

INVOICE

Date: 12/03/2024

File No. 576-350-005
Case No. 576-350-006

Prepared for:

Federal Home Loans Corporation
Federal Home Loans Corporation
3914 Murphy Canyon Road Suite A-250 San Diego
CA, 92123

Property Appraised:

APN 576-350-005 and APN 576-350-006
Anza, CA 92539

Work Performed:

APN 576-350-005 and APN 576-350-006 (combined market value)	\$	450.00
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
Total Amount Due:		\$ 450.00

Please make checks payable to:

Evaluate RE Appraisal Services
30134 Savoie Street
Murrieta, CA 92563

APPRAISAL REPORT

of

APN 576-350-005 and APN 576-350-006

Anza, CA 92539

As Of:

12/03/2024

Prepared For:

Federal Home Loans Corporation
Federal Home Loans Corporation
3914 Murphy Canyon Road Suite A-250 San Diego
CA, 92123

Prepared By:

Emmanuel I. Valdovinos
Evaluate RE Appraisal Services
30134 Savoie Street
Murrieta, CA 92563

Evalue RE Appraisal Services
30134 Savoie Street
Murrieta, CA 92563

12/03/2024

Federal Home Loans Corporation
3914 Murphy Canyon Road Suite A-250 San Diego
CA, 92123

RE: APN 576-350-005 and APN 576-350-006
 Anza, CA 92539
File No. 576-350-005
Case No. 576-350-006

Dear

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

APN 576-350-005 and APN 576-350-006, Anza, CA 92539

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 12/03/2024 is:

\$ 140,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature: _____

Emmanuel I. Valdovinos

File No. 576-350-005
Case No. 576-350-006

Owner Eclipse Homes							
Property Address APN 576-350-005 and APN 576-350-006							
City	Anza	County	Riverside	State	CA	Zip Code	92539
Client	Federal Home Loans Corporation		Address	3914 Murphy Canyon Road Suite A-250 San Diego, CA, 92123			

MARKET DATA ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.							
	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	APN 576-350-005 and APN 576-350-006 Anza, CA 92539	33 Broken Axle Anza, CA 92539		0 Scouts Lane Anza, CA 92539		0 Rosamond Anza, CA 92539	
Proximity to Subject		0.89 miles W		0.23 miles S		6.87 miles SE	
Sales Price	\$ 85,000 (combined)	\$ 75,000		\$ 99,000		\$ 120,000	
Price	\$	\$		\$		\$ 1	
Data Source	CRMLS	CRMLS#SW23163467		CRMLS#SW24007208		CRMLS#SW24034432	
Date of Sale and Time Adjustment	DESCRIPTION 11/23/2021	DESCRIPTION 12/26/2023	+(-)\$ Adjustment	DESCRIPTION 03/29/2024	+(-)\$ Adjustment	DESCRIPTION Active	+(-)\$ Adjustment
Location	Rural / Average	Rural / Average		Rural / Average		Rural / Average	
Site/View	218,672 SQ. FT. (Combined)	100,624 +67,750		217,800 +500		218,236 +250	
Sales or Financing Concessions							
Net Adj.(Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus	\$ 67,750	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus	\$ 500	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus	\$ 250
Indicated Value of Subject		Net=90%		Net=1%		Net=0%	
		Gross=90%	\$ 142,750	Gross=1%	\$ 99,500	Gross=0%	\$ 120,250

COMMENTS

Comments on Market Data An extensive search was conducted by the appraiser, using Pacific West Realtors MLS and RealQuest real estate software, going back 12 months and with in a 5 mile radius in distance in an attempt to find the most recent comparable sales similar the subject property and from the same market area. All the comparables used were the best available at the time of the inspection and they are all good indicators of the subject's current market value.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

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

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what 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 those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for 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.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property.
3. 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 prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. 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, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. 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.
12. 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.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing 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.
14. 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.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. 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 in this appraisal 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.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the 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.


21. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

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

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

APPRAISER

Signature



Name

Emmanuel I. Valdovinos

Company Name

Evalue RE Appraisal Services

Company Address

30134 Savoie Street
Murrieta, CA 92563

Telephone Number

7143815066

Email Address

evalue.re.appraisals@gmail.com

Date of Signature and Report

12/03/2024

Effective Date of Appraisal

12/03/2024

State Certification #

AL037964

or State License #

AL037964

or Other (describe)

State #

State

CA

Expiration Date of Certification or License

08/09/2025

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property

☐ Did inspect exterior of subject property from street

Date of Inspection

☐ Did inspect interior and exterior of subject property

Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street

☐ Did inspect exterior of comparable sales from street

Date of Inspection

ADDRESS OF PROPERTY APPRAISED

APN 576-350-005 and APN 576-350-006

Anza, CA 92539

APPRAISED VALUE OF SUBJECT PROPERTY \$

140,000

CLIENT

Name Federal Home Loans Corporation

Company Name Federal Home Loans Corporation

Company Address 3914 Murphy Canyon Road Suite A-250 San Diego

CA, 92123

Email Address

This appraisal is for 2 lots (vacant land) combined. APN 576-350-005 and APN 576-350-006. Both lot's were purchased by the current owner on 01/23/2021 for \$85,000 or 42,500 each. The two lots are next to each other/continuous. Each lot has 109,336 square feet GLA which equals to 2.51 acres each. Together they amount to 5.2 acres.

