

Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)			
FEMA Spec'l Flood Hazard Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FEMA Flood Zone	AO
FEMA Map #		04019C1070L	
FEMA Map Date		6/16/2011	
Site Comments: <u>See attached Site Comments.</u>			



File No.: 8-13A-24

[illegible]

SIGNATURE	Company: Ira J. Gold and Company	Company: _____
	Phone: (520) 290-6116 Fax: (520) 290-2360	Phone: _____ Fax: _____
	E-Mail: irajgoldcompany@gmail.com	E-Mail: _____
	Date of Report (Signature): 08/29/2024	Date of Report (Signature): _____
	License or Certification #: 20035 State: AZ	License or Certification #: _____ State: _____
	Designation: SRA	Designation: _____
	Expiration Date of License or Certification: 08/31/2024	Expiration Date of License or Certification: _____
	Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)	Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect
Date of Inspection: 08/26/2024	Date of Inspection: _____	



Assumptions, Limiting Conditions & Scope of Work

File No.: 8-13A-24

Property Address: 4300 W Potvin Ln	City: Tucson	State: AZ	Zip Code: 85742
Client: Jennifer Manzi-Karp & Weiss	Address: 3060 N. Swan Road, Tucson, AZ 85712		
Appraiser: Ira J. Gold, SRA	Address: P.O. Box 14942, Tucson, AZ 85732		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis

of it being under responsible ownership.

- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

- If so indicated, 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 the appraisal report whether the subject site is located in an identified Special Flood Hazard Area.

Because

the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, 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 normal research involved

in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or

warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist

or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the

field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items

that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the

client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

Possession of this

report or any copy thereof does not carry with it the right of publication.

- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by

the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties

assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):



Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.
Form GPLNDAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE 3/2007

File No.: 8-13A-24

[illegible]

SIGNA	Company: Ira J. Gold and Company	Company:
	Phone: (520) 290-6116 Fax: (520) 290-2360	Phone: Fax:
	E-Mail: irajgoldcompany@gmail.com	E-Mail:
	Date Report Signed: 08/29/2024	Date Report Signed:
	License or Certification #: 20035 State: AZ	License or Certification #: State:
	Designation: SRA	Designation:
	Expiration Date of License or Certification: 08/31/2024	Expiration Date of License or Certification:
	Inspection of Subject <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)	Inspection of Subject <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect
Date of Inspection: 08/26/2024	Date of Inspection:	



Supplemental Addendum

File No. 8-13A-24

Borrower	N/A				
Property Address	4300 W Potvin Ln				
City	Tucson	County	Pima	State	AZ Zip Code 85742
Lender/Client	Karp & Weiss				

LOT MARKET CONDITIONS COMMENTS

There still is a slight oversupply of available SR and R144 zoned lots in the general competing market segment. Most SR and R144 market segments are stable. The immediate market segment has been stable over the past 16 months. When properly priced, lots are selling within 101 days.

There appears to be a 7 month supply of lots based on the 1004MC Form. Values appear to be stable over the past 16 months. The stable rating on Page 1 was based on paired sale/listing analysis and the data on the 1004MC Form. The data in the 1004MC Form has some limitations with respect to a limited data pool and some areas included in the geographical search that do not compete with the subject's market segment.

HIGHEST AND BEST USE COMMENTS

The subject property is a vacant lot located in a single family zoned subdivision consistent with like properties (Vacant lots and Custom SFR's). There are no known current or expected significant changes in zoning or changing environmental, economic, or social trends within the subject's immediate neighborhood subsequent to the data analyzed, which would tend to indicate a change in the subject's being the Highest and Best Use. The Highest and Best Use is building a custom SFR.

SITE COMMENTS

The subject is an approximate 3.62 acre parcel. Subject site size is per site/grading plan provided to the appraiser.

Access to the subject site appears to be from a proposed driveway off of Potvin Lane. The subject also sides to Paisano Avenue. Potvin Lane is a public graded road. Public and private graded roads and easements are typical to many homes in this area and are not considered adverse. The road was in average and adequate condition as of the date of the inspection.

The subject site is natural rolling desert terrain. The subject is afforded primarily desert views. The subject has distant mountain views.

