakeport Basic	Within 250 Feet of Multiple Flood Zone	Yes (X, D)

TAX INFORMATION

APN	029-071-090-000	Fire Dept Tax Dist	Lakeport Co
Tax Area	057035		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$72,960	\$71,530	\$70,128
Assessed Value - Land	\$72,960	\$71,530	\$70,128
YOY Assessed Change (\$)	\$1,430	\$1,402	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$861		
2022	\$868	\$7	0.85%
2023	\$883	\$15	1.75%

CHARACTERISTICS

County Land Use	Resid-Vacant	Lot Acres	3.14
Universal Land Use	Residential Acreage	Lot Area	136,778

SELL SCORE

Value As Of	2024-07-28 04:32:28
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LISTING INFORMATION

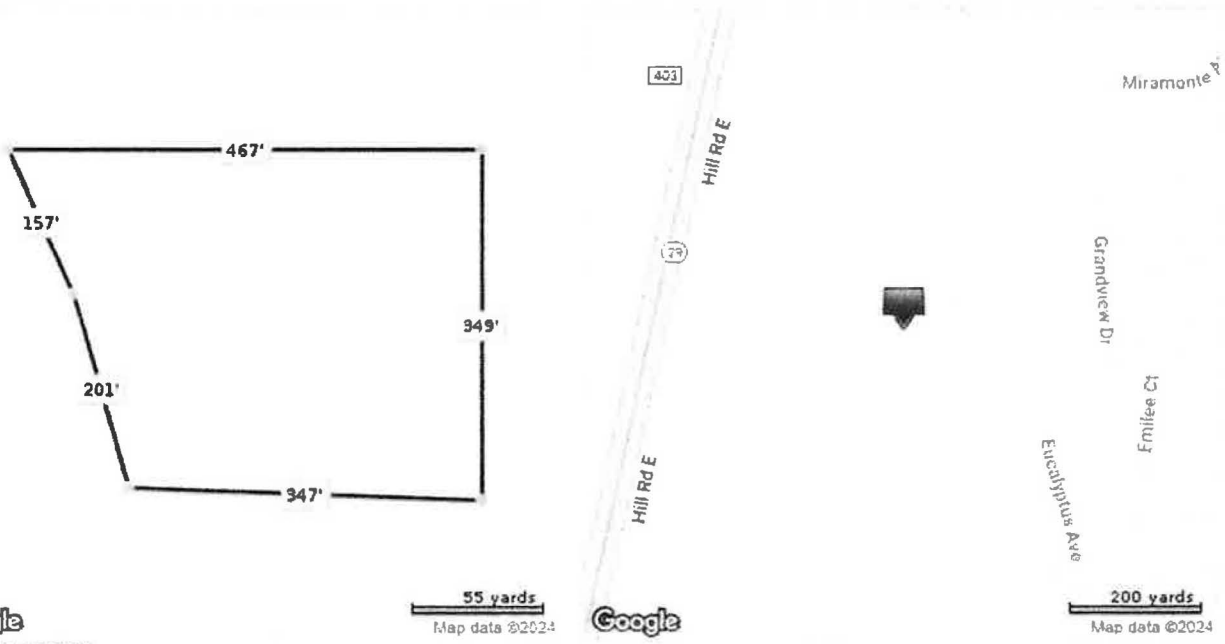
MLS Listing Number	LC13249830	MLS Original List Price	\$150,000
MLS Status	Expired	MLS Listing Agent	Lcgregevans-Greg Evans
MLS Area	LCLPN - LAKEPORT NORTH	MLS Listing Broker	CENTURY 21 NORTHBAY ALLIAN CE
MLS Status Change Date	01/01/2015	MLS Source	CRM
MLS Current List Price	\$145,000		

LAST MARKET SALE & SALES HISTORY

Owner Name	Orthodox Catholic Synod Of The S yro-Chaldean Rite
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Borrower	Orthodox Catholic Synod						
Property Address	4627 Grandview Dr etal						
City	Lakeport	County	Lake	State	CA	Zip Code	95453
Lender/Client	County of Lake - Special Districts Administrator		Address	230 N Main St, Lakeport, CA 95453			

