Uniform Residential Appraisal Report

8078 TWAIN HARTE ST, LAS VEGAS, NV 89139

SUMMARY

Opinion of Market Value	$362,000	**Market Value Condition**	As Is
Effective Date of Appraisal	10/05/2026	**Property Valuation Method**	Traditional Appraisal
Assignment Reason	Refinance	**Appraiser Name**	Chase Johnson
Borrower Name	Hanafi Tanojo		
Current Owner of Public Record	Hanafi Tanojo		
Listing Status	None		

Property Description

Construction Method	Site Built	**Overall Quality**	Q4
Attachment Type	Detached	**Overall Condition**	C3

	Yes	No
Planned Unit Development (PUD)	☑	☐
Condominium	☐	☑
Cooperative	☐	☑
Condop	☐	☑
Subject Site Owned in Common	☐	☑



Units Excluding ADUs	1
Accessory Dwelling Units	0
Property Rights Appraised	Fee Simple

	Yes	No
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	☑	☐

Zoning Compliance	Legal

Apparent Defects, Damages, Deficiencies Requiring Action

None

Assignment Information

Assignment Reason	Refinance
Borrower Name	Hanafi Tanojo
Current Owner of Public Record	Hanafi Tanojo

Property Valuation Method	Traditional Appraisal

	Yes	No
Was a Property Data Report used in lieu of an Inspection?	☐	☑

Appraiser Fee	$375
AMC Fee	$0

Contact Information

Client/Lender

Company Name	Emet Mortgage
Company Address	2601 Saturn St Suite 200
	Brea, CA 92821

Appraisal Management Company

Company Name	Suntender Valuations, Inc
Company Address	5776 Stoneridge Mall Rd #325
	Pleasanton, CA 94588

Appraiser

Name	Chase Johnson
Company Name	First American Mortgage Solutions
Company Address	4795 Regent Blvd
	Irving, TX 75063

Scope of Inspection by Appraiser

Subject Property Inspection

Exterior	Physical
Interior	Physical
Inspection Date	10/05/2026

Credentials

Level	Certified Residential
ID	A.0205627-CR
State	NV
Expires	01/31/2027
ASC Identifier	A.0205627-CR

Assignment Information and Scope of Work Commentary

Scheduling Information
Monday 9:00am. Meeting Patricia 424-542-1218
Order # 93024635
Loan # 2026090348
Tracking # 202609290004

Subject Property Identification:
The appraiser has viewed all readily accessible areas of the dwelling (and any other building structure located on the property). This complete visual inspection is not intended to be the same depth or for the same purpose as a home inspection. The appraiser has viewed the property solely for valuation purposes and to observe property characteristics that a typical purchaser would consider in their decision making process, as well as those items outlined in the assumptions and limited conditions and certification to this appraisal. Personal property was not included in the appraised value.

Sources of Information:
The appraisal is based on the information gathered from public records; viewing of the subject property, neighborhood and comparable properties; and other sources specifically identified in this report. When conflicting information has been discovered, the sources deemed most reliable have been used.At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms.The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third-party sources. Consequently, this information should be considered an estimate unless otherwise noted by the appraiser.

Assignment Information *(continued)*

Assignment Information Exhibits

Appraisal License



APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE — REAL ESTATE DIVISION — NOT TRANSFERABLE

This is to Certify That : CHASE P JOHNSON Certificate Number: A.0205627-CR

Is duly authorized to act as a CERTIFIED RESIDENTIAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: December 19, 2024 Expire Date: January 31, 2027

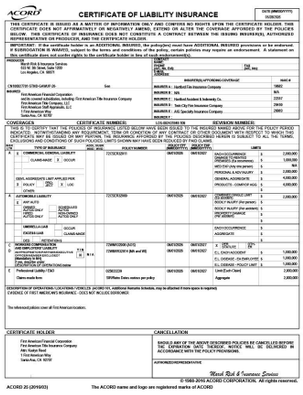
In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in it by Chapter 645C of the Nevada Revised Statues, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: FIRST AMERICAN STAFF APPRAISALS
9908 DIAMOND REEF WAY
LAS VEGAS, NV 89117

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator

E&O Insurance



CERTIFICATE OF LIABILITY INSURANCE

Subject Property

Physical Address	8078 Twain Harte St Las Vegas, NV 89139	**Attachment Type**	Detached
County	Clark	**Units Excluding ADUs**	1
Neighborhood Name	Pinecrest	**Accessory Dwelling Units**	0
		Special Tax Assessments	No

	Yes	No
Planned Unit Development (PUD)	☑	☐
Condominium	☐	☑
Cooperative	☐	☑
Condop	☐	☑
Property on Native American Lands	☐	☑
Subject Site Owned in Common	☐	☑
Homeowner Responsible for all Exterior Maintenance of Dwelling(s)	☑	☐
New Construction	☐	☑

Ownership Rights

Property Rights Appraised	Fee Simple	**All Rights Included in Appraisal**	Yes

Legal Description

PINECREST PLAT BOOK 114 PAGE 65 LOT 178 BLOCK 6

Site

Total Site Size	2,178 Sq. Ft.	**Number of Parcels**	1

Assessor Parcel Number (APN)	APN Description	Parcel Size
176-12-810-193	Land with Dwelling	2,178 Sq. Ft.

Zoning	
Compliance	Legal
Classification Code	RS2
Classification Code Description	Residential Single-Family 2
Property Use	
Non-Residential Use	None

Property Access	
Primary Access	Public Street
Street Type and Surface	Local Road | Asphalt
Typical for Market	Yes

Site *(continued)*

Site Influence

Influence	Proximity	Detail	Impact	Comment
Residential	Offsite		Neutral	

Site Influence Commentary The Subject property is accessible year round in all types of weather conditions.

View and Impact to Value/Marketability

View	Range of View	Impact
Residential	Full	Neutral

Site Features and Impact to Value/Marketability

Feature	Detail	Impact	Comment
Hazard Zone	No Hazard Zone Noted		

Utilities and Impact to Value/Marketability

Broadband Internet Available Yes

	Public	Private	Detail	Private Utility Impact	Comment
Electricity	✓				
Gas	✓				
Sanitary Sewer	✓				
Water	✓				

Apparent Defects, Damages, Deficiencies (Site)

None

Site Valuation Methodology

Opinion of Site Value $100,000

Primary Site Valuation Method Extraction

Reconciliation of Site Value The land value was derived through the extraction method. The subject is located in an established section of Las Vegas with very few vacant lots. No land sales could be found to derive an estimated land value.

Site Commentary

The Subject property is accessible year round in all types of weather conditions.

Site Exhibits

Property Access (Street Scene)