A portion of the site appears to be located in an AO FEMA flood hazard zone. Flood insurance may be required for a future custom home. An issuance of a building permit would require improvements to be engineered out of this area.

The subject has access to a Water Company and electric. Gas is available but not yet run to the lot. The subject will need a septic tank. Septic tanks are typical to this area. A Soil Report was provided to the appraiser. There is also an engineered stamped foundation plan. There is no market evidence that these contribute to value. They could be used as a marketing tool if the property were put up for sale. Utility information is per owner and assumed to be correct and accurate.

SEARCH CRITERIA

Land. Active, Closed, Pending, Coming Soon, Pending Short Sale Approval, Signature Pending, Cancellation Provision, Active Contingent. Township of 12 and Range 12 and Sections 01,12,13,14,11 and Township of 12 and Range of 13 and Sections 05,06,07,,08,09,04,16 and Township 11 of Range 13 and Sections 31,32,33,34,29. Pending Date between 08/13/2022 and 08/13/2034. Sold Date between 08/13/2022 and 08/13/2034.

MARKET DATA COMMENTS

MARKET DATA COMMENTS

As is noted above, the appraiser made a 24 month back search. There is a limited pool of qualified SR land sales in the subject's immediate neighborhood area. After a thorough and extensive search, three sales were selected to bracket and support a value indication.

The comps are located in competing neighborhoods with similar locational appeal, buyer profiles and

Supplemental Addendum

File No. 8-13A-24

Borrower	N/A				
Property Address	4300 W Potvin Ln				
City	Tucson	County	Pima	State	AZ Zip Code 85742
Lender/Client	Karp & Weiss				

price ranges. Comp 3 is located outside the desired one mile area but is still considered to be located in the competing market area. The competing market area for a lot of similar size, zoning and views is an approximate 3 mile radius.

Every attempt was made to utilize comps which have closed within the last 90 days. Comp 1 sold within the last 240 days. Comp 2 sold within the last 360 days. Comp 3 sold within the last 390 days. There were 39 lot sales in the appraiser search parameter in this time period. Some of the more recent sales of the 39 total lot sales were precluded from being utilized because of substantial differences in GLA, condition, age and features. The comps are the most recent and best available qualified data from the competing market area. No adjustments were required for date of sale or market conditions. Market conditions are similar in this time frame (16 months). Paired sale/listing analysis was utilized as well as reconciliation of the 1004MC Form to determine if date adjustments were applicable.

The 1004MC Form is showing an increase in value. The range of value within the last 12 months is (MCSP \$172,500 to MCSP \$175,500). This is a narrow range. Emphasis was placed for the stable market conditions on paired sale/listing analysis and the 1004MC Form results. The 1004MC data has limitations with respect to a smaller data pool and some areas included in the geographical search that do not compete with the subject's market segment.

The subject and comps are all situated on SR or R144 zoned parcels. No site size adjustments were required as SR parcels in this market area tend to be sold more on a per unit basis rather than by square footage. Site differentials are mostly based on such characteristics as privacy, functional utility, topography and views.

Comp 3 is located off of Linda Vista Road. Comp 3 subject suffers some slight external obsolescence caused by the traffic/noise impact along Linda Vista Road. Comp 3 required an upward adjustment for inferior site location.

The subject and comps are afforded similar or offsetting desert and or distant mountain views. The appraiser has completed a visual exterior drive by of the comps as well as reviewed plats and view photos on line in MLS.

RECONCILIATION: Each comp is a similar property located within the subject's competing market area. The comps are all SR or R144 zoned sites which have sold within the past 303 days. The subject's appraised value falls within the comps final adjusted values. Comps 1 and 2 are the most recent sales. Comps 1 and 2 are most similar with respect to location. Comps 1 and 2 were given the most weight. A value opinion of \$185,000 is considered reasonable and supported.

The Intended User of this appraisal report is the Client. The Intended User is to evaluate the property that is the subject of this appraisal for Consulting Purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

I have not performed an appraisal service as an appraiser regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. This did not impact on the value estimate supported in the appraisal.

The most probable price which a property should bring in a competitive an 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 her and 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

open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; (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.