Lot APN 576-350-005 is current Listed/Active on the market for \$109,000. See attached exhibits.

APN 576-350-006 does not appear to currently be active.

Lot size adjustments were made at \$25,000 per acre in difference which is typical for the subject's market area.

Evalute RE Appraisal Services
COMMENT ADDENDUM

File No. 576-350-005

Case No. 576-350-006

Borrower

Property Address APN 576-350-005 and APN 576-350-006

City Anza County Riverside State CA Zip Code 92539

Lender/Client Federal Home Loans Corporation Address 3914 Murphy Canyon Road Suite A-250 San Diego, CA, 92123

PURPOSE AND INTENDED USERS:

The intended user of this report is the client, their successors and/or assigns. The intended use of this report is to assist the user in making a lending decision. Any other use of the report by any other user is prohibited. The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of this appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

COMPETENCY PROVISION:

The appraiser has the appropriate knowledge and experience to complete this assignment competently. Appraiser qualifications are maintained in the appraiser's files and can be provided upon request.

SELF CONTAINMENT:

This appraisal report is intended to be a complete summary report containing the information necessary to enable the reader to understand the appraiser opinion. Any third party studies referred to, such as pest, hazardous materials or structural reports have been verified by the appraiser to the extent of the assumptions and conclusions used.

PERSONAL PROPERTY:

Any personal property involved in the transaction has been excluded from the valuation of the real property. Should a transaction, which includes personal property of sufficient value to affect the market value of the real property, be evident, a separate assessment of the personal property fixtures or intangible items will be identified and included with the report as a separate valuation.

DIGITAL SIGNATURE:

This appraisal is digitally signed. This digital signature requires a security password known only by the appraiser. No changes can be made to any portion of the appraisal once it has been digitally signed. The digital signature used on this appraisal is an accurate representation of the appraiser's signature.

LIMITING CONDITIONS:

The appraiser is not a licensed building contractor or professional building inspector. The appraiser is not qualified to survey or analyze physical items that are not readily visible. If any of the parties in this transaction have questions or concerns regarding any mechanical or structural physical problems, conditions, infestation, contamination or other issues regarding the subject property, an expert in that field or specialty should be consulted.

Borrower

Property Address APN 576-350-005 and APN 576-350-006

City Anza County Riverside State CA Zip Code 92539

Lender/Client Federal Home Loans Corporation Address 3914 Murphy Canyon Road Suite A-250 San Diego, CA, 92123

EXHIBIT A

Legal Description - Correction

Real property in the unincorporated area of the County of
Riverside, State of California, described as follows:

PARCEL 1:

THE NORTHERLY 330.00 FEET (AS MEASURED ALONG
THE EASTERLY AND WESTERLY LINES) OF THE
EASTERLY ½ OF PARCEL 2 OF MAP RECORDED IN
BOOK 64 OF PARCEL MAPS AT, PAGE(S) 100, RIVERSIDE
COUNTY RECORDS.

APN: 576-350-005

PARCEL 2:

THE NORTHERLY 330.00 FEET (AS MEASURED ALONG
THE EASTERLY AND WESTERLY LINES) OF THE
WESTERLY ½ OF PARCEL 2 OF MAP RECORDED IN
BOOK 64 OF PARCEL MAPS AT, PAGE(S) 100, RIVERSIDE
COUNTY RECORDS.

APN: 576-350-006

Borrower

Property Address APN 576-350-005 and APN 576-350-006

City Anza

County

Riverside

State CA

Zip Code

92539

Lender/Client Federal Home Loans Corporation

Address 3914 Murphy Canyon Road Suite A-250 San Diego, CA, 92123

RECORDING REQUESTED BY
Eclipse Homes, LLC

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE
SHOWN BELOW, MAIL TAX STATEMENT TO:

Name Eclipse Homes, LLC
Street 19855 Rimrock Rd. E.
Address Apple Valley, CA 92307

City &
State
Zip

2024-0366867

12/02/2024 10:45 AM Fee: \$ 171.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



Title Order No.

Escrow No.

