One-Unit Residential Appraisal Field Review Report

File No. 972786 R22-000002

The purpose of this appraisal field review report is to provide the lender/client with an opinion on the accuracy of the appraisal report under review.

Property Address 13585 Portofino Dr | City Del Mar | State CA | Zip Code 92014

Borrower Struempler | Owner of Public Record Pro Concepts Inc. | County San Diego

Legal Description Tr 6497 Lot 183

Assessor's Parcel # 301-170-79-00 | Map Reference 1187-J6 | Census Tract 0083.24

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe) | Project Type [ ] Condo [ ] PUD [ ] Cooperative

Loan # 972786 | Effective Date of Appraisal Under Review 12/15/2021 | Manufactured Home [ ] Yes [X] No

Lender/Client Adfitech | Address 3001 Technology Dr, Edmond OK 73013

SECTION I - COMPLETE FOR ALL ASSIGNMENTS

1. Is the information in the subject section complete and accurate? [ ] Yes [X] No If Yes, provide a brief summary. If No, explain The accurate map page is 1187-J6. All other information in the subject section is complete and accurate and was verified by public records.

2. Is the information in the contract section complete and accurate? [X] Yes [ ] No [ ] Not Applicable If Yes, provide a brief summary. If No, explain The contract section is complete and accurate.

3. Is the information in the neighborhood section complete and accurate? [X] Yes [ ] No If Yes, provide a brief summary. If No, explain The original appraisal is accurate in describing the subject's neighborhood per MLS, public record, and market research.

4. Is the information in the site section complete and accurate? [X] Yes [ ] No If Yes, provide a brief summary. If No, explain All information in the site section was deemed complete and accurate based on information readily available on MLS, public records, and the OA.

5. Is the data in the improvements section complete and accurate? [X] Yes [ ] No If Yes, provide a brief summary. If No, explain The data in the improvements section is complete and accurate, this report is based on the extraordinary assumption that the subject was measured correctly and all data collected during the original inspection is complete and accurate.

6. Are the comparable sales selected locationally, physically, and functionally the most similar to the subject property? [ ] Yes [X] No If Yes, provide a brief summary.
If No, provide a detailed explanation as to why they are not the best comparable sales. The comparables utilized in the appraisal report are accurate in developing an accurate opinion of market value. However, there was a sale that was ommitted that is similar to the subject in terms of GLA and recency. 13435 Mango Dr sold on 11/5/2021 for $1,880,000. This sale is on a superior street with a superior view, but it is a recent sale in similar condition with a GLA of 1,665sf. This sale supports the original opinion of market value with a recent sale. OA comparables 1, 2, and 5 bracket the subject in terms of condition and location. Comparables 3 and 4 bracket the subject in terms of pool utility. Comparable #6 brackets the subject in terms of GLA. The comparables utilized in the report support an accurate opinion of market value.

7. Are the data and analysis (including the individual adjustments) presented in the sales comparison approach complete and accurate? [ ] Yes [X] No If Yes, provide a brief summary.
If No, explain Based on paired sales analysis and market research all individual adjustments presented in the sales comparison approach were not supported. The subject is in an increasing market but the justification of the individual date of sale adjustments is not supported in the appraisal report. Comparable #1 is on the same street, with the same location, and yet it was deemed to have a superior view to the subject. The final reconciliation of value is accurate in terms of the opinion of market value. The adjustments were not supported within the report.

8. Are the data and analysis presented in the income and cost approaches complete and accurate? [X] Yes [ ] No [ ] Not developed If No, explain The cost approach is complete and accurate. The income approach is not applicable.

9. Is the sale or transfer history reported for the subject property and each of the comparable sales complete and accurate? [X] Yes [ ] No If Yes, provide a brief summary.
If No, analyze and report the correct sale or transfer history and the data source(s). The sale/transfer history reported for the subject, and each of the comparables, is accurate based on MLS and public records.

10. Is the opinion of market value in the appraisal report under review accurate as of the effective date of the appraisal report?
[X] Yes [ ] No If No, complete Section II.

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SECTION II - COMPLETE ONLY IF REVIEW APPRAISER ANSWERS "NO" TO QUESTION 10 IN SECTION I.

1. Provide detailed reasoning for disagreement with the opinion of value in the appraisal report under review. The OA opinion of market value was accurate. I agree with the original opinion of market value. No services have been performed on the subject in the 36 months prior to the effective date of the appraisal review. The subject has an estimated exposure time of under 90 days which is typical for the local housing market. The subject was inspected on 010/15/2020.

2. State all extraordinary assumptions used (i.e. gross living area, room count, condition, etc.). The subject was properly inspected and measured on the effective date.

3. Provide a new opinion of value as of the effective date of the appraisal report under review using the below sales comparison analysis grid.
(NOTE: This may or may not include the use of the same comparable sales in the appraisal report under review.)

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	13585 Portofino Dr Del Mar, CA 92014	13475 Portofino Dr Del Mar, CA 92014		13155 Portofino Dr Del Mar, CA 92014		14043 Durango Dr Del Mar, CA 92014	
Proximity to Subject		0.13 miles S		0.51 miles S		0.68 miles NW	
Sale Price	$ N/A		$		$		$
Sale Price/Gross Liv. Area	$ sq. ft.	$ sq. ft.		$ sq. ft.		$ sq. ft.	
Data Source(s)	Apprsl/DrByInsp						
Verification Source(s)	PublicRecord						
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions							
Date of Sale/Time							
Location							
Leasehold/Fee Simple							
Site							
View							
Design (Style)							
Quality of Construction							
Actual Age							
Condition							
Above Grade Room Count	Total / Bdrms. / Baths	Total / Bdrms. / Baths		Total / Bdrms. / Baths		Total / Bdrms. / Baths	
Gross Living Area	sq. ft.	sq. ft.		sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade							
Functional Utility							
Heating/Cooling							
Energy Efficient Items							
Garage/Carport							
Porch/Patio/Deck							
Net Adjustment (Total)		☐ + ☐ -	$	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. 0.0% Gross Adj. 0.0%	$ 0	Net Adj. 0.0% Gross Adj. 0.0%	$ 0	Net Adj. 0.0% Gross Adj. 0.0%	$

I ☐ did ☐ did not research the sale or transfer history of the above comparable sales. If not, explain

My research ☐ did ☐ 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 source(s)

Report the results of the research and analysis of the prior sale or transfer history of the above comparable sales (report additional prior sales on an addendum).