USPAP defines exposure time as - The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical

Supplemental Addendum

File No. 8-13A-24

Borrower	N/A					
Property Address	4300 W Potvin Ln					
City	Tucson	County	Pima	State	AZ	Zip Code 85742
Lender/Client	Karp & Weiss					

consummation of a sale at market value on the effective date of the appraisal. A reasonable exposure time, in the subject market, for the property to sell at the appraised value is estimated at 101 days.

The appraisal report was developed in adherence to Appraiser Independence Requirements.

The appraisal was prepared in accordance with requirements of the Uniform Standards of Professional Appraisal Practice. The appraisal provided is an Appraisal Report as defined by Standards Rule 2-2.

As of the date of this report, Ira J. Gold, SRA, has completed the continuing education program of the Appraisal Institute. The appraiser has lived in Tucson, AZ since 1958. The appraiser has been appraising properties in Tucson, Arizona and Pima County since 1981. The subject property is located within 15 miles of the appraiser's office. The appraiser is qualified and experienced to complete appraisals in the subject's area and market segment. The appraiser holds the SRA Designation from the Appraisal Institute. As of the date of this report, Ira J. Gold, SRA, has completed the continuing education program of the Appraisal Institute.

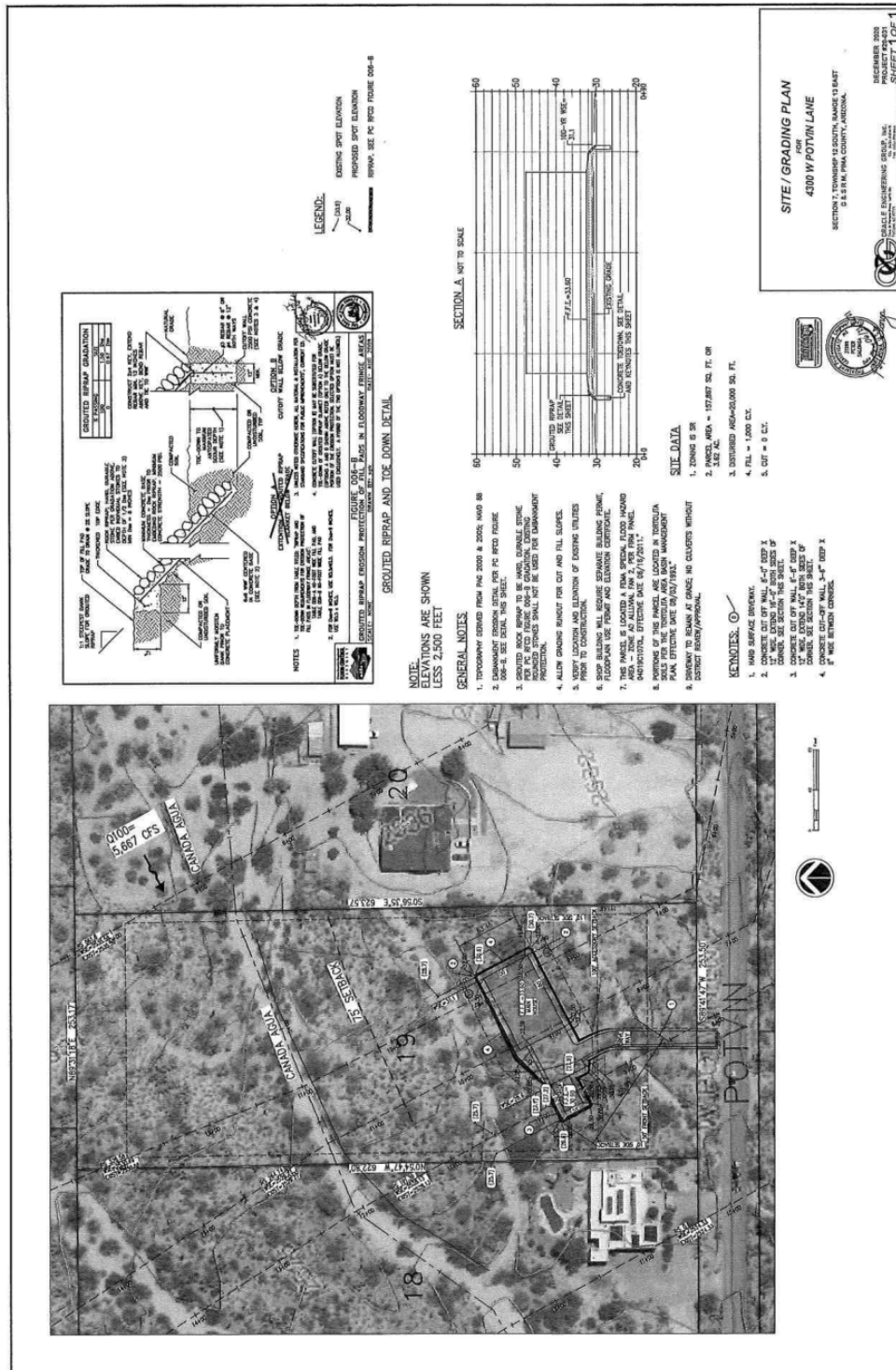
No employee, director, officer, or agent of the client, or any other third party acting as joint venture partner, independent contractor or partner on behalf of the lender, shall influence or attempt to influence the development, reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner.