8427

Correction Grant Deed (To Correct Legal Description)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 576-350-005 & 006

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

DOCUMENTARY TRANSFER TAX IS \$ -0- No Consideration

☒ unincorporated area City of Anza

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Eclipse Homes, LLC

hereby GRANT(S) to

Eclipse Homes, LLC

the following described real property in the Unincorporated area of Anza

County of Riverside, state of California

See attached Exhibit "A" - THIS DEED IS A CORRECTION OF LEGAL DESCRIPTIONS ONLY

The property more commonly known as: 0 Moraza Road, Anza, CA 92539

Eclipse Homes LLC
Mario D Alvarez
Maria D. Alvarez,

Dated 11/14/2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF San Bernardino

On November 18, 2024 before me, Nathalia Stedman, Notary Public
(here insert name and title of the officer)

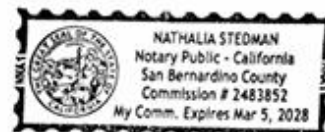
, notary public, personally appeared Maria D. Alvarez

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Nathalia Stedman



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Borrower

Property Address APN 576-350-005 and APN 576-350-006


City AnzaCountyRiversideState CAZip Code92539

Lender/Client Federal Home Loans CorporationAddress3914 Murphy Canyon Road Suite A-250 San Diego, CA, 92123

576-350-005, CA, Riverside County

Active Listing

APN: 576-350-005CLIP: 8380082865

	Beds	Full Baths	Half Baths	MLS List Price	Sale Date
	N/A	N/A	N/A	\$109,900	10/14/2020
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	109,336	N/A	VCNT LND-NEC	

OWNER INFORMATION			
Owner Name	Eclipse Homes	Tax Billing City & State	Apple Valley, CA
Mail Owner Name	Eclipse Homes	Tax Billing Zip	92307
Tax Billing Address	19588 Rimrock Rd E		

LOCATION INFORMATION			
Zoning	R-R-5	Comm College District Code	Mt Jacinto
School District	Hemet	Within 250 Feet of Multiple Flood Z one	No

TAX INFORMATION			
APN	576-350-005	Tax Area	071064
Alternate APN	576-350-005	Lot	G
Legal Description	2.51 ACRES M/L IN POR PARS G & 2 PM 064/100 PM 12492		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$45,101	\$44,217	\$43,350
Assessed Value - Land	\$45,101	\$44,217	\$43,350
YOY Assessed Change (\$)	\$884	\$867	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$491		
2023	\$501	\$10	2%
2024	\$506	\$5	1.05%

CHARACTERISTICS			
County Land Use	Vacant Land - Predominate Resi	Lot Area	109,336
Universal Land Use	Vacant Land (NEC)	Water	None
Lot Acres	2.51	Sewer	None

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

LISTING INFORMATION			
MLS Listing Number	IV24242103	MLS Current List Price	\$109,900
MLS Status	Active	MLS Original List Price	\$109,900
MLS Source	CRM	MLS Listing Agent	Isalvtor-Salvador Torrez
MLS Area	SRCAR - SOUTHWEST RIVERSIDE COUNTY	MLS Listing Broker	ZELAYA & ASSOCIATES RE SERV
MLS Status Change Date	11/30/2024		

MLS Listing #	Sw20086223	190057810	Sw18270334	110004901	T216491
MLS Status	Closed	Expired	Expired	Expired	Expired
MLS Listing Date	04/29/2020	10/21/2019	11/09/2018	01/22/2011	05/01/2001
MLS Listing Price	\$55,000	\$55,000	\$73,000	\$56,900	\$64,000
MLS Orig Listing Price	\$55,000	\$69,500	\$73,000	\$65,000	
MLS Close Date	01/23/2021				
MLS Listing Close Price	\$42,500				
MLS Source History	CRM	CRP	CRM	CRP	CRM

LAST MARKET SALE & SALES HISTORY			
Recording Date	01/21/2021	Sale Type	Full

Property Details | Courtesy of Emmanuel Valdovinos, Emmanuel Valdovinos, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 12/03/24

Page 1/2

Sale Date	10/14/2020		Deed Type	Grant Deed	
Sale Price	\$85,000		Owner Name	Eclipse Homes	
Multi/Split Sale	Multiple		Seller	Planatscher Family Trust	
Document Number	41338				
Recording Date	01/21/2021	07/15/2019	02/13/2002	12/18/1991	02/1981
Sale Date	10/14/2020	05/16/2019	12/20/2001	12/1991	
Sale Price	\$85,000		\$45,000		
Nominal		Y			
Buyer Name	Eclipse Homes LLC	Planatscher Family Trust	Planatscher Alfert & Waltraud	Schware Betty	
Seller Name	Planatscher Family Trust	Planatscher Alfred & Waltraud	Schware Betty	Kemeny Stuart	
Document Number	41338	258880	79270	437173	25753
Document Type	Grant Deed	Quit Claim Deed	Grant Deed	Gift Deed	Deed (Reg)