ITEM	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer			
Price of Prior Sale/Transfer			
Data Source(s)			
Effective Date of Data Source(s)			

Analysis of prior sale or transfer history for the comparable sales.

Summary of Value Conclusion (including detailed support for the opinion of value and reasons why the new comparable sales are better than the sales used in the appraisal report under review).

REVIEW APPRAISER'S OPINION OF MARKET VALUE (Required only if review appraiser answered "No" to Question 10 in Section 1).

Based on a ☐ visual inspection of the exterior areas of the subject property from at least the street or ☐ complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my opinion of the market value, as defined, of the real property that is the subject of this report is $, as of , which is the effective date of the appraisal report under review.

One-Unit Residential Appraisal Field Review Report

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SCOPE OF WORK

The scope of work for this appraisal field review is defined by the complexity of the appraisal report under review and the reporting requirements of this report form, including the following statement of assumptions and limiting conditions, and certifications. The review appraiser must, at a minimum: (1) read the entire appraisal report under review, (2) perform a visual inspection of the exterior areas of the subject property from at least the street, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) perform data research and analysis to determine the appropriateness and accuracy of the data in the appraisal report, (6) research, verify, and analyze data from reliable public and/or private sources, (7) determine the accuracy of the opinion of value, and (8) assume the property condition reported in the appraisal report is accurate unless there is evidence to the contrary.

If the review appraiser determines that the opinion of value in the report under review is not accurate, he or she is required to provide an opinion of market value. The review appraiser is not required to replicate the steps completed by the original appraiser that the review appraiser believes to be reliable and in compliance with the applicable real property appraisal development standards of the Uniform Standards of Professional Appraisal Practice. Those items in the appraisal report under review are extended to this report by the use of an extraordinary assumption, which is identified in Section II, Question 2. If the review appraiser determines that the opinion of value is not accurate, he or she must present additional data that has been researched, verified, and analyzed to produce an accurate opinion of value in accordance with the applicable sections of Standard 1 of the Uniform Standards of Professional Appraisal Practice.

INTENDED USE

The intended use of this appraisal field review report is for the lender/client to evaluate the accuracy and adequacy of support of the appraisal report under review.

INTENDED USER

The intended user of this appraisal field review report is the lender/client.

GUIDANCE FOR COMPLETING THE ONE-UNIT RESIDENTIAL APPRAISAL FIELD REVIEW REPORT

The appraisal review function is important to maintaining the integrity of both the appraisal and loan underwriting processes. The following guidance is intended to aid the review appraiser with the development and reporting of an appraisal field review:

1. The review appraiser must be the individual who personally read the entire appraisal report, performed a visual inspection of the exterior areas of the subject property from at least the street, inspected the neighborhood, inspected each of the comparable sales from at least the street, performed the data research and analysis, and prepared and signed this report.
2. The review appraiser must focus his or her comments on the appraisal report under review and not include personal opinions about the appraiser(s) who prepared the appraisal.
3. The lender/client has withheld the identity of the appraiser(s) who prepared the appraisal report under review, unless otherwise indicated in this report.
4. The review appraiser must assume that the condition of the property reported in the appraisal report is accurate, unless there is evidence to the contrary.
5. This One-Unit Residential Appraisal Field Review Report is divided into two sections. Section I must be completed for all assignments. Section II must be completed only if the answer to Question 10 in Section I is "No."
6. The review appraiser must determine whether the opinion of market value is accurate and adequately supported by market evidence. When the review appraiser disagrees with the opinion of value, he or she must complete Section II. Because appraiser's opinions can vary, the review appraiser must have conclusive evidence that the opinion of value is not accurate.
7. The review appraiser must explain why the comparable sales in the appraisal report under review should not have been used. Simply stating: "see grid" is unacceptable. The review appraiser must explain and support his or her conclusions.
8. The review appraiser must form an opinion about the overall accuracy and quality of the data in the appraisal report under review. The objective is to determine whether material errors exist and what effect they have on the opinions and conclusions in the appraisal report under review. When the review appraiser agrees that the data is essentially correct (although minor errors may exist), he or she must summarize the overall findings. When the review appraiser determines that material errors exist in the data, he or she must identify them, comment on their overall effect on the opinions and conclusions in the appraisal report under review, and include the correct information.
9. The Questions in Section I are intended to identify both the positive and negative elements of the appraisal under review and to report deficiencies. The review appraiser must make it clear to the reader what effect the deficiencies have on the opinions and conclusions in the appraisal report. Simple "Yes" and "No" answers are unacceptable.
10. The review appraiser must provide specific, supportable reasons for disagreeing with the opinion of value in the appraisal report under review in response to Question 1 in Section II.
11. The review appraiser must identify any extraordinary assumptions that were necessary in order to arrive at his or her opinion of market value. Extraordinary assumptions include the use of information from the appraisal report under review that the review appraiser concludes is reliable (such as an assumption that the reported condition of the subject property is accurate).
12. The review appraiser must include the rationale for using new comparable sales. The following question must be answered: Why are these new comparable sales better than the sales in the appraisal report under review?
13. The new comparable sales provided by the review appraiser and reported in the sales comparison analysis grid must have closed on or before the effective date of the appraisal report under review. It may be appropriate to include data that was not available to the original appraiser as of the effective date of the original appraisal; however, that information should be reported as "supplemental" to the data that would have been available to the original appraiser.
14. The review appraiser must provide a sale or transfer history of the new comparable sales for a minimum of one year prior to the date of sale of the comparable sale. The review appraiser must analyze the sale or transfer data and report the effect, if any, on the review appraiser's conclusions.
15. A review of an appraisal on a unit in a condominium, cooperative, or PUD project requires the review appraiser to analyze the project information in the appraisal report under review and comment on its completeness and accuracy.
16. An appraisal review of a manufactured home requires the review appraiser to assume that the HUD data plate information is correct, unless information to the contrary is available. In such cases, the review appraiser must identify the source of the data.
17. The review appraiser's opinion of market value must be "as of" the effective date of the appraisal report under review.