The fee for this appraisal assignment was \$450.

Form TADD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Site/Grading Plan

Borrower	N/A						
Property Address	4300 W Potvin Ln						
City	Tucson	County	Pima	State	AZ	Zip Code	85742
Lender/Client	Karp & Weiss						



Form SCNLGH - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Subject Photo Page

Borrower	N/A					
Property Address	4300 W Potvin Ln					
City	Tucson	County	Pima	State	AZ	Zip Code 85742
Lender/Client	Karp & Weiss					



Subject Front

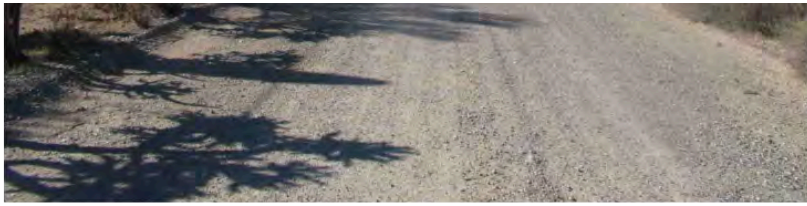
4300 W Potvin Ln
Sales Price N/A
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Unsubdivided/Avg
View
Site 3.62
Quality
Age



Subject Rear



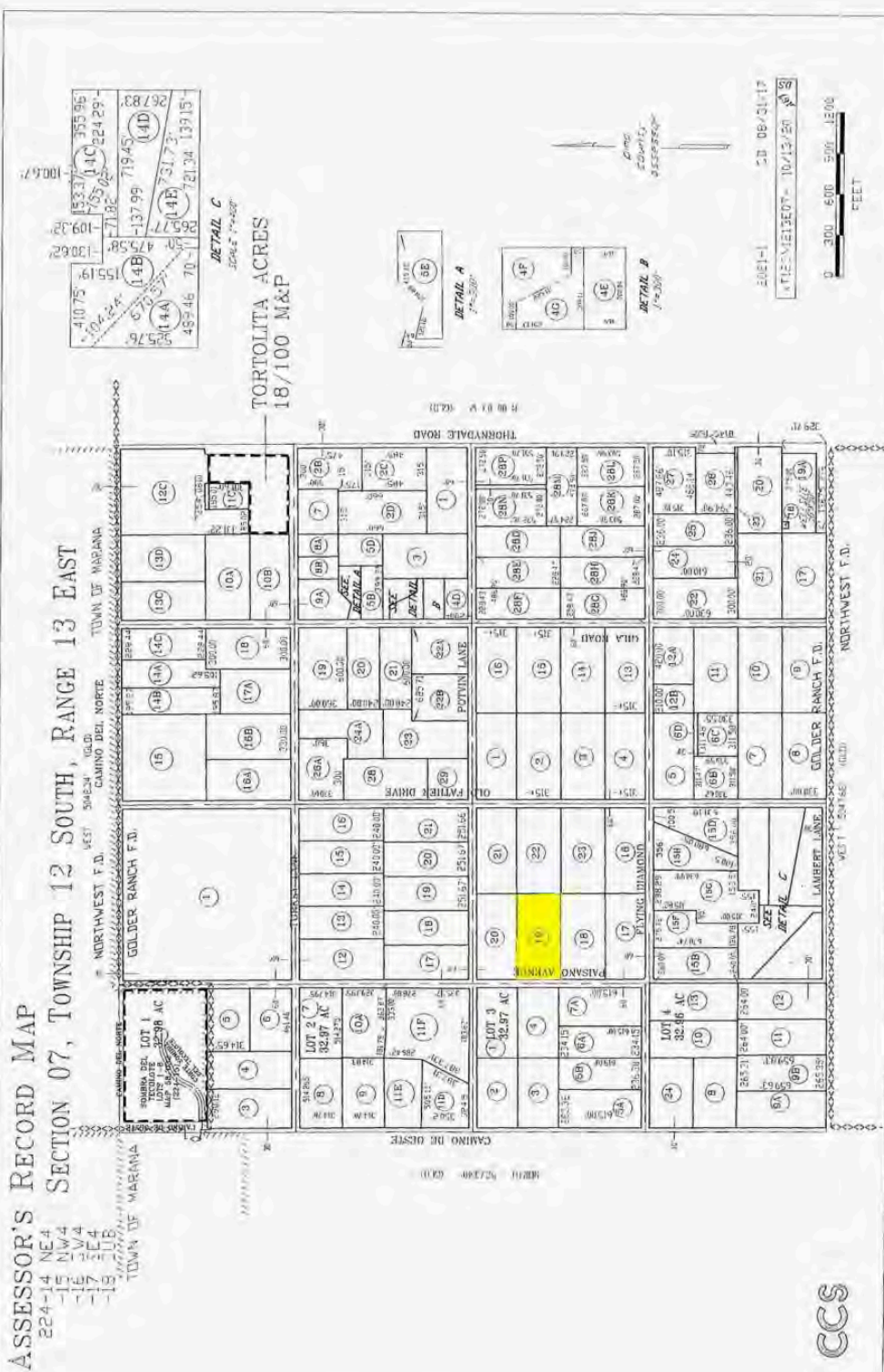
Subject Street



Form PIC3x5.SR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Plat Map

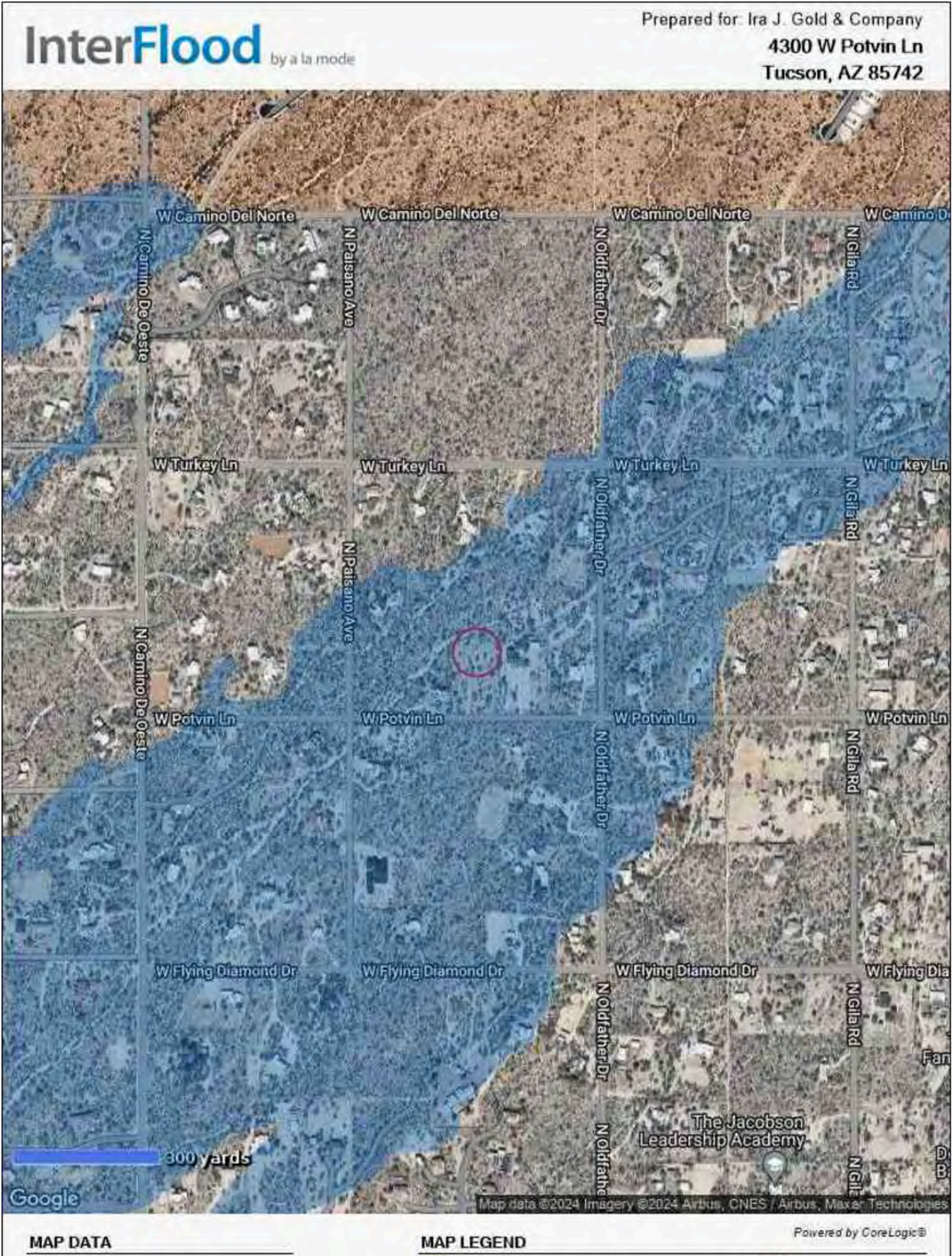
Borrower	N/A						