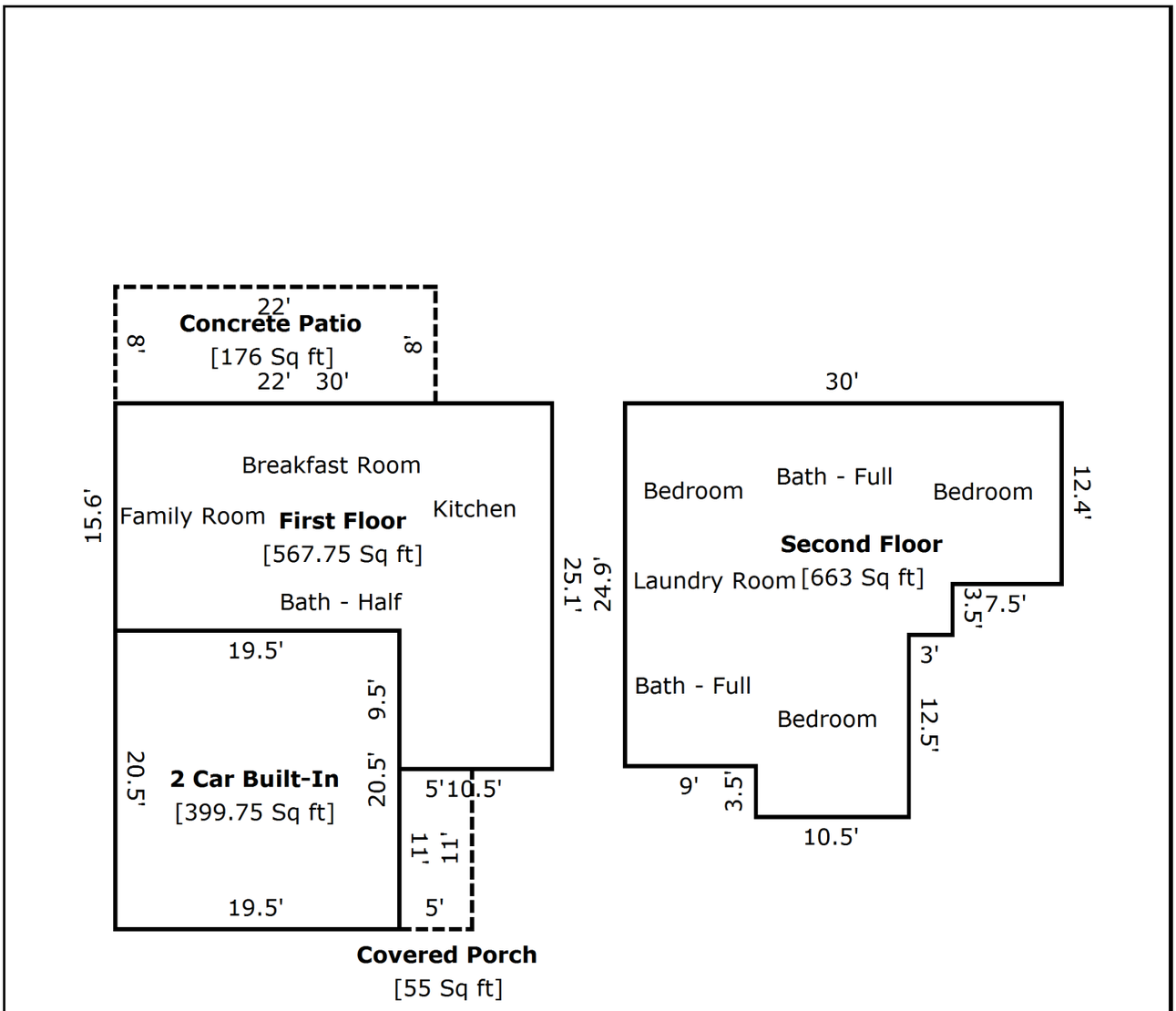




Sketch

Measurement Standard ANSI

Sketch - Building Sketch



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
First Floor	567.7501 Sq ft	10.5 × 9.5 =	99.75
		15.6 × 30 =	468
Second Floor	662.9999 Sq ft	12.4 × 7.5 =	93
		22.5 × 15.9 =	357.75
		9 × 9 =	81
		12.5 × 10.5 =	131.25
Total Living Area (Rounded):	**1231 Sq ft**		
Non-living Area			
2 Car Built-In	399.75 Sq ft	19.5 × 20.5 =	399.75
Covered Porch	55 Sq ft	5 × 11 =	55
Concrete Patio	176 Sq ft	22 × 8 =	176

Dwelling Exterior

Subject Property Units in Structure	1
Dwelling Style	Southwest
Front Door Elevation	Up to 1 foot
Year Built	2004
Construction Method	Site Built
Converted Area	None



Quality and Condition

Exterior Quality Rating	Q4	**Exterior Condition Rating**	C3

The table below supports the Exterior Quality and Condition ratings and reflects the market value condition of this report

Exterior Features

Feature	Detail	Quality Comment	Condition Status	Condition Comment
Exterior Walls and Trim	Stucco		Typical Wear and Tear	
Foundation	Poured Concrete | Slab		Typical Wear and Tear	
Roof	Ceramic Tile Estimated Age: 10-20 years		Typical Wear and Tear	
Windows	Slide		Typical Wear and Tear	

Mechanical System Details

	System	Detail
Heating	Forced Warm Air	Natural Gas
Cooling	Centralized	

Core Heating System Below Grade Yes ☐ No ☑

Apparent Defects, Damages, Deficiencies (Dwelling Exterior)

None

Dwelling Exterior Exhibits





Dwelling Exterior *(continued)*






Unit Interior

Area Breakdown		**Levels in Unit**	2
Finished Above Grade	1,231 Sq. Ft.	**Occupancy**	Tenant
Unfinished Above Grade	0 Sq. Ft.	**Utilities Operating**	Yes
Finished Below Grade	0 Sq. Ft.	**Total Bedrooms**	3
Unfinished Below Grade	0 Sq. Ft.	**Total Bathrooms - Full**	2
Area Data Source	Physical Measurement	**Total Bathrooms - Half**	1

Level and Room Detail

Level in Unit	Grade Level Detail	Finish	Area	Room Summary
Level 1	Above Grade	Finished	568 Sq. Ft.	1 - Kitchen 1 - Bath - Half 1 - Breakfast Room 1 - Family Room
Level 2	Above Grade	Finished	663 Sq. Ft.	2 - Bath - Full 3 - Bedroom 1 - Laundry Room

Quality and Condition

Interior Quality Rating	Q4	**Interior Condition Rating**	C3

The tables below support the Interior Quality and Condition ratings and reflect the market value condition of this report

Unit Interior *(continued)*

Kitchen and Bathroom Details

Room	Update Status	Time Frame	Quality Comment	Condition Status	Condition Comment
Kitchen Level 1	Partially Updated	10 or more years		Typical Wear and Tear	
Bath - Full Level 2	Partially Updated	10 or more years		Typical Wear and Tear	
Bath - Full Level 2	Partially Updated	10 or more years		Typical Wear and Tear	
Bath - Half Level 1	Partially Updated	10 or more years		Typical Wear and Tear	

Overall Update Status for Bathrooms Moderately Updated

Interior Features

Feature	Detail	Quality Comment	Condition Status	Condition Comment
Flooring	Carpet		Typical Wear and Tear	
	Ceramic Tile		Typical Wear and Tear	
Walls and Ceiling	8 Ft. | Flat		Typical Wear and Tear	

Overall Update Status for Flooring Moderately Updated

Apparent Defects, Damages, Deficiencies (Unit Interior)

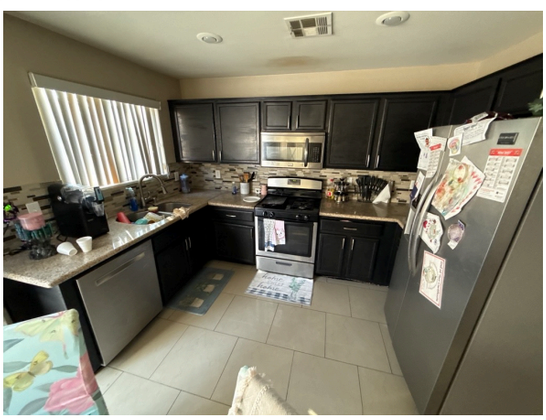
None

Unit Interior Exhibits

Walls and Ceiling - Smoke / CO Detector



Level 1 - Kitchen



Level 1 - Breakfast Room



Level 1 - Family Room



Unit Interior *(continued)*

Level 2 - Bedroom



Level 2 - Bath - Full



Level 2 - Bedroom



Level 2 - Laundry Room



Level 2 - Bedroom



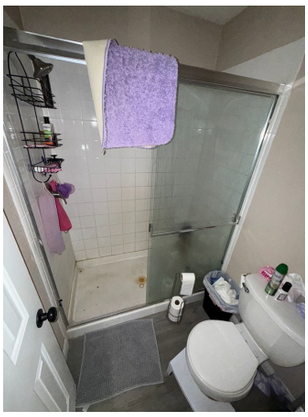
Level 1 - Bath - Half



Level 2 - Bath - Full



Level 2 - Bath - Full



Functional Obsolescence

Functional Issues	None

Vehicle Storage

Storage	Number of Parking Spaces	Detail
Garage	2	Built-in 400 Sq. Ft.

Apparent Defects, Damages, Deficiencies (Vehicle Storage)

None

Vehicle Storage Exhibits





Subject Property Amenities

None

Overall Quality and Condition

Overall Quality	Q4	Overall Condition	C3
Exterior Quality	Q4	Exterior Condition	C3
Interior Quality	Q4	Interior Condition	C3

Reconciliation of Overall Quality and Condition

Property Condition Ratings (C1-C6)
C1 Brand New: 100% newly constructed and completed within the last 12 months. It has never been occupied and exhibits zero physical depreciation.
C2 Near New / Extensive Update: Virtually no physical wear. This applies to nearly new homes or properties that have undergone a comprehensive "down to the studs" renovation completed within the last 36 months, requiring no deferred maintenance
C3 Well Maintained: The property displays normal physical depreciation from regular occupancy. All major systems are fully functional, though minor cosmetic updates might be needed.
C4 Adequately Maintained: The home features normal wear and tear with some visible deferred maintenance. While fully livable and structurally functional, minor cosmetic or non-structural repairs are necessary.
C5 In Need of Repair: Obvious and significant deferred maintenance. Multiple structural or mechanical components are nearing the end of their useful lifespans, which impacts the overall usability and livability of the home.
C6 Substantial Damage: Major structural defects or severe deficiencies that directly threaten the safety, soundness, or structural integrity of the property. The home typically requires major rehabilitation and may be uninhabitable.

Quality of Construction Ratings (Q1-Q6)
Q1 Premium Custom: Unique, high-end architect-designed homes. Built with exceptionally high-quality materials, premium finishes, custom ornamentation, and top-tier craftsmanship throughout.
Q2 High-Quality Custom/Semi-Custom: Designed for upscale developments or custom builds. Features high-quality materials, detailed craftsmanship, upgraded interior finishes, and distinct architectural accents.
Q3 Above-Average Standard: Upgraded builder-grade or semi-custom design. Built using above-average materials with clear attention to detail, featuring upgraded cabinetry, trim work, and finish materials.
Q4 Standard Builder-Grade: Typical mass-market stock plan construction. Uses standard, readily available materials and finishes that meet or slightly exceed local building codes with minimal custom detailing.
Q5 Economy / Basic: Plain, basic construction designed primarily for low cost. Built with inexpensive, economy-grade materials, basic stock plans, and highly simplified interior and exterior finishes.
Q6 Minimal / Substandard: Extremely basic, low-cost structures often built without professional architectural plans. Frequently constructed by

Overall Quality and Condition *(continued)*

unskilled labor using lowest-grade materials; mechanical or plumbing systems may be substandard, non-conforming, or entirely absent.

Highest and Best Use

Is the present use of the subject property ...