One-Unit Residential Appraisal Field Review Report

972786
File No. R22-000002

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

1. The review appraiser will not be responsible for matters of a legal nature that affect either the property that is the subject of the appraisal under review or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal review. The review appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The review appraiser will not give testimony or appear in court because he or she performed a review of the appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
3. Unless otherwise stated in this appraisal field review report, the review appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the 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, expressed or implied. The review appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the review appraiser is not an expert in the field of environmental hazards, this appraisal field review report must not be considered as an environmental assessment of the property.

REVIEW APPRAISER'S CERTIFICATION

The Review Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal field review in accordance with the scope of work requirements stated in this appraisal field review report.
2. I performed this appraisal field review in accordance with the requirements of the Uniform Standards of 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 field review report was prepared.
3. I have the knowledge and experience to perform appraisals and review appraisals for this type of property in this market area.
4. 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.
5. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal field review report from reliable sources that I believe to be true and correct.
6. I have not knowingly withheld any significant information from this appraisal field review report and, to the best of my knowledge, all statements and information in this appraisal field review report are true and correct.
7. I stated in this appraisal field review report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal field review report.
8. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value (if any) in this appraisal field review report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
9. My employment and/or compensation for performing this appraisal field review or any future or anticipated appraisals or appraisal field reviews 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 the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal field review report. I further certify that no one provided significant professional assistance to me in the development of this appraisal field review report. I have not authorized anyone to make a change to any item in this appraisal field review report; therefore, any change made to this appraisal field review report is unauthorized and I will take no responsibility for it.
11. I identified the lender/client in this appraisal field review report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal field review report.
12. The lender/client may disclose or distribute this appraisal field review report to: the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; 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 review appraiser's consent. Such consent must be obtained before this appraisal field review report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
13. The mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal field review report as part of any mortgage finance transaction that involves any one or more of these parties.
14. If this appraisal field review 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 field review report containing a copy or representation of my signature, the appraisal field review report shall be as effective, enforceable and valid as if a paper version of this appraisal field review report were delivered containing my original hand written signature.
15. Any intentional or negligent misrepresentation(s) contained in this appraisal field review 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 state laws.

REVIEW APPRAISER

Signature _____
Name Ryan Dean
Company Name Ryan Dean Appraisals
Company Address 3727 Louisiana St, San Diego, CA 92104

Telephone Number (760) 708-8868
Email Address allstarappraiser@gmail.com
Date of Signature and Report 05/17/2022
State Certification # AR042693
or State License # _____
State CA
Expiration Date of Certification or License 06/12/2023

LENDER/CLIENT

Name SingleSource
Company Name Adfitech
Company Address 3001 Technology Dr, Edmond OK 73013

LENDER/CLIENT OF THE APPRAISAL UNDER REVIEW

Name California Coast Credit Union
Company Address 9201 Spectrum Center Boulevard, San Diego, CA 92123

Reviewer's Opinion of Market Value $ _____
Date _____
Only if review appraiser answered "No" to Questions 10, in Section I.