PROPERTY MAP




Google
*Lot Dimensions are Estimated

55 yards
Map data ©2024

200 yards
Map data ©2024

Borrower	Orthodox Catholic Synod					
Property Address	4627 Grandview Dr etal					
City	Lakeport	County	Lake	State	CA	Zip Code 95453
Lender/Client	County of Lake - Special Districts Administrator		Address	230 N Main St, Lakeport, CA 95453		

4475 Mountainview Dr, Lakeport, CA 95453, Lake County  **Expired Listing**
APN: 029-071-100-000 CLIP: 3778235484

Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A	N/A
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
N/A	106,286	N/A	RES ACG	

OWNER INFORMATION

Owner Name	Orthodox Catholic Synod Of The S ro-Chaldean Rite	Tax Billing Zip	94131
Mail Owner Name	Orthodox Catholic Synod Of The S ro-Chaldean Rite	Tax Billing Zip+4	2236
Tax Billing Address	574 Valley St	Owner Occupied	No
Tax Billing City & State	San Francisco, CA		

COMMUNITY INSIGHTS

LOCATION INFORMATION

Zip Code	95453	Comm College District Code	Mendocino
Zoning	SR	Census Tract	3.00
School District	Lakeport Basic	Within 250 Feet of Multiple Flood Z one	No

TAX INFORMATION

APN	029-071-100-000	Fire Dept Tax Dist	Lakeport Co
Tax Area	057035		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$44,671	\$43,796	\$42,938
Assessed Value - Land	\$44,671	\$43,796	\$42,938
YOY Assessed Change (\$)	\$875	\$858	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$562		
2022	\$557	\$5	0.93%
2023	\$588	\$11	1.9%

CHARACTERISTICS

County Land Use	Resid-Vacant	Lot Acres	2.44
Universal Land Use	Residential Acreage	Lot Area	106,286

SELL SCORE

Value As Of	2024-07-28 04:32:28
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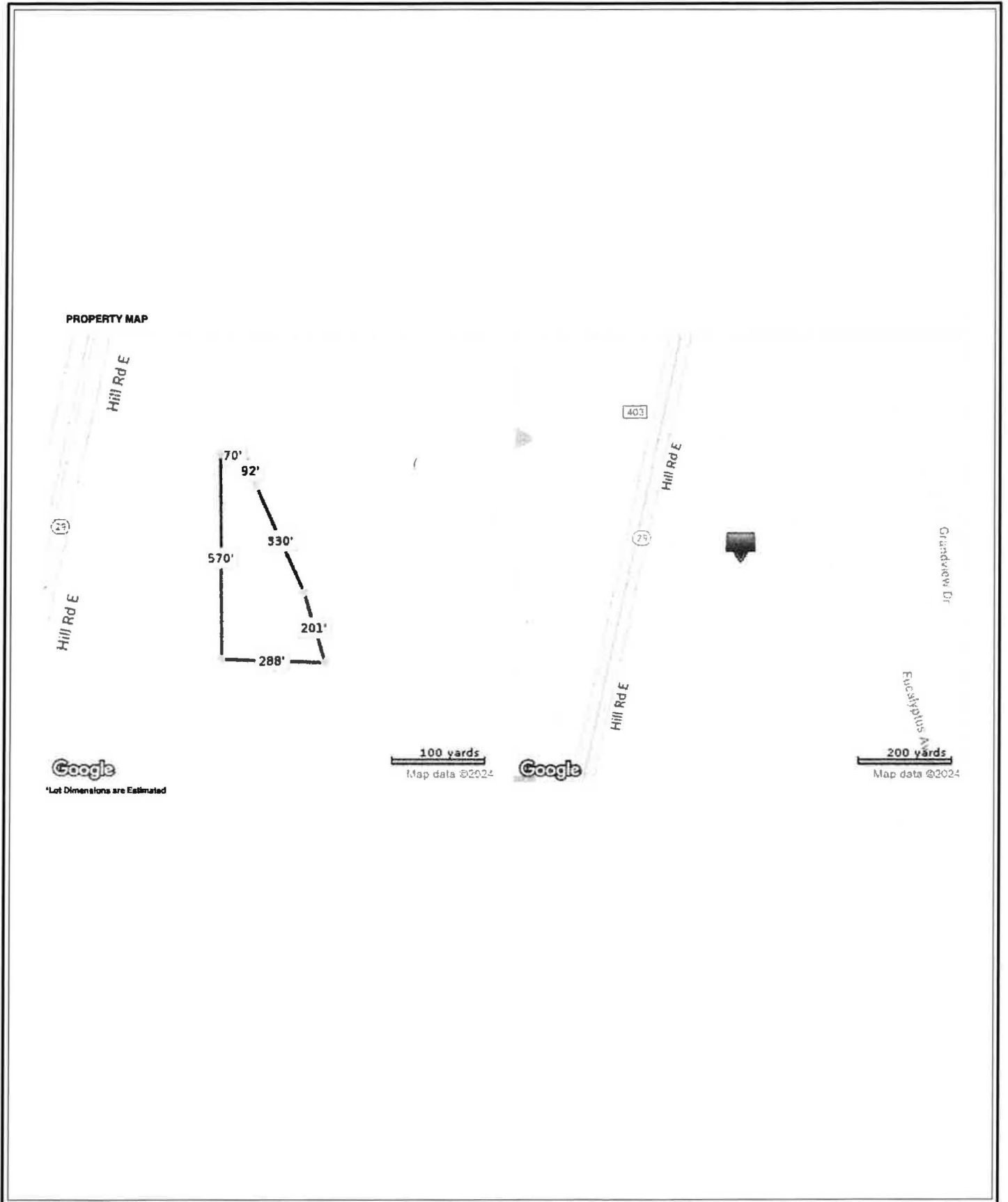
LISTING INFORMATION