Legally Permissible	Yes	**Financially Feasible**	Yes
Physically Possible	Yes	**Maximally Productive**	Yes

	Yes	No
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	☑	☐

Highest and Best Use Commentary

The appraiser has concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).The appraiser has concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

Market

Market Area Boundary The subject is bound to the North by Warm Springs Rd to the East by Arville St to the South by Blue Diamond Rd and to the West by Jones Blvd.

Search Criteria Description In my research for comparables, I used the following parameters: two story properties between 950 sq/ft and 1,550 sq/ft within the Market Area Boundaries.

Search Result Metrics

Active Listings	10	**Sales in Past 12 Months**	42
Median Days on Market	32	Lowest Sale Price	$310,000
Lowest List Price	$310,000	Median Sale Price	$370,000
Median List Price	$375,000	Highest Sale Price	$405,000
Highest List Price	$434,900	**Distressed Market Competition**	No
Pending Sales	0	**Graph**	Price Trend
		Price Trend Source	MLS & Clark County Records

Price Trend Analysis Commentary Regression analysis of MLS and Clark County public records indicates that sale prices for competitive properties have been stable over the past 12 months.

Housing Trends

Demand/Supply	In Balance	**Marketing Time**	Under 3 months

Market Commentary

An analysis was performed on 42 competing sales over the past 12 months. The sales within this group had a median sale price of $370,000 with a range from $310,000 to $405,000. The median sale price per sqft was $266.36 with a range from $234.43 to $336.73. An analysis was also performed on 47 competing listings over the past 12 months. For the following, a listing was counted if it had a list date within the time period. The listings within this group had a median list price of $375,000 with a range from $310,000 to $434,900. The median list price per sqft for these listings was $270.53 with a range from $239.95 to $336.73. An analysis was also performed on 160 sales from the broader defined neighborhood over the past 12 months. The sales within this group had a median sale price of $420,000. The median sales price was $420,000. The median sale price per sqft was $243.20. The median sale price per sqft was $243.20. In addition, an analysis was performed on 42 sales plus all active listings that are competing properties, over the past 12 months. Based on this entire set of data there is a 2.9 month supply. This analysis shows a change of +13.3% per month. These sales had a median DOM of 28. This analysis shows a change of -2.4% per month.

Market *(continued)*

Market Exhibits

Price Trend



Project Information

Planned Unit Development (PUD) ☑ **Condominium** ☐ **Cooperative** ☐ **Condop** ☐

Project Information Data

Source	Assessor Record
	MLS

Mandatory Fees (HOA, PUD, or Co-op)

Monthly Amount	$50
Common Amenities / Services Included	Grounds Maintenance
	Recreation Area
Utilities Included	None

Project Factors and Impact to Value/Marketability

Project Factor	Detail	Impact	Comment
Developer/Sponsor in Control	No		
Known Legal Actions	None		
Unit Special Assessments	None		
Unit Tax Abatements or Exemptions	None		

Project Information Commentary

-The subject property is located within a PUD with HOA dues that cover CC&RS, parks. Comparable(s) 1-4 are located within the same PUD as the subject. Comparable(s) 5 and 6 are located in a competing development which does share similar amenities. There are no measurable market differences between the subjects PUD and those developments of the comparables utilized in this report.

Subject Listing Information

Current and/or relevant listings of the subject property (minimum 1 year look back)

Current or Relevant Listings	None
	Assessor Record
Data Source	MLS

Prior Sale and Transfer History

Subject Transfer History

Prior sales and/or transfers of the subject property (minimum 3 year look back)

Transfer Terms	Date	Amount	Data Source
Typically Motivated	06/21/2024	$395,000	Assessor Record Deed

Analysis of Prior Sale and Transfer History of Subject Property The prior sale of the subject was an arms length sale (part of a 1031 exchange) per MLS #2586527. The difference between the opinion of market value and the subject's prior sales price is due to declining home values since the prior sale. However, home values are stable within the prior 6 months.

Comparable Transfer History

Prior sales and/or transfers of the comparable properties from the 'Sales Comparison Approach' section (minimum 1 year look back)

#	Transfer Terms	Date	Amount	Data Source
1	Deed Transfer Only	12/09/2025	$82,467	Assessor Record Deed
2	None			Assessor Record Deed
3	None			Assessor Record Deed
4	None			Assessor Record Deed
5	None			Assessor Record Deed
6	None			Assessor Record Deed

Analysis of Prior Sale and Transfer History of Comparable Sales The prior sale of comparable 1 was only a deed transfer and not an arms length sale. There were no prior transfers of comparables 2-6 within the prior 12 months.

Sales Comparison Approach

	Subject Property	Comparable #1		Comparable #2		Comparable #3	
General Information							
Property Address	8078 Twain Harte St Las Vegas, NV 89139	8032 Dardanelle Valley St Las Vegas, NV 89139		8072 Twain Harte St Las Vegas, NV 89139		5055 Dodge Ridge Ave Las Vegas, NV 89139	
							
Data Source		Assessor Record 202607310001415 | MLS 2787782		Assessor Record 202606160000072 | MLS 2775201		Assessor Record 202606150000793 | MLS 2774584	
Proximity to Subject		0.15 Miles E		0.01 Miles N		0.10 Miles N	
List Price	—	$329,999		$380,000		$375,000	
Listing Status	—	Settled Sale		Settled Sale		Settled Sale	
Sale Price		$330,000		$380,000		$375,000	
Transfer Terms		Typically Motivated	$0	Typically Motivated	$0	Typically Motivated	$0
Financing Type		FHA	$0	Conventional	$0	Conventional	$0
Sales Concessions	—	No	$0	No	$0	No	$0
Contract Date	—	07/07/2026	$0	05/12/2026	$0	05/13/2026	$0
Sale Date		07/31/2026	$0	06/15/2026	$0	06/15/2026	$0
Days on Market	—	37		22		23	
Attached/Detached	Detached	Detached		Detached		Detached	
Property Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Project Information		**$0**		**$0**		**$0**	
Monthly Fee	$50	$50		$44		$50	
Common Amenities/Services	Grounds Maintenance | Recreation Area	Grounds Maintenance | Recreation Area		Grounds Maintenance | Recreation Area		Grounds Maintenance | Recreation Area	
Site							
Site Size	2,178 Sq. Ft.	2,614 Sq. Ft.	$0	2,178 Sq. Ft.		2,178 Sq. Ft.	
Site Influence (Location)	Residential	Busy Roadway | Residential	$5,000	Residential		Residential	
View | Range	Residential | Full	Residential | Full		Residential | Full		Residential | Full	
Dwelling(s)							
Year Built	2004	2006	$0	2005	$0	2005	$0
Construction Method	Site Built	Site Built		Site Built		Site Built	
Heating	Forced Warm Air | Natural Gas	Forced Warm Air | Natural Gas		Forced Warm Air | Natural Gas		Forced Warm Air | Natural Gas	
Unit(s)							
Bedrooms	3	2	$2,500	3		3	
Baths - Full | Half	2 | 1	2 | 1		2 | 1		2 | 1	
Finished Area Above Grade	1,231 Sq. Ft.	980 Sq. Ft.	$25,100	1,367 Sq. Ft.	$(13,600)	1,367 Sq. Ft.	$(13,600)
Finished Area Below Grade	0 Sq. Ft.	0 Sq. Ft.		0 Sq. Ft.		0 Sq. Ft.	
Finished Area Below Grade (Nonstandard)	0 Sq. Ft.	0 Sq. Ft.		0 Sq. Ft.		0 Sq. Ft.	
Unfinished Area Below Grade	0 Sq. Ft.	0 Sq. Ft.		0 Sq. Ft.		0 Sq. Ft.	

Sales Comparison Approach *(continued)*

	Subject Property	Comparable #1	Comparable #2	Comparable #3
Property Address	8078 Twain Harte St Las Vegas, NV 89139	8032 Dardanelle Valley St Las Vegas, NV 89139	8072 Twain Harte St Las Vegas, NV 89139	5055 Dodge Ridge Ave Las Vegas, NV 89139
Quality and Condition (Ratings: 1-6, 1 is highest)				
Exterior Quality and Condition				
Quality	**Q4**	**Q4**	**Q4**	**Q4**
Condition	**C3**	**C3**	**C3**	**C3**
Interior Quality and Condition				
Quality	**Q4**	**Q4**	**Q4**	**Q4**
Condition	**C3**	**C3**	**C3**	**C3**

Overall Quality and Condition (Ratings: 1-6, 1 is highest)						
Quality	**Q4**	**Q4**		**Q4**		**Q4**	
Condition	**C3**	**C3**		**C3**		**C3**	

Vehicle Storage		**$0**	**$0**	**$0**
Type | Spaces | Detail	Garage | 2 | Built-in 400 Sq. Ft.	Garage | 2 | Built-in 400 Sq. Ft.	Garage | 2 | Built-in 400 Sq. Ft.	Garage | 2 | Built-in 400 Sq. Ft.