One-Unit Residential Appraisal Field Review Report

File No. 972786 R22-000002

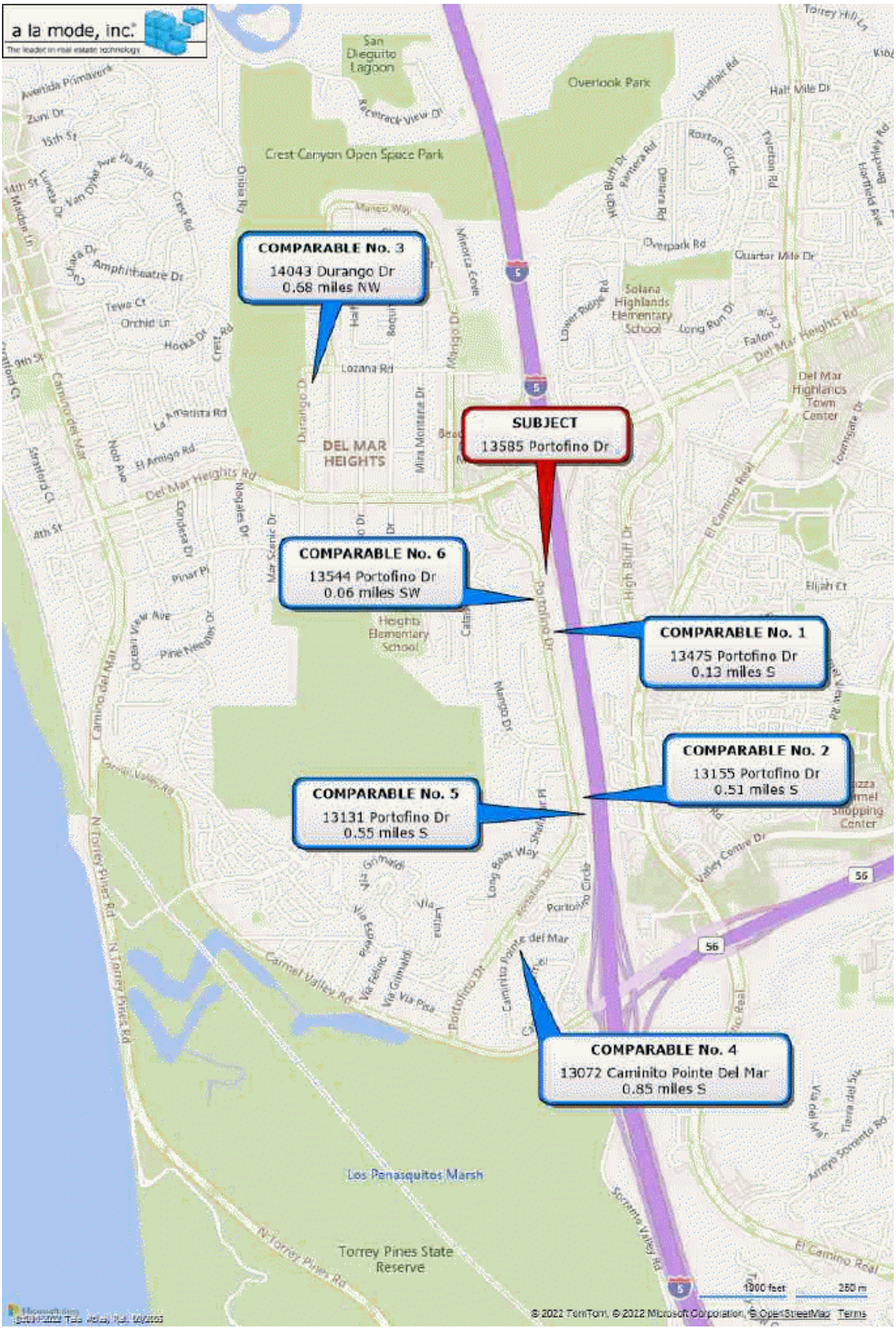
FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	13585 Portofino Dr Del Mar, CA 92014	13072 Caminito Pointe Del Mar Del Mar, CA 92014		13131 Portofino Dr Del Mar, CA 92014		13544 Portofino Dr Del Mar, CA 92014	
Proximity to Subject		0.85 miles S		0.55 miles S		0.06 miles SW	
Sale Price	$ N/A		$ MLS/Gated		$		$ 880,000
Sale Price/Gross Liv. Area	$ sq. ft.	$ sq. ft.		$ sq. ft.		$ 559.44 sq. ft.	
Data Source(s)	Apprsl/DrByInsp					SDAR#140016386;DOM 43	
Verification Source(s)	PublicRecord					Doc. #14-279282	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions						ArmLth Conv;0	
Date of Sale/Time						s07/14;c05/14	
Location						N;Res;	
Leasehold/Fee Simple						Fee Simple	
Site						7700 sf	
View						N;Res;	
Design (Style)						DT1;Ranch	
Quality of Construction						Q3	
Actual Age						43	
Condition						C3	
Above Grade Room Count	Total / Bdrms. / Baths	Total / Bdrms. / Baths		Total / Bdrms. / Baths		6 / 3 / 2.0	
Gross Living Area	sq. ft.	sq. ft.		sq. ft.		1,573 sq. ft.	
Basement & Finished Rooms Below Grade						0sf	
Functional Utility						Good	
Heating/Cooling						FAU/None	
Energy Efficient Items						Good	
Garage/Carport						2ga2dw	
Porch/Patio/Deck						Patio	
						None	
						301-170-55	
Net Adjustment (Total)		☐ + ☐ -	$	☐ + ☐ -	$	☐ + ☐ -	$ 0
Adjusted Sale Price of Comparables		Net Adj. 0.0% Gross Adj. 0.0%	$ 0	Net Adj. 0.0% Gross Adj. 0.0%	$ 0	Net Adj. 0.0% Gross Adj. 0.0%	$ 880,000

ITEM	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer			
Price of Prior Sale/Transfer			
Data Source(s)			MLS/Realist.com
Effective Date of Data Source(s)			10/31/2014

Summary of Sales Comparison Approach

LOCATION MAP

Borrower: Struempler		File No.: R22-000002
Property Address: 13585 Portofino Dr		Case No.: 972786
City: Del Mar	State: CA	Zip: 92014
Lender: Adfitech		



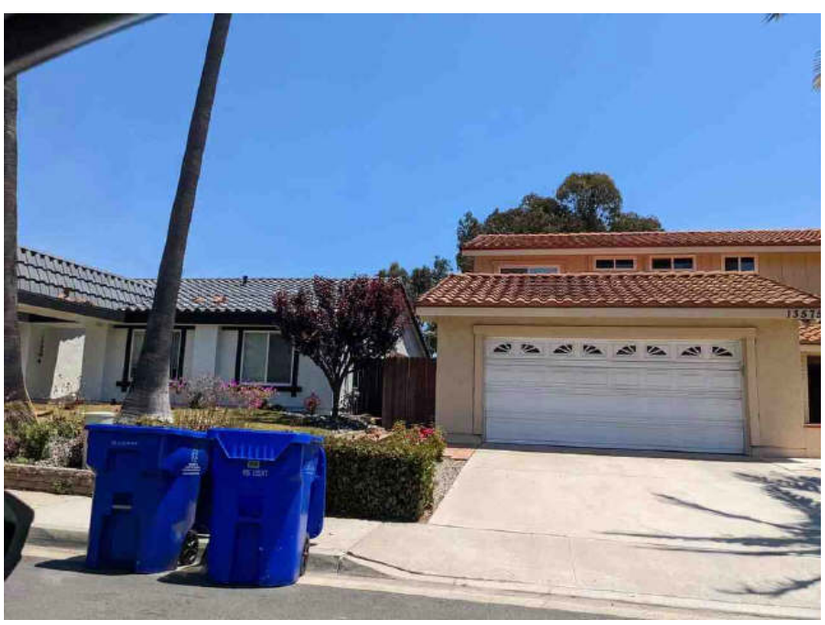
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Struempler		File No.: R22-000002
Property Address: 13585 Portofino Dr		Case No.: 972786
City: Del Mar	State: CA	Zip: 92014
Lender: Adfitech		