Borrower


Property Address APN 576-350-005 and APN 576-350-006

City AnzaCountyRiversideState CAZip Code92539

Lender/Client Federal Home Loans CorporationAddress3914 Murphy Canyon Road Suite A-250 San Diego, CA, 92123

576-350-006, CA, Riverside County

APN: 576-350-006CLIP: 7366672757

	Beds	Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	N/A	N/A	N/A	\$42,500	01/23/2021
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	109,336	N/A	VCNT LND-NEC	

OWNER INFORMATION			
Owner Name	Eclipse Homes	Tax Billing City & State	Apple Valley, CA
Mail Owner Name	Eclipse Homes	Tax Billing Zip	92307
Tax Billing Address	19588 Rimrock Rd E		

LOCATION INFORMATION			
Zoning	R-R-5	Comm College District Code	Mt Jacinto
School District	Hemet	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
APN	576-350-006	Tax Area	071064
Alternate APN	576-350-006	Lot	G
Legal Description	2.51 ACRES M/L IN POR PARS G & 2 PM 064/100 PM 12492		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$45,101	\$44,217	\$43,350
Assessed Value - Land	\$45,101	\$44,217	\$43,350
YOY Assessed Change (\$)	\$884	\$867	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$491		
2023	\$501	\$10	2%
2024	\$506	\$5	1.05%

CHARACTERISTICS			
County Land Use	Vacant Land - Predominate Resi	Lot Area	109,336
Universal Land Use	Vacant Land (NEC)	Water	None
Lot Acres	2.51	Sewer	None

SELL SCORE			
Value As Of	2024-12-01 04:32:27		

LISTING INFORMATION			
MLS Listing Number	SW20086212	MLS Original List Price	\$55,000
MLS Status	Closed	Closing Date	01/23/2021
MLS Source	CRM	MLS Sale Price	\$42,500
MLS Area	SRCAR - SOUTHWEST RIVERSIDE COUNTY	MLS Listing Agent	Tgarrob-Robyn Garrison
MLS Status Change Date	01/25/2021	MLS Listing Broker	ERA EXCEL REALTY
MLS Current List Price	\$55,000		

MLS Listing #	190057815	Sw18270342	110018813
MLS Status	Expired	Expired	Expired
MLS Listing Date	10/21/2019	11/09/2018	03/29/2011
MLS Listing Price	\$55,000	\$73,000	\$56,900
MLS Orig Listing Price	\$69,500	\$73,000	\$65,000
MLS Source History	CRP	CRM	CRP

LAST MARKET SALE & SALES HISTORY			
Recording Date	01/21/2021	Sale Type	Full
Sale Date	Tax: 10/14/2020 MLS: 01/23/2021	Deed Type	Grant Deed
Sale Price	\$85,000	Owner Name	Eclipse Homes

Property Details | Courtesy of Emmanuel Valdovinos, Emmanuel Valdovinos, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 12/03/24

Page 1/2

Multi/Split Sale	Multi	Seller	Planatscher Family Trust
Document Number	41338		
Recording Date	01/21/2021	07/15/2019	12/18/1991
Sale Date	10/14/2020	05/16/2019	12/1991
Sale Price	\$85,000		
Nominal		Y	
Buyer Name	Eclipse Homes LLC	Planatscher Family Trust	Schware Betty
Seller Name	Planatscher Family Trust	Planatscher Alfred & Waltraud	Kemeny Stuart
Document Number	41338	258880	437174
Document Type	Grant Deed	Quit Claim Deed	Gift Deed
			25753
			Deed (Reg)

Borrower

Property Address APN 576-350-005 and APN 576-350-006

City Anza

County Riverside

State CA

Zip Code 92539

Lender/Client Federal Home Loans Corporation

Address 3914 Murphy Canyon Road Suite A-250 San Diego, CA, 92123

☐ 6 Moraza Road, Anza, CA 92539

[View Comparable Properties](#)

[Listing](#) [Tax](#) [Photos](#) [History](#) [Parcel Map](#) [Flood Map](#) [Foreclosure](#) [Open House](#) [Neighborhood](#) [Demographics](#)

☐ 6 Moraza Rd, Anza 92539

STATUS: Closed

LIST/CLOSE: \$55,000
/\$42,500 ↓

HWY 371 to Bautista South to Moraza first right Sign between the two properties.