Summary				
List Price	—	$329,999	$380,000	$375,000
Sale Price		$330,000	$380,000	$375,000
Net Adjustment Total		$32,600	$(13,600)	$(13,600)
Adjusted Price		$362,600	$366,400	$361,400
Comparable Weight		Most	Most	Most
Indicated Value by Sales Comparison Approach				
Indicated Value	$362,000			

Sales Comparison Approach *(continued)*

	Subject Property	Comparable #4		Comparable #5		Comparable #6	
General Information							
Property Address	8078 Twain Harte St Las Vegas, NV 89139	8058 Wards Ferry St Las Vegas, NV 89139		4732 Lone Grove Dr Las Vegas, NV 89139		4788 Pagosa Springs Dr Las Vegas, NV 89139	
							
Data Source		Assessor Record 202603310002257 | MLS 2752574		Assessor Record | MLS 2771568		Assessor Record | MLS 2818006	
Proximity to Subject		0.10 Miles E		0.35 Miles NE		0.28 Miles E	
List Price	—	$360,000		$434,900		$399,900	
Listing Status	—	Settled Sale		Active		Active	
Sale Price		$370,000		—		—	
Transfer Terms		Typically Motivated	$0	—		—	
Financing Type		FHA	$0	—	$0	—	$0
Sales Concessions	—	No	$0	—		—	
Contract Date	—	03/10/2026	$0	—		—	
Sale Date		03/31/2026	$0	—	$0	—	$0
Days on Market	—	5		180		22	
Attached/Detached	Detached	Detached		Detached		Detached	
Property Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Project Information		**$0**		**$0**		**$0**	
Monthly Fee	$50	$50		$13		$48	
Common Amenities/Services	Grounds Maintenance | Recreation Area	Grounds Maintenance | Recreation Area		Grounds Maintenance | Recreation Area		Grounds Maintenance | Recreation Area	
Site							
Site Size	2,178 Sq. Ft.	2,178 Sq. Ft.		3,920 Sq. Ft.	$(3,500)	3,485 Sq. Ft.	$(2,600)
Site Influence (Location)	Residential	Residential		Residential		Residential	
View | Range	Residential | Full	Residential | Full		Residential | Full		Residential | Full	
Dwelling(s)							
Year Built	2004	2004		2003	$0	2001	$0
Construction Method	Site Built	Site Built		Site Built		Site Built	
Heating	Forced Warm Air | Natural Gas	Forced Warm Air | Natural Gas		Forced Warm Air | Natural Gas		Forced Warm Air | Natural Gas	
Unit(s)							
Bedrooms	3	3		3		3	
Baths - Full | Half	2 | 1	2 | 1		2 | 1		2 | 1	
Finished Area Above Grade	1,231 Sq. Ft.	1,367 Sq. Ft.	$(13,600)	1,462 Sq. Ft.	$(23,100)	1,462 Sq. Ft.	$(23,100)
Finished Area Below Grade	0 Sq. Ft.	0 Sq. Ft.		0 Sq. Ft.		0 Sq. Ft.	
Finished Area Below Grade (Nonstandard)	0 Sq. Ft.	0 Sq. Ft.		0 Sq. Ft.		0 Sq. Ft.	
Unfinished Area Below Grade	0 Sq. Ft.	0 Sq. Ft.		0 Sq. Ft.		0 Sq. Ft.	

Sales Comparison Approach *(continued)*

	Subject Property	Comparable #4	Comparable #5	Comparable #6
Property Address	8078 Twain Harte St Las Vegas, NV 89139	8058 Wards Ferry St Las Vegas, NV 89139	4732 Lone Grove Dr Las Vegas, NV 89139	4788 Pagosa Springs Dr Las Vegas, NV 89139
Quality and Condition (Ratings: 1-6, 1 is highest)				
Exterior Quality and Condition				
Quality	**Q4**	**Q4**	**Q4**	**Q4**
Condition	**C3**	**C3**	**C3**	**C3**
Interior Quality and Condition				
Quality	**Q4**	**Q4**	**Q4**	**Q4**
Condition	**C3**	**C3**	**C3**	**C3**

Overall Quality and Condition (Ratings: 1-6, 1 is highest)						
Quality	**Q4**	**Q4**		**Q4**		**Q4**	
Condition	**C3**	**C3**		**C3**		**C3**	

Vehicle Storage		**$0**	**$0**	**$0**
Type | Spaces | Detail	Garage | 2 | Built-in 400 Sq. Ft.	Garage | 2 | Built-in 400 Sq. Ft.	Garage | 2 | Built-in 421 Sq. Ft.	Garage | 2 | Built-in 421 Sq. Ft.

Summary				
List Price	—	$360,000	$434,900	$399,900
Sale Price		$370,000	—	—
Net Adjustment Total		$(13,600)	$(26,600)	$(25,700)
Adjusted Price		$356,400	$408,300	$374,200
Comparable Weight		Most	Less	Less
Indicated Value by Sales Comparison Approach				
Indicated Value	$362,000			

Reconciliation of Sales Comparison Approach

While all comparables share many meaningful attributes with the subject property and support the appraised value, Comparable(s) 1-4 were given the most weight in the value conclusion due to being the most recent and similar sales within the market area. Comparable listings 5 and 6 support the opinion of market value, but are not closed sales, and given least reliance. The opinion of market value is bracketed by the actual sales prices, adjusted sales prices and price per sq/ft of the comparables.

The adjustments utilized are reasonable and within an acceptable market range based on market analysis. Based on MLS data there is an acceptable range variance for properties differing in a variety of attributes. Adjustments are extracted from and are supported by the actions of the market. Positive and negative adjustments were applied to comparables in areas of dissimilarity to produce an indicated value of the subject property based on paired sales analysis. Not all adjustments in the Sales Comparison Approach can be directly extracted or supported by the available market data with a high degree of accuracy. Some adjustments have an element of subjectivity and professional judgment which the appraiser has applied based on prior observations of the reactions of the typical / knowledgeable buyers' and sellers' in the marketplace. These adjustments are then refined using sensitivity analysis within the grid and tested for reasonableness with the selected comparables. This method is standard and well accepted practice within the appraisal industry. All adjustments are rounded to the nearest $100.

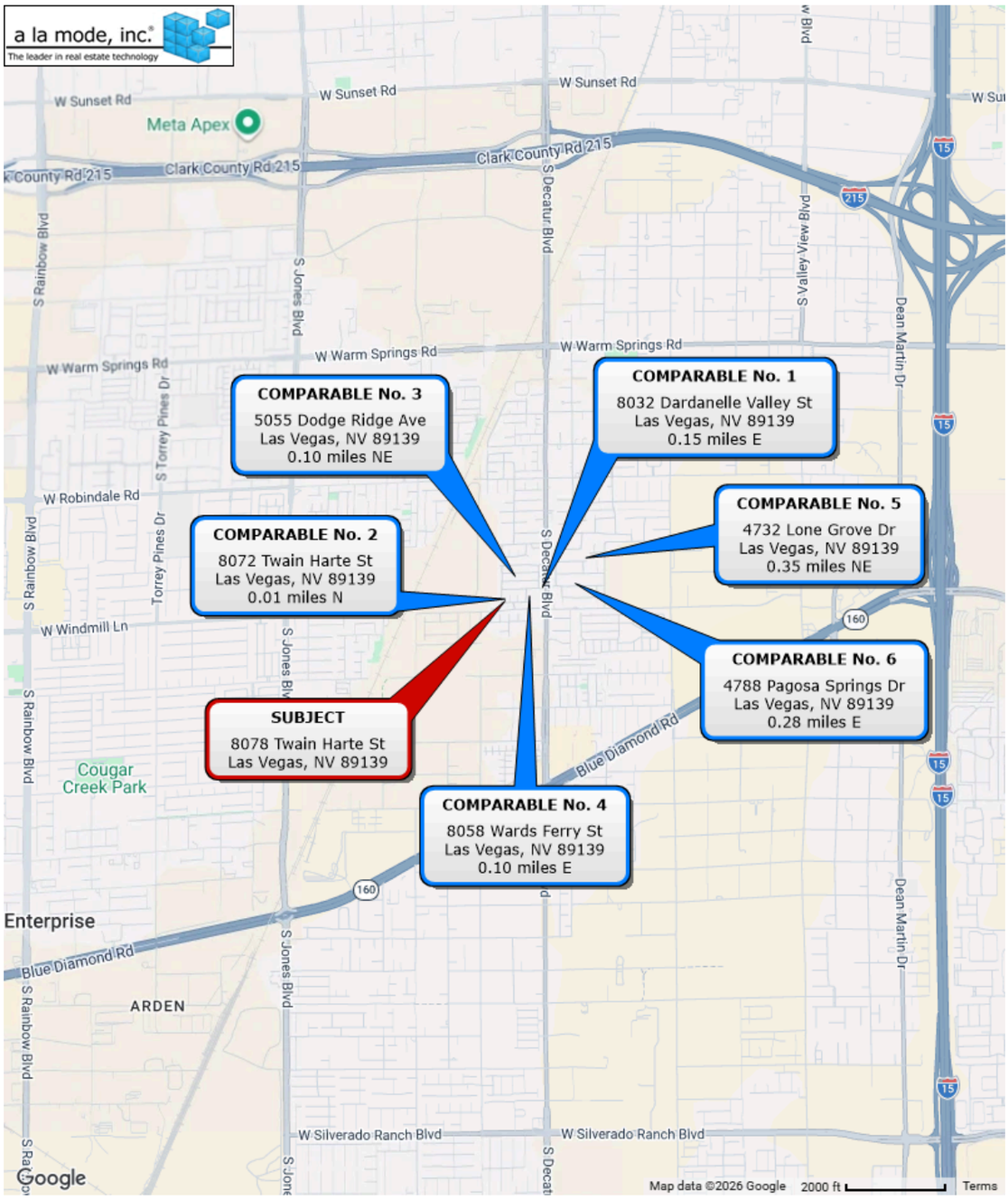
No adjustments are warranted for actual age, GLA within 50 sq/ft, site within 10% differences due to neighborhood market analysis. Not all dissimilarities achieve price differentials in the market, therefore not all dissimilarities require an adjustment. Site adjustment of $2 per sq/ft (exceeding 1,000 sq/ft), GLA adjustment of $100 per sq/ft, busy road location adjustment of $5,000 were all made based on market reaction and using paired sales analysis with comparables 1-4.