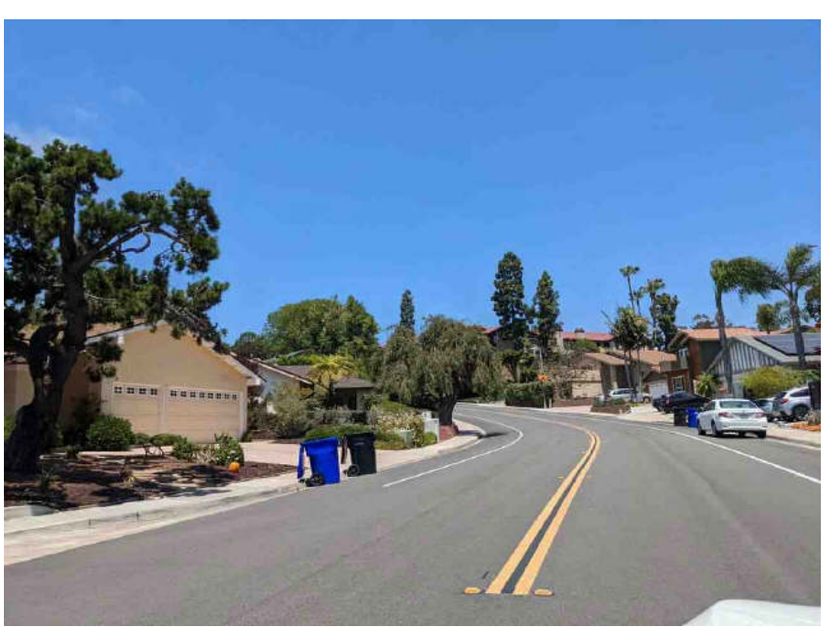


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: $



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Struempler		File No.: R22-000002
Property Address: 13585 Portofino Dr		Case No.: 972786
City: Del Mar	State: CA	Zip: 92014
Lender: Adfitech		



COMPARABLE SALE #1

13475 Portofino Dr

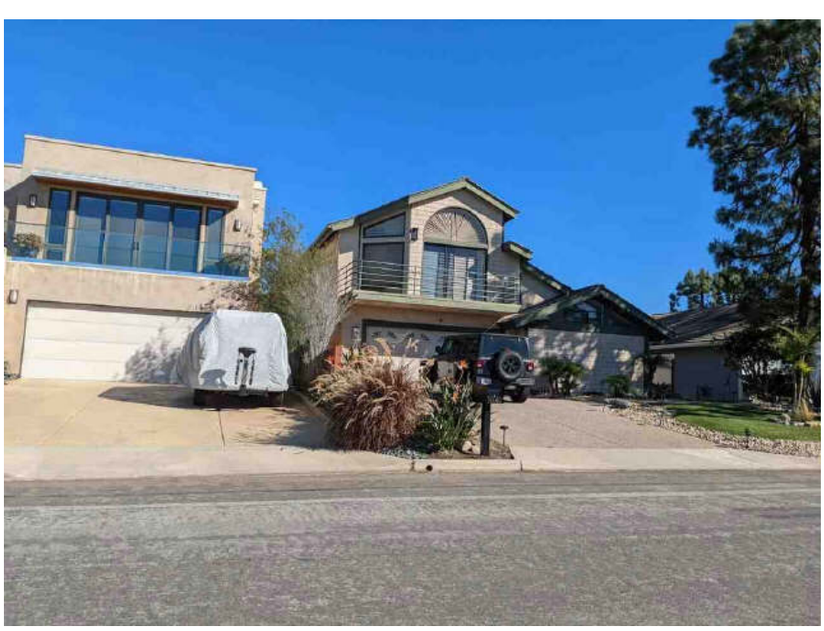
Sale Date:
Sale Price: $



COMPARABLE SALE #2

13155 Portofino Dr

Sale Date:
Sale Price: $



COMPARABLE SALE #3

14043 Durango Dr

Sale Date:
Sale Price: $

COMPARABLE PROPERTY PHOTO ADDENDUM

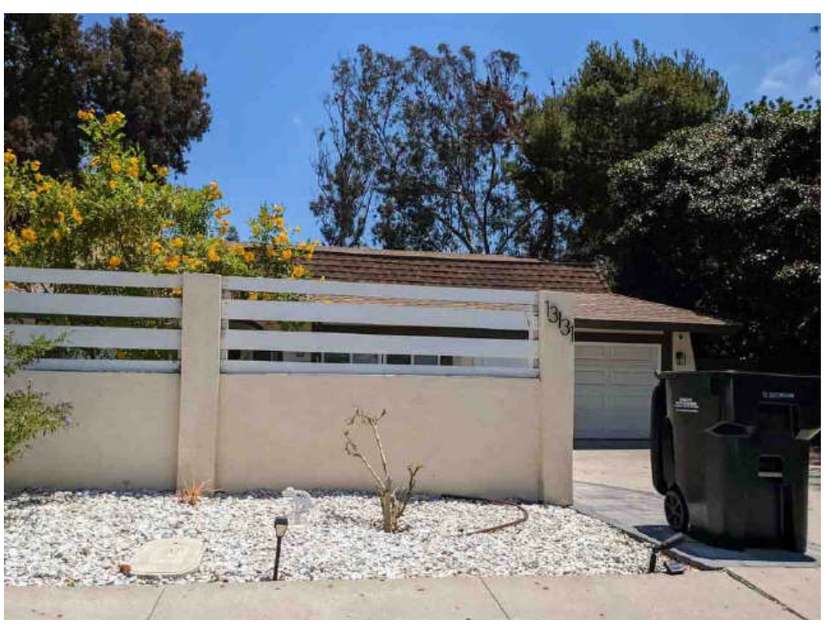
Borrower: Struempler		File No.: R22-000002
Property Address: 13585 Portofino Dr		Case No.: 972786
City: Del Mar	State: CA	Zip: 92014
Lender: Adfitech		