ACRES: 2.51
\$ PER ACRE: \$16,932
LOT(src): 109,336/2.51 (A)
AREA: SRCAR - Southwest Riverside County
GROSS EQUITY:
PRESENT LOANS AMOUNT:
HAVE:
DOM: 147
SLC: Standard
PARCEL #: 576350006
LISTING ID: SW20086212
LIST \$ ORIG.: \$55,000

Submit Offer

DESCRIPTION

IT'S TIME to own Land in the Country away for the city life and crowds..Well this is it. Beautiful, quiet, property with natural native vegetation. Build your new dream home, animal ranch, vineyard, etc. Pitted fruit trees love our climate as well as berries of all sorts. Incredible views of Thomas, Santa Rosa,Mt Palomar and Cahuilla Mountains. At 4000 elevation you have all four seasons. Power is close at the corners and you would need to drill a well for your water source. A short dri to Temecula, Idyllwild, Hemet, Palm Desert and back to the country for quiet living. Build your new dream home, animal ranch, vineyard, etc. Pitted fruit trees lov our climate as well as berries of all sorts. Parcel next door is also available. Come drive by and check out this beautiful piece of nature.. Social Distancing is a NATURAL part of our life as we ARE on large acreage. Your NEW normal has always been OUR normal!

EXCLUSIONS:

INCLUSIONS:

SUBDIVISION: /
COUNTY: Riverside
55+: No
PROBATE AUTHORITY:

FENCING:
VIEW: Mountain(s)
SELLER WILL CONSIDER
CONCESSIONS IN OFFER:

SEWER:
UTILITIES:
ELECTRIC:

LOT FEATURES: 2-5 Units/Acre
WATERFRONT:

LAND

COMMON INTEREST: None
LAND LEASE: No
TAX LOT: G
TAX BLOCK:
TAX TRACT #:
LOT SIZE DIM:
ASSESSMENTS:
PARCEL #: 576350006
ADDITIONAL PARCEL(s): No

ZONING: R-R-5
ZONING DESC.:
TAX PARCEL LTR:
TAX MAP NUMBER:
CURRENT USE:
POSSIBLE USE:
SPECIAL ASSESSMENTS:

CLEARED:
INGRESS/EGRESS:
SOIL TYPE:
TOPOGRAPHY
WATER BODY NAME:
WELL REPORT:

WELL PUMP MOTOR HP:
ELEVATION:
SURVEY:
CURRENT GEO REPORT:
NEW CONSTRUCTION YN: No

POWER PRODUCTION

POWER PRODUCTION:

GREEN VERIFICATION:

COMMUNITY

HOA FEE: \$0
HOA FEE 2:
HOA FEE 3:
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA NAME:
HOA NAME 2:
HOA NAME 3:

HOA PHONE:
HOA PHONE 2:
HOA PHONE 3:

COMMUNITY FEATURES: Biking , BLM/National Forest

INFRASTRUCTURE

IMPROVEMENTS:
WATER WELL:
WELL DEPTH:
WATER TABLE DEPTH:
WELL GALLONS PER MIN.:
WELL HOLE SIZE:

IMPROVEMENTS TTL \$/ %:
PERSONAL PROPERTY \$/ %:
LAND VALUE \$/ %:
USABLE LAND %:
TAX RATE:
TAX YEAR:
TAX RATE TOTAL:
TAX AREA:

BUS:
CHURCH:
ELECTRIC:
FREEWAY:
GAS:
PHONE SERVICE:

SCHOOLS:
SEWER:
SHOPPING:
STREET:
WATER: none

LISTING

B.A. COMPENSATION: 4%
BAC REMARKS:
DUAL/VARI. COMP?: No
CURRENT FINANCING:
LISTING TERMS: Cash, Cash to New Loan
LIST AGMT: Exclusive Right To Sell
CONTINGENCY LIST:

LIST SERVICE: Full Service
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes
NEIGHBORHOOD MARKET REPORT YN?: Yes

DATES

LISTING DATE: 04/29/20
START SHOWING DATE:
ON MARKET DATE: 04/29/20
PRICE CHG TIMESTAMP: 05/06/20
STATUS CHG TIMESTAMP: 01/25/21
MOD TIMESTAMP: 01/25/21
EXPIRED DATE: 09/30/20
PURCH CONTRACT DATE: 09/23/20
CLOSE DATE: 01/23/21

CONTINGENCY:

PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent
SHOW CONTACT NAME:

SHOW CONTACT PHONE:

OWNER'S NAME:

SHOWING INSTRUCTIONS: Go Direct , open vacant land Go direct vacant land Two contiguous pieces are for sale \$55,000 each sign is at the center line approx.
DIRECTIONS: HWY 371 to Bautista South to Moraza first right Sign between the two properties.