Industry Guidelines
Industry guidelines suggest comparable sales be within six months, one mile, and have gross adjustments less than 25%, net adjustments less than 15%, and individual adjustments not exceeding 10%. In this appraisal, these guidelines were not met.
Comparable 4 exceeds 6 months but was included as it's a comparable sale within the subject's PUD.

The appraiser utilizes Las Vegas Realtors (LVR) for MLS access and listing information. As of 07/31/2024 this MLS service no longer displays seller concession information due to nationwide legal settlements with brokerages and realtors. Attempts were made to verify with the agents of comparables 1-4, but queries went unanswered. Analysis of the transactions do indicate a significant likelihood of seller concessions based on known concession data from prior appraisals and conversations with agents. However, since the information could not be verified in the normal course of business, I am making the extraordinary assumption that there were none. Use of this extraordinary assumption may affect assignment results.

Sales Comparison Approach *(continued)*

Sales Comparison Map



Sales Comparison Approach Exhibits

Comparable #1



Comparable #2



Sales Comparison Approach *(continued)*

Comparable #3



Comparable #4



Comparable #5



Comparable #6



Rental Information

Rent Schedule

Subject Property Rental Information

	Currently Rented	Occupancy	Monthly Rent	Month-to-Month	Lease Start	Rent Control	Rental Concessions	Utilities/ Services Included	Furnished
	Yes	Tenant	$1,700	No	08/2026	No	No	No	No

Actual Income *(Monthly)*

Rent

	$1,700
Subtotal	**$1,700**

Other Real Property Rental Income

None	$0
Subtotal	**$0**
Total	**$1,700**

Opinion of Market Income *(Monthly)*

Rent

	$1,750
Subtotal	**$1,750**

Other Real Property Rental Income

None	$0
Subtotal	**$0**
Total	**$1,750**

Rental Information *(continued)*

Comparable Rental Properties

			
Subject Property 8078 Twain Harte St Las Vegas, NV 89139	**Comparable #1** 5047 Dodge Ridge Ave Las Vegas, NV 89139 **Data Source:** MLS 2804498 **Lease Start Date:** 09/2026 **Actual Rent:** $1,750	**Comparable #2** 5090 Lime Kiln Ave Las Vegas, NV 89139 **Data Source:** MLS 2745420 **Lease Start Date:** 02/2026 **Actual Rent:** $1,650	**Comparable #3** 5061 Tioga Pass Ave Las Vegas, NV 89139 **Data Source:** MLS 2714777 **Lease Start Date:** 12/2025 **Actual Rent:** $1,650

Comparable Rental Analysis

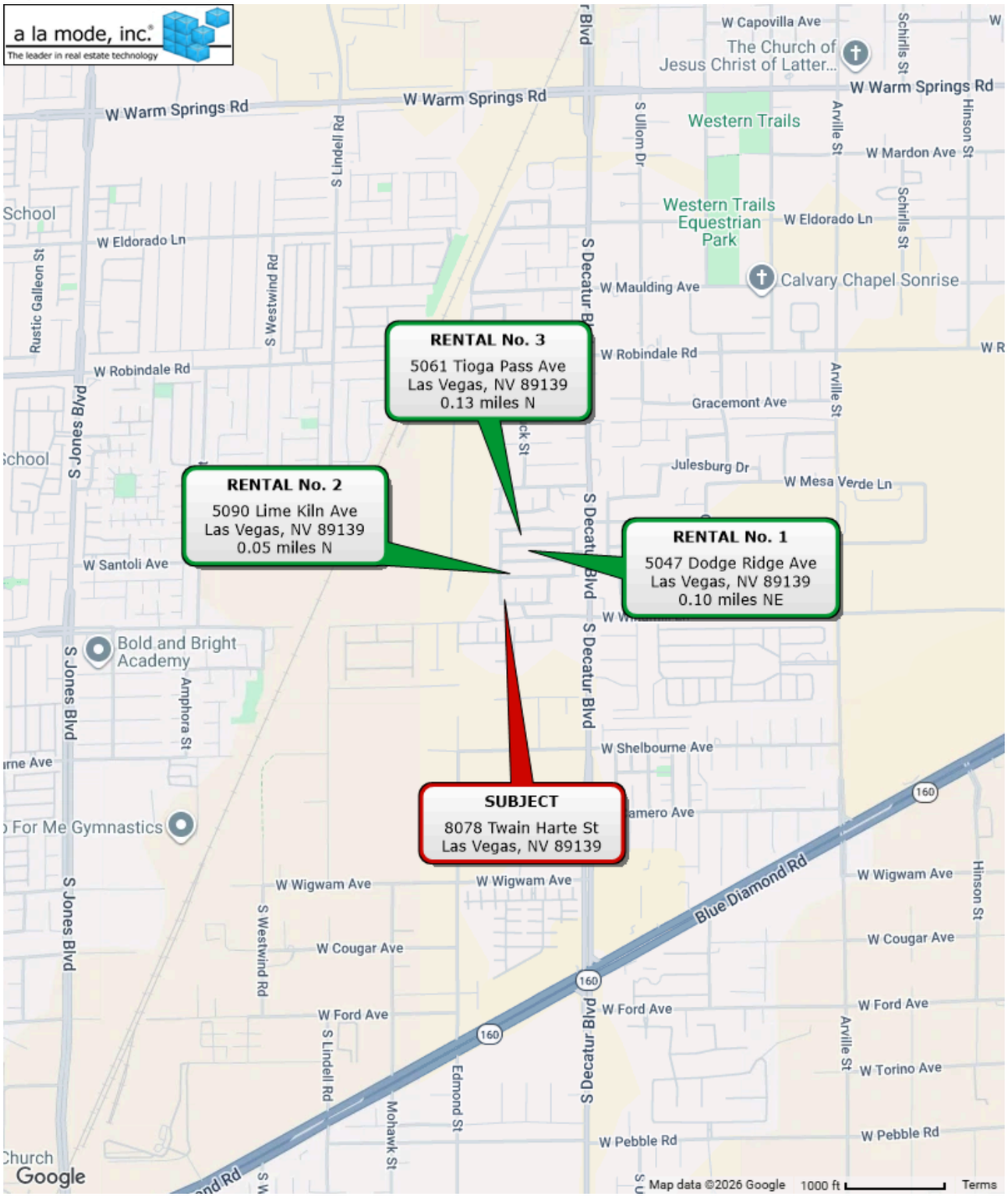
Rental Analysis Commentary

Comparable rentals 1-3 are all model match rentals within the subject's market area. Heavy reliance is given to rental 1 as it's the most recent model math rental within the subject's PUD.

Rental Information *(continued)*

Rental Information Exhibits

Map of Rental Comparables



Rental Information *(continued)*

Comparable #1



Comparable #2



Comparable #3



Reconciliation

Approaches to Value

	Sales Comparison Approach	Income Approach	Cost Approach
Indicated Value	$362,000		
Reason for Exclusion		Not Necessary for Credible Results	Not Necessary for Credible Results

Appraisal Summary

Opinion of Market Value	$362,000	**Reasonable Exposure Time**	30-90 days
Market Value Condition	As Is	**Effective Date of Appraisal**	10/05/2026

Reconciliation of Market Value

Cost & Income Approaches NOT COMPLETED
The appraiser has determined that the sales comparison approach is the most relevant analysis in this assignment and that there is sufficient information to develop a credible opinion of value by this approach alone. Development of the cost approach in this case would be misleading as a potential buyer could not reproduce/replace the improvements by building new, as they could not construct improvements similar to the subject as an alternative to buying the subject. The income approach was not developed for several reasons: 1) while units were being rented in the area, tenant occupied properties highly similar to the subject were not sold in sufficient numbers from which to develop a reliable GRM and 2) investors were buying, renovating and selling properties as opposed to renting and holding for investment cash flow. Effectively, the income data was not sufficient to provide a reasonable and consistent value indication via this method.