COMPARABLE SALE #4

13072 Caminito Pointe Del Mar

Sale Date:
Sale Price: $



COMPARABLE SALE #5

13131 Portofino Dr

Sale Date:
Sale Price: $



COMPARABLE SALE #6

13544 Portofino Dr

Sale Date:
Sale Price: $

Borrower: Struempler		File No.: R22-000002
Property Address: 13585 Portofino Dr		Case No.: 972786
City: Del Mar	State: CA	Zip: 92014
Lender: Adfitech		



Detached
MLS #: **210027959**
APN: **301-170-79-00**
Addr: **13585 Portofino Dr**
City,St: **Del Mar CA** Zip: **92014**

Status: **SOLD**
Short Sale: **No**
COE Date: **12/30/2021**

List Price: **$1,599,000**
Orig Price: **$1,700,000** DOMLS **47**
Sold Price: **$1,565,000** MT **52**
List Date: **10/4/2021** LP/SqFt: **966.16**
Mod Date: **12/31/2021** SP/SqFt: **$945.62**

Bedrooms: **3** Full Baths: **2**
Optional BR: **0** Half Baths: **0**
Total: **3** Total: **2**

Parking Garage Spaces: **2**
Parkng Non-Garaged Spaces: **2**
Parking Spaces Total: **4**
Parking Garage: **Attached**
Non-Garage Details: **Driveway - Concrete**
RV Parking:

Est. SqFt: **1,655** Year Built: **1972**
Community: **DEL MAR**
Neighborhood: **Del Mar**
Complex:
SA Restrtict: **N/K**
View: **N/K**
Pool: **Below Ground, Heated with Gas**

Listing Type **EA**
Patio:
Pets:
Age Restrictions: **NK**
Stories: **1 Story**
MandRem **None Known**

Virtual Tour Link
Start Showing Date

REMARKS AND SHOWING INFO

New Improved Pricing! Welcome Home to your Single Level, Del Mar Beach House with a pool near Top-Rated Schools! This freshly remodeled coastal modern gem located West of the 5, near famous Torrey Pines Beach! A one floor, open layout with views out to your sparkling pool and natural yard greet you upon entry. New Kitchen with all new appliances, oversized dining room are ready for entertainment! Both bathrooms are completely updated with beautiful tile design and new plumbing fixtures. Master has a well-thought-out layout with dual-sink bathroom, oversized shower and

Conf. Remarks: **Sellers Motivated! Bring all reasonably comped offers! Back on Market to no fault of Sellers. Buyers failed to perform. No inspection was performed. Section 1 Clearance Provided. Schedule Showings through ShowingTime only. Offers to be sent to thejessicawilkinson@gmail.com and must accompany POF. Buyers to cross-qualify with Jason Cota of Fairway Mortgage. Buyer to verify all.**

Cross Streets: **Carmel Valley Rd** Map Code: CBB%: **2.00** CBB$: CVR: **N**
Directions To Property: **5 North to Carmel Valley Rd. Right on Portofino. 5 South to Del Mar Heights Rd. U-Turn at Mango, Rt on Portofino.**
Showing: **Call Showing Time to schedule showings. Text Jessica with questions.**

Occupied: **Vacant** Occupant: Occupant Lockbox: **Yes**

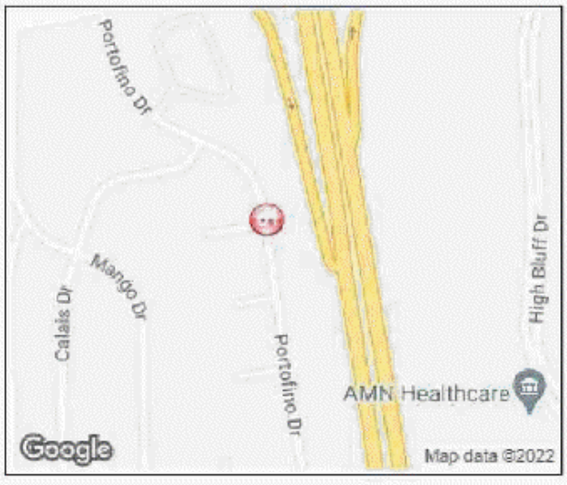
Listing Agent: **Jessica L Wilkinson - 858-228-7453** DRE License#: **02033305**
2nd Agent: Broker ID: **5963**
Listing Office: **eXp Realty - Office: 888-584-9427** **Fax: 000-000-0000**

Off Market Date: **11/24/202** Close of Escrow: **12/30/202** Financing: **CONV** Concessions: **Seller credits buyer $1500 towards closing costs.**
Selling Agent: **Keith D Pesta - 619-347-5818** Selling DRE License# **01933445**
Selling Office: **Redfin Corporation - Office: 877-973-3346** Sale Price: **$1,565,000** Exp Date:

Wtr Dist: Schl Dist:
HO Fees Include:
Home Owner Fees: **0.00** Paid: Pay Freq.
Other Fees: **0.00** Paid: Pay Freq.
CFD/Mello-Roos: **0.00** Paid: Pay Freq.
Total Monthly Fees: **0** Assessments:
HOA: Other Fee Type:
HOA Phone: Zoning:
Prop Mgmt Co: Entry Level Unit:
Prop Mgmt Ph: Cmplx Feat: **Pool, Spa/Hot Tub**
Est. % Owner
Terms: **Cash, Conventional, FHA, Cash To**
Cooling: **Central Forced Air, Electric, Gas**
Heat Source: **Natural Gas** Heat Equip: **Fireplace, Forced Air Unit**
Fireplace Loc: **FP in Living Room**
Fireplaces(s): **1**

Equipment **Disposal, 6 Burner Stove, Built In Range, Gas Stove, Counter Top, Electric Cooking, Gas Cooking**