MLS Listing Number	<u>L_C13249049</u>	MLS Original List Price	\$75,000
MLS Status	Expired	MLS Listing Agent	Logregevans-Greg Evans
MLS Area	LCLPN - LAKEPORT NORTH	MLS Listing Broker	CENTURY 21 NORTHBAY ALLIAN CE
MLS Status Change Date	01/01/2015	MLS Source	CRM
MLS Current List Price	\$70,000		

LAST MARKET SALE & SALES HISTORY

Owner Name	Orthodox Catholic Synod Of The S ro-Chaldean Rite
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Borrower	Orthodox Catholic Synod						
Property Address	4627 Grandview Dr etal						
City	Lakeport	County	Lake	State	CA	Zip Code	95453
Lender/Client	County of Lake - Special Districts Administrator		Address		230 N Main St, Lakeport, CA 95453		



APPRAISER INDEPENDENCE CERTIFICATION

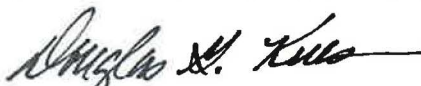
The undersigned appraiser, being duly licensed or certified by the State in which the subject property is located, hereby represents and warrants that the appraisal performed in conjunction with this Certification complies with all elements of the Home Valuation Code of Conduct published December 2008.

In addition, the undersigned appraiser agrees that no one has influenced or attempted to influence the development, reporting, result, or review of this appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery or in any other manner including but not limited to:

- withholding or threatening to withhold timely payment or partial payment for this appraisal report;
- withholding or threatening to withhold future business;
- expressly or implied promising future business, promotions, or increased compensation;
- conditioning the ordering of the appraisal report or the payment of the appraisal fee on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requesting;
- requesting that the appraiser provide an estimated, predetermined, or desired valuation in this appraisal report prior to the completion of the appraisal report, or requesting that the appraiser provide estimated values or comparable sales at any time prior to the completion of this appraisal report;
- providing to the appraiser an anticipated, estimated, encouraged, or desired value for the subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- providing the appraiser, or any entity or person related to the appraiser, any other financial or non-financial benefits;

APPRAISER

SUPERVISOR

Signature 

Appraiser Name Douglas G. Kues

Company Name BOSS RE Brokerage & General Appraisal

Company Address P.O. Box 64
Lakeport, CA 95453

Date of Signature 08/07/2024

State Certification # AG015663

or State License # _____

or Other (describe) _____

State CA

Expiration Date of Certification or License 05/05/2025

Signature _____

Name _____

Company Name _____

Company Address _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____