Apparent Defects, Damages, Deficiencies

None

Revision History

Revision Date	URAR Section	Description

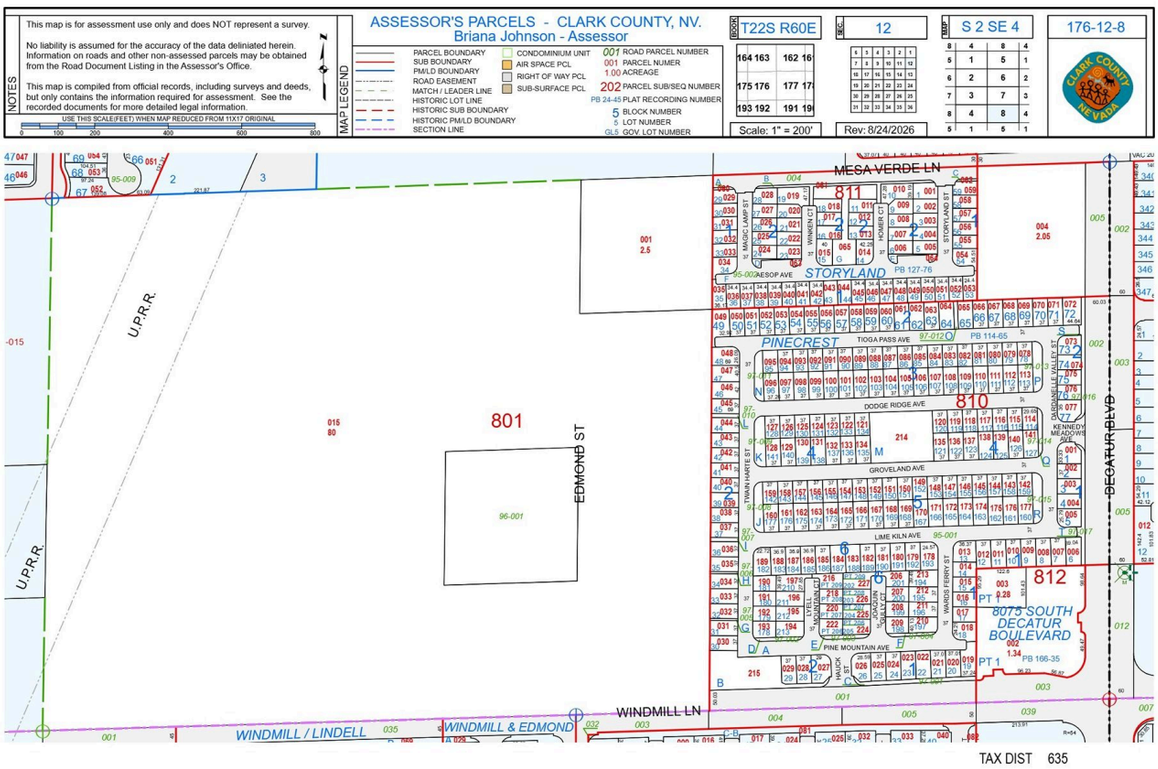
Revision History *(continued)*

10/08/2026	Sales Comparison Approach	Reliance given to MLS and physical inspection for subject 3 bedroom count which varies from Clark County records 2 bedroom count.
10/08/2026	Vehicle Storage	Hot water heater double safety strap photo already included in report under vehicle storage.
10/08/2026	Unit Interior	Smoke / CO Detector photo included. They exist throughout subject property.
10/08/2026	Sales Comparison Approach	Comparables 1-4 have seller concessions as noted on MLS. However, as noted in Sales Comparison Approach, the MLS simply reports YES or NO and does not give a dollar figure. An extraordinary assumption was required as after several business days the selling agent did not respond or would not give the actual dollar amount of the concession. Seller concessions are very common within the market area and comparables without any seller concessions are very limited. The subject if listed in this market would likely offer similar seller concessions as comparable sales.
10/08/2026	Rental Information	Subject bedroom / bath count revised to show.
10/08/2026	Sales Comparison Approach	Comparable 4 revised to Most for Weight to match comments.
10/12/2026	Sales Comparison Approach	Appraiser inspection, sketch, and photos all indicate subject has 3 bedrooms. Clark County public records indicates 2 bedrooms which is incorrect.

Supplemental Information

Supplemental Information Exhibits

Plat Map



Supplemental Information *(continued)*

Taxstar

Cross Property Tax Report (360)

Property

Parcel #:	**176-12-810-193**	Address:	**8078 Twain Harte ST**	Census Tract:	**002983**
TN-RG-SE:	**22 - 60 - 12**	PropCity:	**Las Vegas**	Zip Code:	**89139-0125**
Tot Value:	**$85,738**	Land Use:	**Sfr**		
GEO ID:	**SE 22-60-12**				

Assessor Description

File-Page:	**114-65**		Subdivision:	**Pinecrest**			
Assr Lot:	**178**	Block: **6**	Area:	**504**	Bldg:	Unit:	Tract:
Assr Desc:	**PINECREST PLAT BOOK 114 PAGE 65 LOT 178 BLOCK 6**						

Owner & Doc Information

Owner Name:	**Tanojo Hanafi**	DOC DATE	DOC NUMBER	DV
2nd Owner:	**Tanojo Natalia**	**06/21/2024**	**240621001854**	
Address:	**1288 Bridgeport Road -**	Owner Vesting:		
City:	**Corona** State: **CA** Zip Code: **92882**			
Prev Owner:	**Wa Cho C**			

Land & Building Information

Land Value:	**$95,000**	Impr Value:	**$149,966**			Schools:	**Clark County**
FrontxDpth:		Topography:		Cost Class:	**Fair**	Zoning:	**RUD**
Acres:	**0.050**	Act Yr Blt:	**2004**	Foundation:		Tot Rooms:	**5**
Lot SqFt:	**2,178**	Eff Yr Blt:	**2004**	Basement:		Bedrooms:	**2**
# of Buildings:	**1**	Construction:		Garage Cap:		Bathrooms:	**3**
Type Style:		Ext Wall:	**Frame/Stucco**	Garage Type:	**Built-In**	Full Baths:	**2**
Stories:	**2.00**	Flooring:		Parking Sp:		Half Baths:	**1**
Roof Matrl:	**Concrete Tile**	Heat Systm:	**Forced Air**	Pool YN:		Fireplace YN:	
Roof Type:		Air Cond:	**Central**	Porch:	**Patio/Porch**	Fireplaces:	

Property Sub-Areas SqFt

Living Area:	**1,231**	First Flr:	**565**	Porch 1:	**55**	Grg/Prkg:	**400**
Building Sq Ft:	**1,231**	Second Flr:	**666**	Porch 2:		Carport:	
Total Bldg:	**1,631**	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	**1,231**	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
County:	$395,000	06/18/24	Bargain & Sale Deed
	$188,000	10/10/16	Bargain & Sale Deed
	$120,000	08/18/16	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	**$1,588.82**	**2026**	**$85,738**	**$52,488**	**$33,250**	**2026**	
Prev:	**$1,473.73**	**2025**	**$84,888**	**$53,388**	**$31,500**	**2025**	
	$1,365.19	**2024**	**$85,479**	**$53,979**	**$31,500**	**2024**	

Delinq: Tot SA Bal:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

Supplemental Information *(continued)*

Taxstar

Property

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TN-RG-SE:	**22 - 60 - 12**	PropCity:	**Las Vegas**	Zip Code:	**89139-0125**
Tot Value:	**$85,738**	Land Use:	**Sfr**		
GEO ID:	**SE 22-60-12**				

Assessor Description

File-Page:	**114-65**		Subdivision:	**Pinecrest**			
Assr Lot:	**178**	Block: **6**	Area:	**504**	Bldg:	Unit:	Tract:
Assr Desc:	**PINECREST PLAT BOOK 114 PAGE 65 LOT 178 BLOCK 6**						

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2nd Owner:	**Tanojo Natalia**	**06/21/2024**	**240621001854**	
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Lot SqFt:	**2,178**	Eff Yr Blt:	**2004**	Basement:		Bedrooms:	**2**
# of Buildings:	**1**	Construction:		Garage Cap:		Bathrooms:	**3**
Type Style:		Ext Wall:	**Frame/Stucco**	Garage Type:	**Built-In**	Full Baths:	**2**
Stories:	**2.00**	Flooring:		Parking Sp:		Half Baths:	**1**
Roof Matrl:	**Concrete Tile**	Heat Systm:	**Forced Air**	Pool YN:		Fireplace YN:	
Roof Type:		Air Cond:	**Central**	Porch:	**Patio/Porch**	Fireplaces:	

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Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	**1,231**	Basement F:		Basement U:			

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Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
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	$1,365.19	**2024**	**$85,479**	**$53,979**	**$31,500**	**2024**	