Living Room:	**22x20**	Master BR:	**12x15**
Dining Room:	**12x19**	Bedroom 2:	**12x12**
Family Room:	**22x20**	Bedroom 3:	**10x12**
Kitchen:	**13x13**	Bedroom 4:	
Breakfast Area:		Bedroom 5:	
Extra Room 1:		Extra Room 3:	
Extra Room 2:			



SqFt Source: **Assessor Record** Lot Size: **7,500-10,889** #Acres
Lot Size Source: **Assessor Record** Units/Building:
Lot SqFt Approx: Units/Complex:
Laundry Location: **Laundry Room** Elevator:
Sewer/Septic: **Public Sewer** Stories in Building:

Information is believed to be accurate, but shall not be relied on without verification. Square footage, lot size, room size dimensions should be considered approximate. Some properties may be sold as-is. Please be advised there may be additional disclaimers and disclosures attached to this listing that are available to Participants and Subscribers that may be shared with clients. ©SDMLS

Provided By: Ryan Dean **DRE Lic.#: CA** **05/17/2022 05:54 AM**

©SDMLS Information is not guaranteed

Borrower: Struempler		File No.: R22-000002
Property Address: 13585 Portofino Dr		Case No.: 972786
City: Del Mar	State: CA	Zip: 92014
Lender: Adfitech		

Tuesday, May 17, 2022





LOCATION

Property Address	13585 Portofino Dr Del Mar, CA 92014-3513
Subdivision	Del Mar Hills Unit 10
Carrier Route	C006
County	San Diego County, CA
Map Code	1187J6

GENERAL PARCEL INFORMATION

APN/Tax ID	301-170-79-00
Alt. APN	
City	San Diego
Tax Area	08145
2010 Census Trct/Blk	83.24/4
Assessor Roll Year	2021

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	1655
# of Buildings	1

CURRENT OWNER

Name	Struempler Christopher M Struempler Laura K
Mailing Address	13585 Portofino Dr Del Mar, CA 92014-3513
Owner Occupied	Yes
Owner Right Vesting	Revocable Trust

SCHOOL ZONE INFORMATION

Del Mar Heights School	0.3 mi
Primary Middle: K to 6	Distance
Earl Warren Middle School	3.5 mi
Middle: 7 to 8	Distance
Torrey Pines High School	1.3 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 05/10/2022

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
4/6/2022	4/18/2022		Struempler Christopher M	Struempler Christopher And Struempler Laura	Intrafamily Transfer & Dissolution		2022-0167944
12/30/2021	12/30/2021	$1,565,000	Struempler Christopher	Pro Concepts Inc	Grant Deed		2021-0875025
7/14/2021	8/6/2021	$1,180,000	Pro Concepts Inc	Campbell Brian E And Campbell Kelly	Grant Deed		2021-0562748
6/22/2009	7/13/2009		Campbell Brian E & Campbell Kelly	Campbell Brian E	Intrafamily Transfer & Dissolution		2009-0383537
6/14/2005	7/20/2005	$750,000	Campbell Brian E	Perkins Doug C & Perkins Carolyn G West	Grant Deed		2005-0610299
12/18/2002	12/30/2002		Perkins Doug C & Perkins Carolyn G West	Perkins Carolyn G West & Perkins Carolyn W	Intrafamily Transfer & Dissolution		2002-1201010
10/28/1997	11/14/1997	$230,000	Perkins Carolyn W	Wallace Glen K & Nancy A	Grant Deed		1997-0577267
11/12/1997	11/14/1997		Perkins Carolyn W	Perkins Douglas C	Intrafamily Transfer & Dissolution		1997-0577266

TAX ASSESSMENT

Tax Assessment	2021	Change (%)	2020	Change (%)	2019
Assessed Land	$757,464.00	$7,766.00 (1.0%)	$749,698.00	$14,699.00 (2.0%)	$734,999.00
Assessed Improvements	$189,364.00	$1,941.00 (1.0%)	$187,423.00	$3,674.00 (2.0%)	$183,749.00
Total Assessment	$946,828.00	$9,707.00 (1.0%)	$937,121.00	$18,373.00 (2.0%)	$918,748.00
Exempt Reason					
% Improved	20%				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021			$10,018.76
2020			$10,106.56
2019			$9,907.94
2018			$8,470.36
2017			$8,422.94
2016			$8,308.54
2015			$7,792.22
2014			$7,783.18
2013			$7,588.80

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
12/30/2021	**$1,175,125**	Struempler Christopher Struempler Laura And Struemple	California Coast Credit Union	2021-0875026
08/06/2021	$1,144,000	Pro Concepts Inc	Center Street Lending	2021-0562749
07/03/2013	$541,800	Campbell Brian E Campbell Kelly	Pennymac Loan Services	2013-0418196
08/31/2012	$546,250	Campbell Brian E Campbell Kelly	Medallion Mortgage	2012-0525069
10/01/2010	$586,000	Campbell Brian E Campbell Kelly	Bank Of America	2010-0524879
07/13/2009	$593,000	Campbell Brian E	Bank Of America	2009-0383538

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Information Deemed Reliable But Not Guaranteed.

Borrower: Struempler		File No.:	R22-000002
Property Address: 13585 Portofino Dr		Case No.:	972786
City: Del Mar	State: CA	Zip:	92014
Lender: Adfitech			

Property Report for 13585 PORTOFINO DR, cont.