Property Address	4300 W Potvin Ln						
City	Tucson	County	Pima	State	AZ	Zip Code	85742
Lender/Client	Karp & Weiss						



Form SCNLGH - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Flood Map

Borrower	N/A				
Property Address	4300 W Potvin Ln				
City	Tucson	County	Pima	State	AZ Zip Code 85742
Lender/Client	Karp & Weiss				



FEMA Special Flood Hazard Area: **Yes**
Map Number: **04019C1070L**
Zone: **AO**
Map Date: **June 16, 2011**
FIPS: **04019**



Areas inundated by 500-year flooding



Areas inundated by 100-year flooding



Velocity Hazard



Protected Areas



Floodway



Subject Area

Comparable Photo Page

Borrower	N/A				
Property Address	4300 W Potvin Ln				
City	Tucson	County	Pima	State	AZ Zip Code 85742
Lender/Client	Karp & Weiss				



Comparable 1

4701 W Flying Diamond Dr
 Prox. to Subject 0.56 miles SW
 Sales Price 185,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Unsubdivided/Avg
 View 3.3AC+/-/Avg
 Site 3.35
 Quality
 Age



Comparable 2

4826 W Lambert Ln
 Prox. to Subject 0.89 miles SW
 Sales Price 185,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Unsubdivided/Avg
 View 4.73AC+/-/Avg-Gd
 Site 3.31
 Quality
 Age



Comparable 3

4720 W Linda Vista Blvd
 Prox. to Subject 1.57 miles SW
 Sales Price 172,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Unsubdivided/Avg
 View 3.79AC+/-/Avg
 Site 3.36
 Quality
 Age



Form PIC3x5.CR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Location Map

Borrower	N/A				
Property Address	4300 W Potvin Ln				
City	Tucson	County	Pima	State	AZ
Lender/Client	Karp & Weiss	Zip Code	85742		





Form MAP.LOC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Market Conditions Addendum to the Appraisal Report

File No. 8-13A-24

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 4300 W Potvin Ln City Tucson State AZ ZIP Code 85742
Borrower N/A