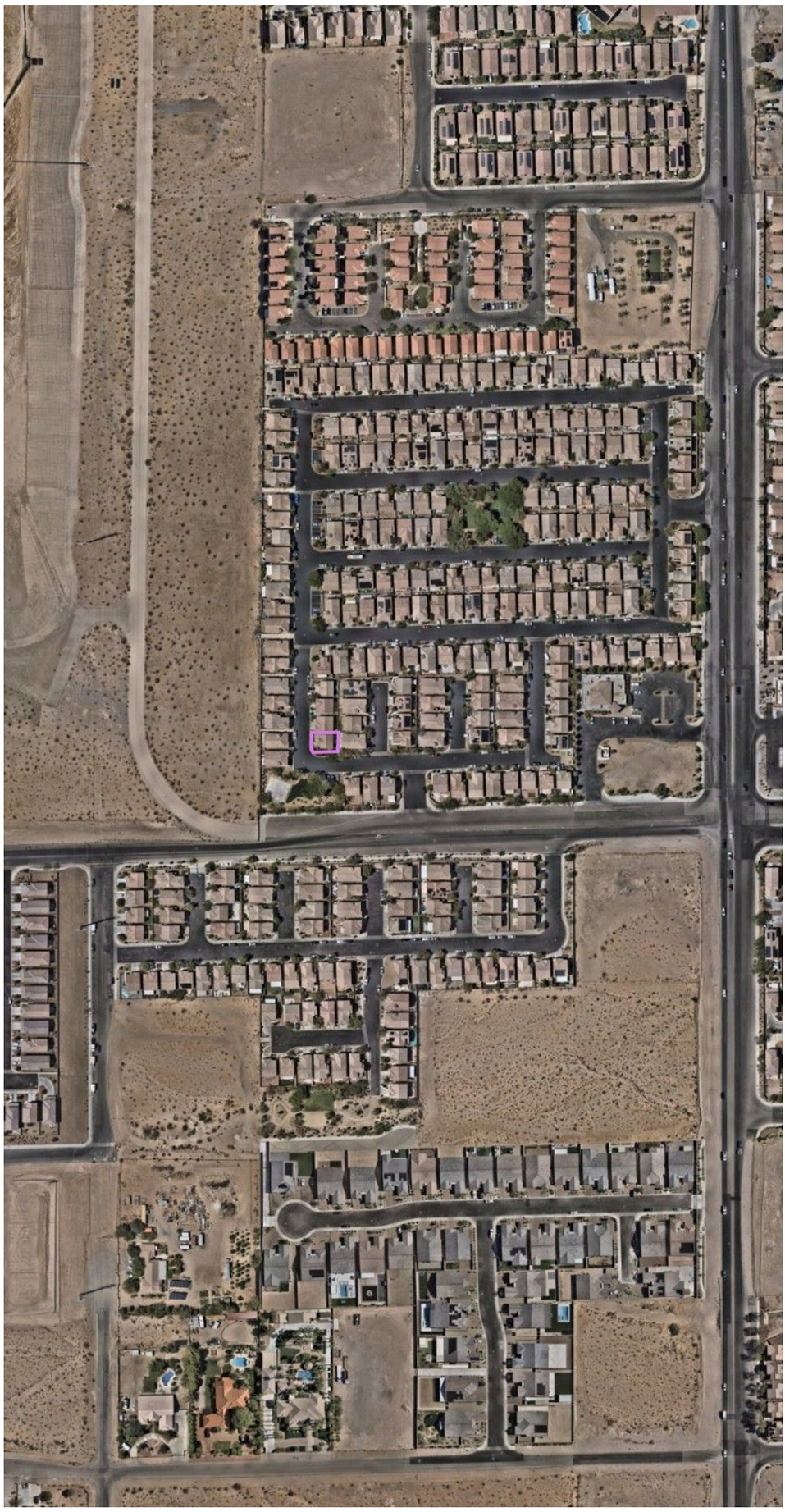
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Supplemental Information ***(continued)***

Aerial Map



Supplemental Information *(continued)*

Farm List

Copy of Agent Single Line

#	ML #	St	Address	Unit#	Price	Price/SqFt	BldgDes	Sq Ft Total	Bd	Bth	Lot Sqft	Gr	Pl	Spa	YrBl	ActClose	Subdivision Name	Rep	Sho	Cou	Solar/PV
1	2802170	S	8220 Royal Lilly CT		$370,000	$272.46	2STORY	1,358	3	3	3,485	2	N	N	2005	10/01/202	Sterling Court 2	N	N	N	None
2	2788992	S	5732 Rose Tiara DR		$350,000	$257.73	2STORY	1,358	3	3	2,614	2	N	N	2006	10/01/202	Sterling Court 2	N	N	N	Financed
3	2810896	S	7609 Aspen Color ST		$395,000	$262.98	2STORY	1,502	3	3	2,178	2	N	N	2004	09/24/202	Lamplight Cottages	N	N	N	None
4	2790102	S	7960 Imperial Treasure ST		$350,000	$252.53	2STORY	1,386	3	3	2,178	2	N	N	2004	09/22/202	Belcrest At Pinnacle	N	N	N	None
5	2803104	S	7437 Mojave Canyon ST		$370,000	$270.67	2STORY	1,367	3	3	2,614	2	N	N	2005	09/18/202	Canyon Crest	N	N	N	None
6	2791875	S	5412 Tinker Toy AVE		$350,000	$234.43	2STORY	1,493	3	3	2,614	2	N	N	2007	09/09/202	Robindale Lindell 2	N	N	N	None
7	2798657	S	5923 West Santoli AVE		$349,900	$294.78	2STORY	1,187	3	3	2,178	2	N	N	2004	09/04/202	Belcrest At Pinnacle	N	N	N	None
8	2777949	S	8166 Royal Lilly CT		$350,000	$250.36	2STORY	1,398	3	3	2,614	2	N	N	2007	09/03/202	Sterling Court 2	N	N	N	None
9	2793018	S	7880 Millbrookshire WAY		$360,000	$265.10	2STORY	1,358	3	3	2,178	2	N	N	2003	08/20/202	Jones Moberly At Pi	N	N	N	None
10	2787782	S	8032 Dardanelle Valley ST		$330,000	$336.73	2STORY	980	2	3	2,614	2	N	N	2006	07/31/202	Pinecrest	N	N	N	None
11	2787222	S	8330 Bismark Sapphire ST		$310,000	$244.09	2STORY	1,270	3	3	2,614	2	N	N	2005	06/26/202	Blue Diamond Spgs	N	N	N	None
12	2776069	S	6034 Secret Island DR		$380,000	$273.97	2STORY	1,387	3	3	2,178	2	N	N	2006	06/18/202	Belcrest At Pinnacle	N	N	N	None
13	2774408	S	5862 Baroque Gold CT		$385,000	$275.39	2STORY	1,398	3	3	2,614	2	N	N	2007	06/16/202	Sterling Court 2	N	N	N	None
14	2775201	S	8072 Twain Harte ST		$380,000	$277.98	2STORY	1,367	3	3	2,178	2	N	N	2005	06/15/202	Pinecrest	N	N	N	None
15	2774584	S	5055 Dodge Ridge AVE		$375,000	$274.32	2STORY	1,367	3	3	2,178	2	N	N	2005	06/15/202	Pinecrest	N	N	N	None
16	2763155	S	7476 Dune Sunflower CT		$395,000	$283.15	2STORY	1,395	3	3	2,614	2	N	N	2006	06/10/202	Willow Trace	N	N	N	None
17	2778976	S	6056 Clear Sail CT		$360,000	$239.68	2STORY	1,502	3	3	2,178	2	N	N	2005	06/05/202	Lamplight Cottages	N	N	N	None
18	2739907	S	5934 Banbury Heights WAY		$369,900	$250.61	2STORY	1,476	3	3	3,485	2	N	N	2003	05/08/202	Jones Moberly At Pi	N	N	N	None
19	2762573	S	7832 Soda Canyon ST		$380,000	$278.80	2STORY	1,363	3	3	3,049	2	N	N	2006	05/07/202	Mesa Verde Lindell	N	N	N	None
20	2768667	S	7664 Alexander Hills ST		$395,000	$264.39	2STORY	1,494	3	3	2,178	2	N	N	2003	05/07/202	Lamplight Cottages	N	N	N	None
21	2768522	S	5340 Floating Flower AVE		$362,000	$242.63	2STORY	1,492	3	3	2,614	2	N	N	2006	05/01/202	Robindale Lindell 2	N	N	N	None
22	2752572	S	6051 Alameda Padre AVE		$345,000	$257.65	2STORY	1,339	2	3	2,178	1	N	N	2006	04/17/202	Jones Eldorado	N	N	N	None
23	2759705	S	7661 Alexander Hills ST		$365,000	$259.60	2STORY	1,406	3	3	2,614	2	N	N	2003	04/16/202	Lamplight Cottages	N	N	N	None
24	2753410	S	6039 Carlisle Crest LN		$360,000	$265.10	2STORY	1,358	3	3	2,614	2	N	N	2003	04/08/202	Jones Moberly At Pi	N	N	Y	None
25	2749450	S	7634 Alexander Hills ST		$365,000	$286.50	2STORY	1,274	3	2	2,614	2	N	N	2004	04/03/202	Lamplight Cottages	N	N	N	Leased
26	2752574	S	8058 Wards Ferry ST		$370,000	$270.67	2STORY	1,367	3	3	2,178	2	N	N	2004	03/31/202	Pinecrest	N	N	N	None
27	2757467	S	5008 Desert Dandelion CT		$380,000	$272.40	2STORY	1,395	3	3	3,049	2	N	N	2006	03/31/202	Willow Trace	N	N	N	None
28	2753559	S	5074 Sacred Datura AVE		$394,000	$282.44	2STORY	1,395	3	3	2,178	2	N	N	2005	03/27/202	Willow Trace	N	N	N	None
29	2757899	S	6050 Glowing Cottage CT		$389,900	$260.98	2STORY	1,494	3	3	2,178	2	N	N	2005	03/27/202	Lamplight Cottages	N	N	N	Owned
30	2733246	S	5964 Secret Island DR		$330,000	$237.92	2STORY	1,387	3	3	2,178	2	N	N	2004	03/25/202	Belcrest At Pinnacle	N	N	N	None
31	2750380	S	5542 Andes Mountain AVE		$405,000	$269.64	2STORY	1,502	3	3	2,614	2	N	N	2005	02/27/202	Lamplight Cottages	N	N	N	None
32	2741423	S	5597 Fewkes Canyon CT		$369,000	$270.53	2STORY	1,364	3	3	3,920	2	N	N	2006	01/30/202	Mesa Verde Lindell	N	N	N	None
33	2733533	S	8177 Amphora ST		$395,000	$267.62	2STORY	1,476	3	3	3,049	2	N	N	2005	01/23/202	Sterling Court 2	N	N	N	None
34	2728564	S	8032 Imperial Treasure ST		$350,000	$294.86	2STORY	1,187	3	3	2,178	2	N	N	2004	01/14/202	Belcrest At Pinnacle	N	N	N	None
35	2741618	S	8284 Amphora ST		$400,000	$271.00	2STORY	1,476	3	3	3,920	2	N	N	2007	01/12/202	Sterling Court 2	N	N	N	None
36	2738289	S	6016 Sombria Ridge AVE		$360,000	$256.23	2STORY	1,405	3	3	2,178	1	N	N	2006	12/30/202	Jones Eldorado	N	N	N	None
37	2685310	S	7923 Homer CT		$366,000	$248.81	2STORY	1,471	2	3	2,178	1	N	N	2007	12/29/202	Storyland	N	N	N	None
38	2723316	S	7884 Millbrookshire WAY		$370,000	$264.66	2STORY	1,398	3	3	2,614	2	N	N	2003	12/17/202	Jones Moberly At Pi	N	N	N	None
39	2729093	S	5093 Tioga Pass AVE		$375,000	$274.32	2STORY	1,367	3	3	2,178	2	N	N	2005	12/16/202	Pinecrest	N	N	N	None
40	2713933	S	4756 Golden Shimmer AVE		$380,000	$245.80	2STORY	1,546	3	3	2,614	1	N	N	2007	12/11/202	Blue Diamond Spgs	N	N	N	Financed
41	2698385	S	6005 BRISTOL CREST LN		$385,000	$260.84	2STORY	1,476	3	3	3,485	2	N	N	2004	11/18/202	JONES MOBERLY AT	N	N	N	None
42	2715901	S	7597 Aspen Color ST		$385,000	$302.20	2STORY	1,274	3	2	2,614	2	N	N	2004	10/14/202	Lamplight Cottages	N	N	N	None
43	2818723	A-ER	6073 Lazarro CT		$325,000	$277.54	2STORY	1,171	2	3	2,178	1	N	N	2006		Jones Eldorado	N	N	N	None
44	2801324	A-ER	5087 Penryn CT		$425,000	$311.13	2STORY	1,366	3	3	2,614	2	N	N	2006		Windmill Decatur	N	N	N	None
45	2811555	A-ER	7498 Buttonbrush CT		$395,000	$283.15	2STORY	1,395	3	3	2,614	2	N	N	2005		Willow Trace	N	N	N	None
46	2799579	A-ER	6021 Banbury Heights WAY		$349,900	$250.29	2STORY	1,398	3	3	3,049	2	N	N	2003		Jones Moberly At Pi	N	N	N	None
47	2771568	A-ER	4732 Lone Grove DR		$434,900	$297.47	2STORY	1,462	3	3	3,920	2	N	N	2003		Blue Diamond Ranc	N	N	N	None
48	2818006	A-ER	4788 Pagosa Springs DR		$399,900	$273.53	2STORY	1,462	3	3	3,485	2	N	N	2001		Blue Diamond Ranc	N	N	N	None
49	2800199	A-ER	5333 Floating Flower AVE		$358,000	$239.95	2STORY	1,492	3	3	2,614	2	N	N	2006		Robindale Lindell 2	N	N	N	None