		Campbell Kelly		
07/20/2005	$75,000	Campbell Brian E	Mortgageit Wholesale Lending	2005-0610301
07/20/2005	$600,000	Campbell Brian E	Mortgageit Wholesale Lending	2005-0610300
09/24/2004	$250,000	Perkins Carolyn West Perkins Douglas C	Washington Mutual	2004-0905399
01/27/2003	$70,000	Perkins Doug C Perkins Carolyn G West	Washington Mutual	2003-0089932
04/07/2000	$100,000	Perkins Carolyn W	Bank Of Coronado	2000-0177248
12/30/1998	$227,500	Perkins Carolyn W	Homecomings Financial	1998-0861678

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	**Condition**		**Units**	
Effective Year Built	1972	**Stories**			
BRs	3	**Baths**	2 F H	**Rooms**	
Total Sq. Ft.	1,655				
Building Square Feet (Living Space)		**Building Square Feet** (Other)			
- CONSTRUCTION					
Quality		**Roof Framing**			
Shape		**Roof Cover Deck**			
Partitions		**Cabinet Millwork**			
Common Wall		**Floor Finish**			
Foundation		**Interior Finish**			
Floor System		**Air Conditioning**			
Exterior Wall		**Heat Type**			
Structural Framing		**Bathroom Tile**			
Fireplace		**Plumbing Fixtures**			
- OTHER					
Occupancy		**Building Data Source**			

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Garage	2 CAR		
Pool			

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	**Lot Dimensions**	
Block/Lot	/183	**Lot Square Feet**	8,200
Latitude/Longitude	32.946249°/-117.243801°	**Acreage**	0.19

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		**Road Type**	
Electric Source		**Topography**	
Water Source		**District Trend**	
Sewer Source		**School District**	San Diego Unfd
Zoning Code	R-1:Single Fam-Res		
Owner Type			

LEGAL DESCRIPTION

Subdivision	Del Mar Hills Unit 10	**Plat Book/Page**	
Block/Lot	/183	**Tax Area**	08145
Tract Number	006497		
Description	Tr 6497 Lot 183		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	060295-06073C1328G	05/16/2012

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
210027959	Sold	12/31/2021	10/04/2021	$1,599,000	12/30/2021	$1,565,000	Jessica L Wilkinson	Exp Realty Of California Inc	Keith D Pesta	Redfin Corporation
150016936	Expired	08/18/2019	03/31/2015	$3,500			Chris S Hein	Solutions Real Estate		
130052880	Expired	08/28/2019	10/02/2013	$3,300			Chris S Hein	Keller Williams Realty		

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License

Borrower: Struempler		File No.: R22-000002
Property Address: 13585 Portofino Dr		Case No.: 972786
City: Del Mar	State: CA	Zip: 92014
Lender: Adfitech		



Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Ryan M. Dean

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 042693

Effective Date: June 13, 2021
Date Expires: June 12, 2023

Loretta Dillon

Loretta Dillon, Deputy Bureau Chief, BREA

3057797

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

Borrower: Struempler		File No.: R22-000002
Property Address: 13585 Portofino Dr		Case No.: 972786
City: Del Mar	State: CA	Zip: 92014
Lender: Adfitech		

GREAT AMERICAN INSURANCE GROUP

301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP4118320-21** Renewal of: **RAP4118320-20**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. **Named Insured**: **Ryan Dean**

Item 2. **Address**: **3727 Louisiana Street**

City, State, Zip Code: **San Diego, CA 92104**

Item 3. **Policy Period**: From **10/02/2021** *(Month, Day, Year)* To **10/02/2022** *(Month, Day, Year)*
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability**:

A. $ **1,000,000** **Damages** Limit of Liability – Each **Claim**

B. $ **1,000,000** **Claim Expenses** Limit of Liability – Each **Claim**

C. $ **1,000,000** **Damages** Limit of Liability – Policy Aggregate

D. $ **1,000,000** **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible** (Inclusive of **Claim Expenses**):

A. $ **500** Each **Claim**

B. $ **1,000** Aggregate

Item 6. **Premium**: $ **895.00**

Item 7. **Retroactive Date** (if applicable): **10/02/2009**

Item 8. **Forms, Notices and Endorsements attached**:

D42100 (03/15) D42300 CA (10/13) IL7324 (08/12)
D42402 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)

Authorized Representative

Borrower	Struempler			File No.	R22-000002
Property Address	13585 Portofino Dr				
City	Del Mar	County	San Diego	State	CA Zip Code 92014
Lender/Client	Adfitech				

APPRAISAL AND REPORT IDENTIFICATION

Pursuant to the defined Scope of Work, the purpose of this Appraisal Review is to (check all that apply):

- ☒ Determine if the results of the work under review are credible for the intended user's intended use.
- ☒ Evaluate compliance with relevant USPAP requirements, client requirements, or applicable regulations.
- ☐ Provide the reviewer's own opinion of value of the property that is the subject of the report under review, in the format of:
  - ☐ An Appraisal Report for a real property appraisal (Standards Rule 2-2(a)), or
  - ☐ An Appraisal Review Report for an appraisal review (Standards Rule 4-2).

Comments on Standards Rule 4-3

I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review 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 the work under review or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
- My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- Unless otherwise indicated, I have not made a personal inspection of the subject of the work under review.
- Unless otherwise indicated, no one provided significant appraisal or appraisal review assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant appraisal or appraisal review assistance is stated elsewhere in this report).

Reasonable Exposure Time

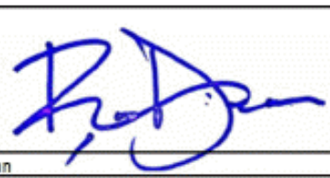
(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: _____

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

REVIEWER:



Signature: _____
Name: Ryan Dean
Certified Appraiser
State Certification #: AR042693
or State License #: _____
State: CA Expiration Date of Certification or License: 06/12/2023
Date of Signature and Report: 05/17/2022
Effective Date of Review: 12/15/2021
Inspection of Subject: ☐ None ☐ Interior and Exterior ☒ Exterior-Only
Date of Inspection (if applicable): _____

SUPERVISORY or CO-REVIEWER (if applicable):

Signature: _____
Name: _____
State Certification #: _____
or State License #: _____
State: ____ Expiration Date of Certification or License: _____
Date of Signature: _____
Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only
Date of Inspection (if applicable): _____