AGENT / OFFICE

CONTACT PRIORITY

LA: (TGARRROB) Robyn Garrison
CoLA:
LO: (ERAER1) ERA Excel Realty
LO PHONE: 951-763-2535
CoLO:
CoLO PHONE:

LA STATE LIC.: 01824316
CoLA STATE LIC.:
LO STATE LIC.: 01824316
LO FAX: 951-763-0380
CoLO STATE LIC.:
CoLO FAX:
OFFERS EMAIL:
robynsong@aol.com

1.LA CELL: 805-312-0369
2.LO PHONE: 951-763-2535
3.LA EMAIL: robynsong@aol.com
4.LO FAX: 951-763-0380
5.LA VOICEMAIL:
6.LA EMAIL: robynsong@aol.com

COMPARABLE INFORMATION

CLOSE PRICE: \$42,500
LIST PRICE: \$55,000
LIST \$ ORIGINAL: \$55,000
PURCH CONTRACT DATE: 09/23/20
COE DATE: 01/23/21
DOM/CDOM: 147/330
BUYER FINANCING: Cash

BA: (TgarrroB) Robyn Garrison
BO: ERA Excel Realty
BA STATE LIC.: 01415802
BO State License: 01824316

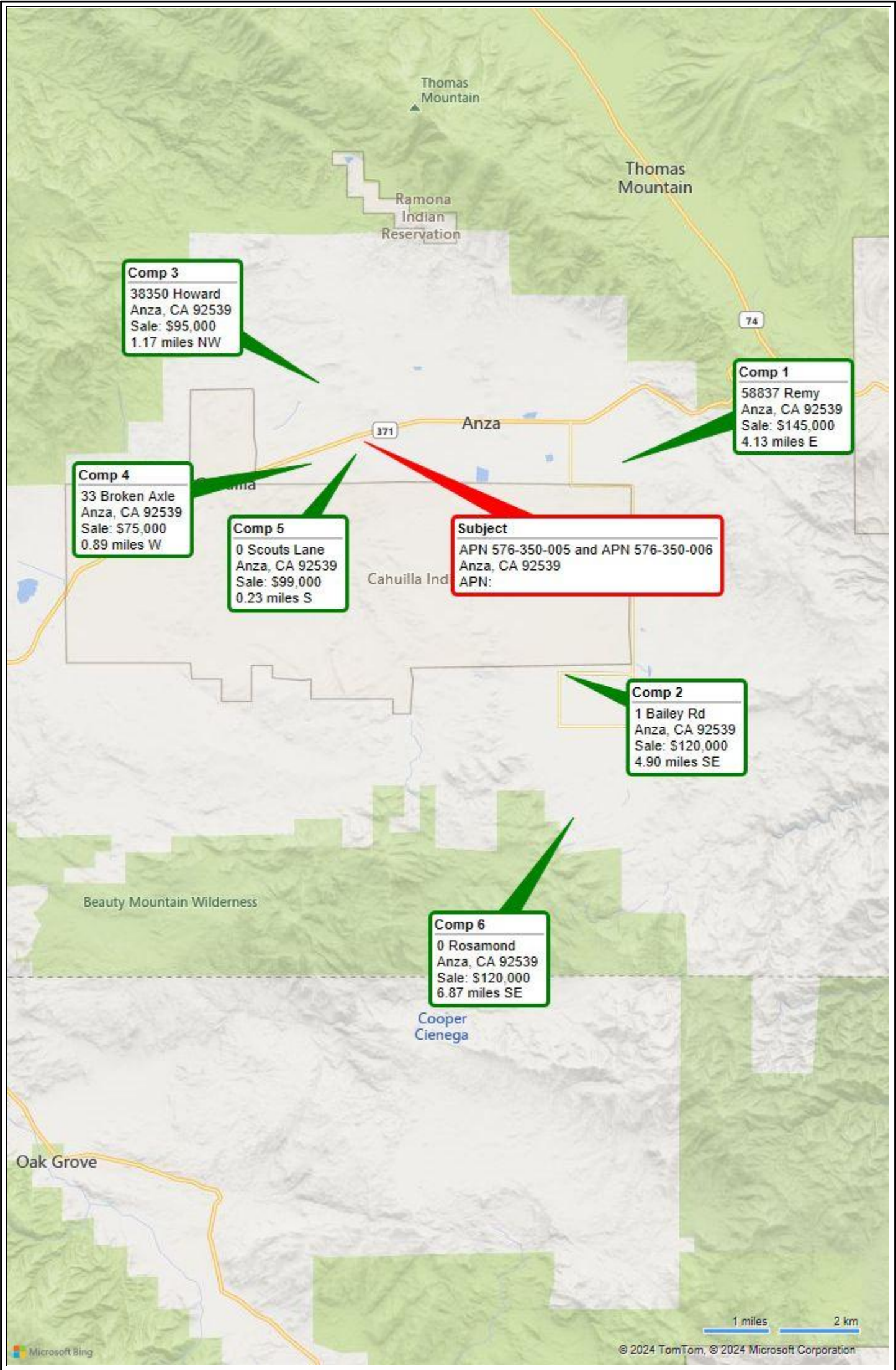
CoBA: ()
CoBO:
CoBA STATE LIC.:
CoBO State License:

CONCESS FINANCING COSTS \$:
CONCESS PROP IMPROV COSTS \$:
CONCESS BUYER BROKER FEE \$:
CONCESS CLOSING COSTS \$:
CONCESS OTHER COSTS \$:
CONCESS AMOUNT (TOTAL) \$: \$0
CONCESSION CMTS: none

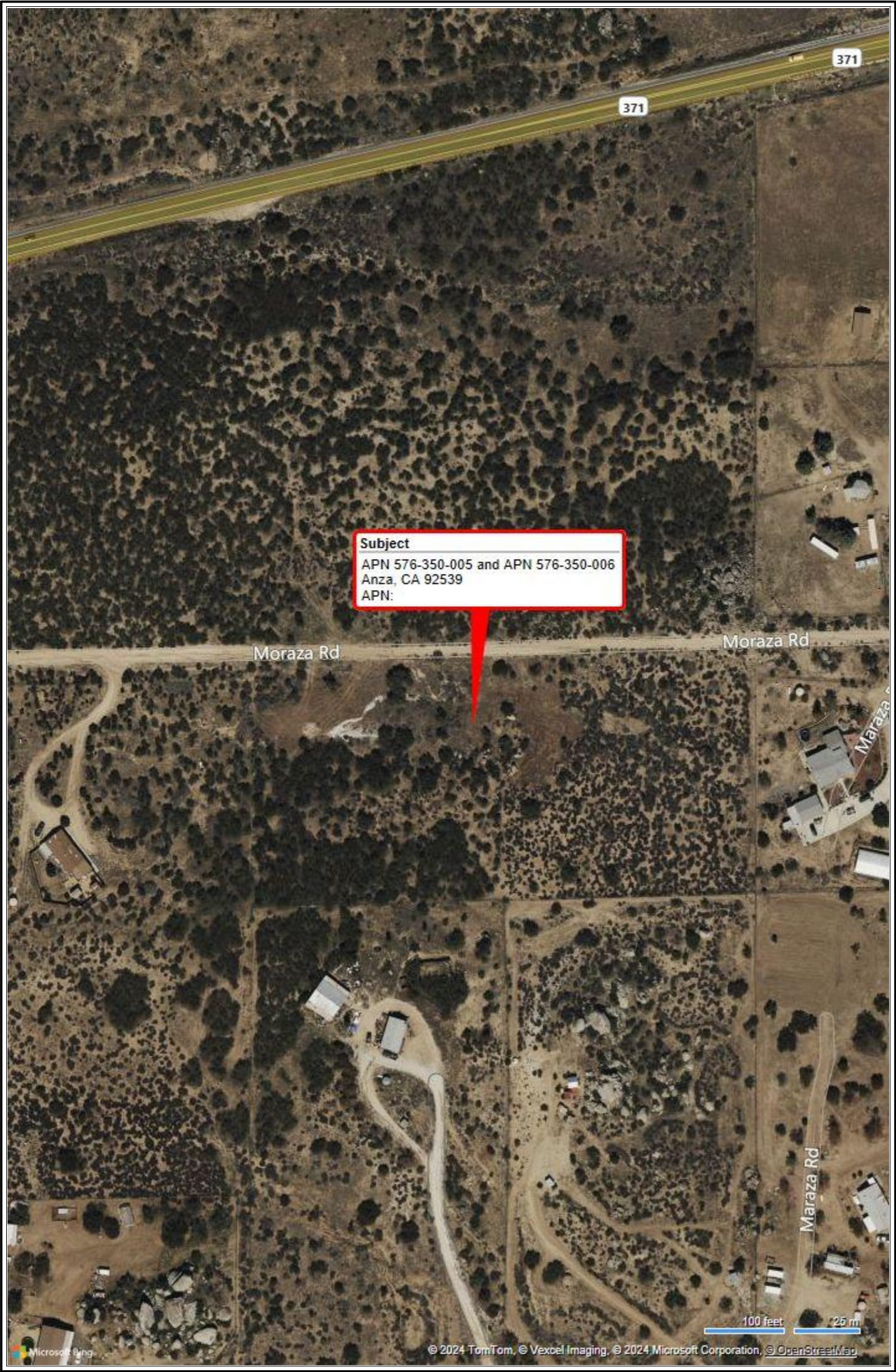
Evalue RE Appraisal Services
LOCATION MAP ADDENDUM