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	8	4	6	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.33	1.33	2.00	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	13	16	14	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	9.8	12.0	7.0	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	172,500	200,000	175,500	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	48	15	101	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	395,000	422,500	422,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	245	196.5	196.5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	94%	94%	83%	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). MLS data and conversations with local realtors and lenders indicate that sellers are paying 1-4 points. Sellers are contributing/participating in financing as a marketing tool. This is typical in many markets. There is a slight oversupply in this market segment. Though there is a slight oversupply in this market segment values appears to have been increasing over the past 12 months. The above data may reflect some homes and neighborhoods which are not directly competitive with the subject and the sample pool is not large enough.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Foreclosures and short sales are not having a negative impact on the subject's market area. The appraiser considered short sales and foreclosure properties but did not utilize any in the appraisal report. The comps utilized are better alternative comparables in the immediate market area. Most foreclosures and short sales fall within the subject's price range with few outlier listing and sales. The comps utilized are considered to be the best available.

Cite data sources for above information. Tucson Association of Realtors, MLS, Arizona Daily Star and Tucson Citizen, The Daily Territorial and other miscellaneous national, regional and local publications.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Of the 14 properties available, 1 is active contingent. Sellers are paying 1-4 points in many markets. MLS data indicates that properties are selling within 101 days when properly priced. Lots are selling with 83%-94% of final MLS list price. Interest rates are currently running between 6.0% - 7.0%. Property absorption rates in a particular market are considered indicators whether the market is a seller market, buyers market or a neutral market. Typical absorption rates for a seller's market is 1-4, neutral market is 5-6 and greater than 7 is typically a buyer's market. Absorption rate is calculated by total number of properties for sale in this particular market segment divided by the number of sales that fit the criteria.

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

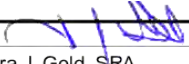
Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER	Signature		Signature	
	Appraiser Name	Ira J. Gold, SRA	Supervisory Appraiser Name	
	Company Name	Ira J. Gold and Company	Company Name	
	Company Address	P.O. Box 14942, Tucson, AZ 85732	Company Address	
	State License/Certification #	20035 State AZ	State License/Certification #	State
	Email Address	irajgoldcompany@gmail.com	Email Address	

Freddie Mac Form 71 March 2009

Page 1 of 1

Fannie Mae Form 1004MC March 2009

Form 1004MC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	N/A		File No. 8-13A-24	
Property Address	4300 W Potvin Ln			
City	Tucson	County	Pima	State AZ Zip Code 85742
Lender/Client	Karp & Weiss			

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- ☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

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

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

101

Marketing and Exposure time is 101 days.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

I have not performed an appraisal on the subject property within the past 36 months. No 36 month sale history. I have inspected the subject property.

APPRAISER:

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Signature:

Name: Ira J. Gold, SRA
SRA
State Certification #: 20035
or State License #: _____
State: AZ Expiration Date of Certification or License: 08/31/2024
Date of Signature and Report: 08/29/2024
Effective Date of Appraisal: 08/26/2024
Inspection of Subject: ☐ None ☒ Interior and Exterior ☒ Exterior-Only
Date of Inspection (if applicable): 08/26/2024

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

License

Borrower	N/A					
Property Address	4300 W Potvin Ln					
City	Tucson	County	Pima	State	AZ	Zip Code 85742
Lender/Client	Karp & Weiss					

Department of Insurance and Financial Institutions State of Arizona

CRA - 20035

IRA J. GOLD

This document is evidence that:
Arizona Revised Statutes, relating to the establishment and operation of a:

has complied with the provisions of

Certified Residential Real Estate Appraiser

and that the Deputy Director of Financial Institutions of the State of Arizona has granted this license to transact the business of a:

Certified Residential Real Estate Appraiser

IRA J. GOLD

This license is subject to the laws of Arizona and will remain in full force and effect until expired, surrendered, revoked or suspended as provided by law.