Supplemental Information *(continued)*

Farm List

#	ML #	St	Address	Unit#	Price	Price/SqFt	BldgDes	Sq Ft Total	Bd	Bth	Lot Sqft	Gr	Pl	Spa	YrBl	ActClose	Subdivision Name	Repr	Shoi	Cou	Solar/PV
50	2821782	A-ER	7587 French Springs ST		$405,000	$271.08	2STORY	1,494	3	3	2,178	2	N	N	2004		Lamplight Cottages	N	N	N	None
51	2810172	A-ER	7921 Home Light ST		$379,500	$252.66	2STORY	1,502	3	3	2,178	2	N	N	2005		Lamplight Cottages	N	N	N	None
52	2823480	A-ER	5846 Lee Fairy CT		$385,000	$251.47	2STORY	1,531	3	3	2,178	2	N	N	2004		Belcrest At Pinnacle	N	N	N	None

Search Criteria

Property Type is 'Residential'
Status is 'Under Contract - No Show' 10/02/2026 to 10/02/2025
Status is 'Sold' 10/02/2026 to 10/02/2025
Status is one of 'Active', 'Under Contract - Show'
Property Sub Type is 'Single Family Residential'
Approx Liv Area is 950 to 1550
Building Description is '2 Stories'
Latitude, Longitude is around 36.04, -115.21
Selected 52 of 52 results.

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

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 definition 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 Intended Use, Intended User, and the certifications are also not permitted. However, additional Intended Use, Intended User, and 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 organization, are permitted.

Scope of Work

The scope of work for this assignment is based on the applicable assignment elements, including: the client and any other intended users, the intended use, the definition of market value that follows, the effective date, the subject property and its relevant characteristics, and the applicable assignment conditions. The appraiser must, at a minimum: (1) obtain and review adequate and reliable information for the subject property; (2) research, verify, and analyze adequate and reliable data for the subject market area including data for each comparable property reported; and (3) report his or her analyses, opinions, and conclusions in this appraisal report.

Intended Use

The intended use of the opinions and conclusions contained in this appraisal report is for the intended user to evaluate the property that is the subject of this appraisal for a mortgage finance transaction or related activities.

Intended User

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

Definition of Market Value

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale with the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

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

Statement of Assumptions and Limiting Conditions

The appraiser assumes that the title is good and marketable unless he or she becomes aware of information to the contrary.

If the appraiser has included a sketch or floor plan in this appraisal report, it shows the approximate dimensions and is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

The appraiser has relied on data provided by third parties in this appraisal report. Such data may include, but is not limited to, floor plans, flood maps, multiple listing real estate services, tax assessment records, public land records, satellite imagery, virtual street views, property data services, surveys, engineering reports, and property data aggregations. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser assumes there are no material omissions in the data relied upon and makes no guarantees, express or implied, regarding their accuracy. If the source date is prior to the effective date of the appraisal, the appraiser assumes the property characteristics and supporting information have not changed in the interim.

The appraiser will not be required to 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 needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) that the appraiser became aware of during the development of 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 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 assumes 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 any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

Certifications

Appraiser Certifications

The Appraiser certifies and agrees that:

1. I have no present or prospective interest in the property that is the subject of this report, or relationship with the present or prospective owners or occupants of the subject property, or other parties involved in this transaction.

2. I performed this assignment without bias with respect to the parties involved in this transaction, the property that is the subject of this report, or the demographics of the area where the property is located.

3. I am aware of and have complied with all applicable laws and regulations including antidiscrimination laws, rules, and requirements that apply to the appraiser and to the assignment.

4. I did not base any part of my appraisal on the actual or perceived race, color, religion, sex (including sexual orientation or gender identity), age (other than as applicable for legally age-restricted communities), marital status, disability, familial status, or national origin of the present or prospective owners or occupants of either the subject property or properties in the area of the subject property or on any other basis prohibited by the Fair Housing Act or the Equal Credit Opportunity Act, or any other basis prohibited by law.

5. I stated in this appraisal report my own personal, unbiased, and professional analyses, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

6. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

7. I meet the credential requirements for this assignment as of the date of this appraisal report and have knowledge and experience in appraising this type of property in this market area.

8. 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.

9. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

10. I personally performed an onsite inspection of the interior and exterior areas of the subject property. I reported the readily observable condition of the improvements in factual, specific terms. I identified and reported any known physical deficiencies that could affect the soundness or structural integrity of the property.

11. I performed this appraisal 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 report was transmitted.

12. Using information available in the normal course of business, 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.

13. Using information available in the normal course of business, I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale.

14. I based my valuation on the available properties that are most similar to the subject property.

15. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

16. I have identified the differences between the subject and comparable properties, analyzed the market reaction to those differences, and reflected those differences in the analysis.

17. To the extent possible, I 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.

18. I have taken into consideration the factors that have an impact on value with respect to the subject property, and its location, including its proximity to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that I became aware of during the development of this appraisal. I have considered these adverse conditions in my analysis of the property value and have reported on the effect of the conditions on the value and marketability of the subject property.

19. 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.

20. 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 analyses 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).

21. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. No one provided significant real property appraisal assistance.

22. 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.

23. 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.

24. I am aware that any disclosure or distribution of this appraisal report or any of its contents by me or by 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.

Certifications *(continued)*

25. 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. Any of the foregoing persons or entities who receive this appraisal report may choose to store, copy, reproduce, analyze, use and distribute the data in the appraisal report for internal or external purposes without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Consent must be obtained before this appraisal 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). A person or entity who receives a copy of an appraisal report does not become an intended user, unless the appraiser identifies such person as an intended user. The appraiser and supervisory appraiser (if applicable) shall have no liability for any use of this appraisal report not related to the mortgage finance transaction and related activities for which this appraisal report was prepared.

26. The borrower, 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 choose to rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties. A person or entity who receives a copy of an appraisal report does not become an intended user, unless the appraiser identifies such person as an intended user. The appraiser and supervisory appraiser (if applicable) shall have no liability for any use of this appraisal report not related to the mortgage finance transaction and related activities for which this appraisal report was prepared.

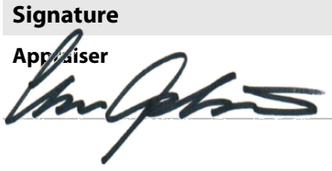
27. If this report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this report containing a copy or representation of my signature, I agree that my electronic signature has the same force and effect as my manual handwritten signature, and that the report is enforceable and valid as a paper version of this report would be if delivered containing my manual handwritten signature.

28. 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 state laws.

29. I have not performed any service regarding the subject property within the three years preceding the agreement to perform this assignment.

Signature

Appraiser



10/12/2026

Date of Signature and Report

Level	
ID	A.0205627-CR
State	NV
Expires	01/31/2027