File No. 576-350-005
Case No. 576-350-006

Borrower					
Property Address APN 576-350-005 and APN 576-350-006					
City	Anza	County	Riverside	State	CA
Zip Code	92539				
Lender/Client	Federal Home Loans Corporation		Address	3914 Murphy Canyon Road Suite A-250 San Diego, CA, 92123	



Borrower							
Property Address		APN 576-350-005 and APN 576-350-006					
City	Anza	County	Riverside	State	CA	Zip Code	92539
Lender/Client	Federal Home Loans Corporation		Address	3914 Murphy Canyon Road Suite A-250 San Diego, CA, 92123			



Evalue RE Appraisal Services
SUBJECT PHOTO ADDENDUM

File No. 576-350-005
Case No. 576-350-006

Borrower							
Property Address		APN 576-350-005 and APN 576-350-006					
City	Anza	County	Riverside	State	CA	Zip Code	92539
Lender/Client	Federal Home Loans Corporation		Address	3914 Murphy Canyon Road Suite A-250 San Diego, CA, 92123			



Subject Property



Subject Property



Subject Property

Evalue RE Appraisal Services
SUBJECT PHOTO ADDENDUM

File No. 576-350-005
Case No. 576-350-006

Borrower							
Property Address		APN 576-350-005 and APN 576-350-006					
City	Anza	County	Riverside	State	CA	Zip Code	92539
Lender/Client	Federal Home Loans Corporation		Address	3914 Murphy Canyon Road Suite A-250 San Diego, CA, 92123			



Subject Property



Subject Property



Subject Property

Borrower						
Property Address APN 576-350-005 and APN 576-350-006						
City	Anza	County	Riverside	State	CA	Zip Code 92539
Lender/Client	Federal Home Loans Corporation		Address	3914 Murphy Canyon Road Suite A-250 San Diego, CA, 92123		



COMPARABLE SALE # 1
58837 Remy
Anza, CA 92539



COMPARABLE SALE # 2
1 Bailey Rd
Anza, CA 92539



COMPARABLE SALE # 3
38350 Howard
Anza, CA 92539

Borrower							
Property Address		APN 576-350-005 and APN 576-350-006					
City	Anza	County	Riverside	State	CA	Zip Code	92539
Lender/Client	Federal Home Loans Corporation		Address	3914 Murphy Canyon Road Suite A-250 San Diego, CA, 92123			



COMPARABLE SALE # 4
33 Broken Axle
Anza, CA 92539




COMPARABLE SALE # 5
0 Scouts Lane
Anza, CA 92539



COMPARABLE SALE # 6
0 Rosamond
Anza, CA 92539

Borrower
Property Address APN 576-350-005 and APN 576-350-006
City Anza County Riverside State CA Zip Code 92539
Lender/Client Federal Home Loans Corporation Address 3914 Murphy Canyon Road Suite A-250 San Diego, CA, 92123



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

Emmanuel I. Valdovinos

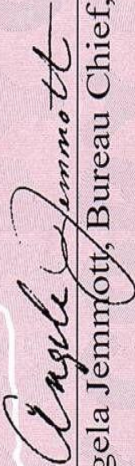
has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“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: AL 037964

Effective Date: August 10, 2023
Date Expires: August 9, 2025


Angela Jemmott, Bureau Chief, BREAA

3070499

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

Borrower
Property Address APN 576-350-005 and APN 576-350-006
City Anza County Riverside State CA Zip Code 92539
Lender/Client Federal Home Loans Corporation Address 3914 Murphy Canyon Road Suite A-250 San Diego, CA, 92123



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: RAP3667512-24 Renewal of: RAP3667512-23

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

Item 1. Named Insured: Emmanuel Valdovinos

Item 2. Address: 30134 Savoie Street
City, State, Zip Code: Murrieta, CA 92563

Item 3. Policy Period: From 11/20/2024 To 11/20/2025
(Month, Day, Year) (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. \$ 500,000 Damages Limit of Liability – Each Claim

B. \$ 500,000 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: \$ 835.00

Item 7. Retroactive Date (if applicable): 11/20/2008

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 CA (10/13) IL7324 (07/21)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)

Authorized Representative

APPRAISER INDEPENDENCE CERTIFICATION

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

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

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

APPRAISER

SUPERVISOR



Signature
Appraiser Name Emmanuel I. Valdovinos
Company Name Evalue RE Appraisal Services
Company Address 30134 Savoie Street
Murrieta, CA 92563
Date of Signature 12/03/2024
State Certification # AL037964
or State License # AL037964
or Other (describe)
State CA
Expiration Date of Certification or License 08/09/2025

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