Expiration Date : August 31, 2024

10																																																																																																			
11																																																																																																			
12																																																																																																			
13																																																																																																			
14																																																																																																			
15																																																																																																			
16																																																																																																			
17																																																																																																			
18																																																																																																			
19																																																																																																			
20																																																																																																			
21																																																																																																			
22																																																																																																			
23																																																																																																			
24																																																																																																			
25																																																																																																			
26																																																																																																			
27																																																																																																			
28																																																																																																			
29																																																																																																			
30																																																																																																			
31																																																																																																			
32																																																																																																			
33																																																																																																			
34																																																																																																			
35																																																																																																			
36																																																																																																			
37																																																																																																			
38																																																																																																			
39																																																																																																			
40																																																																																																			
41																																																																																																			
42																																																																																																			
43																																																																																																			
44																																																																																																			
45																																																																																																			
46																																																																																																			
47																																																																																																			
48																																																																																																			
49																																																																																																			
50																																																																																																			
51																																																																																																			
52																																																																																																			
53																																																																																																			
54																																																																																																			
55																																																																																																			
56																																																																																																			
57																																																																																																			
58																																																																																																			
59																																																																																																			
60																																																																																																			
61																																																																																																			
62																																																																																																			
63																																																																																																			
64																																																																																																			
65																																																																																																			
66																																																																																																			
67																																																																																																			
68																																																																																																			
69																																																																																																			
70																																																																																																			
71																																																																																																			
72																																																																																																			
73																																																																																																			
74																																																																																																			
75																																																																																																			
76																																																																																																			
77																																																																																																			
78																																																																																																			
79																																																																																																			
80																																																																																																			
81																																																																																																			
82																																																																																																			
83																																																																																																			
84																																																																																																			
85																																																																																																			
86																																																																																																			
87																																																																																																			
88																																																																																																			
89																																																																																																			
90																																																																																																			
91																																																																																																			
92																																																																																																			
93																																																																																																			
94																																																																																																			
95																																																																																																			
96																																																																																																			
97																																																																																																			
98																																																																																																			
99																																																																																																			
100																																																																																																			

Form SCNLGH - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

E & O

Borrower	N/A				
Property Address	4300 W Potvin Ln				
City	Tucson	County	Pima	State	AZ Zip Code 85742
Lender/Client	Karp & Weiss				



Aspen American Insurance Company
Insurer (Referred to below as the "Company")
499 Washington Boulevard, 8th Floor
Jersey City, NJ 07310

**LIA Administrators & Insurance Services**

Company's Program Administrator:
LIA Administrators & Insurance Services
1600 Anacapa Street
Santa Barbara, CA 93108
800-334-0652

**APPRAISAL, VALUATION AND PROPERTY SERVICES
PROFESSIONAL LIABILITY INSURANCE POLICY****DECLARATIONS**

Date Issued: 5/29/2024

Policy Number: AAI001429-10

Previous Policy Number: AAI001429-09

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

1. Customer ID: 112871 Named Insured: GOLD, IRA J. AND COMPANY Ira Gold 3945 E. Paradise Falls Drive Tucson, AZ 85712	
2. Policy Period: From: 07/01/2024 To: 07/01/2025 12:01 A.M. Standard Time at the address stated in 1 above.	
3. Deductible: \$1000 Each Claim	
4. Retroactive Date: 07/01/1991	
5. Inception Date: 07/01/2015	
6. Limits of Liability: A. \$1,000,000 Each Claim B. \$2,000,000 Aggregate	
7. Covered Professional Services (as defined in the Policy and/or by Endorsement): Real Estate Appraisal and Valuation: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Residential Property: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Property: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit): Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (If "yes", added by endorsement) Right of Way Agent and Relocation: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Machinery and Equipment Valuation: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Personal Property Appraisal: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If "yes", added by endorsement) Real Estate Sales/Brokerage: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If "yes", added by endorsement)	
8. Report Claims to: LIA Administrators & Insurance Services, 800-334-0652, P.O. Box 1319, 1600 Anacapa Street, Santa Barbara, CA 93102-1319	
9. Annual Premium: \$1,658.00	
10. Forms attached at issue: LIA002 (04/19) LIA AZ (05/19) LIA012 (06/22) LIA018 (05/19) LIA164 (05/19) LIA165 (05/19) LIA169 (12/21)	

This Declarations page, together with the completed and signed Policy Application including all attachments and thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

05/29/2024

Date

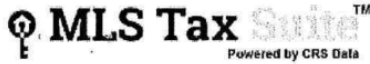
By

Authorized Representative

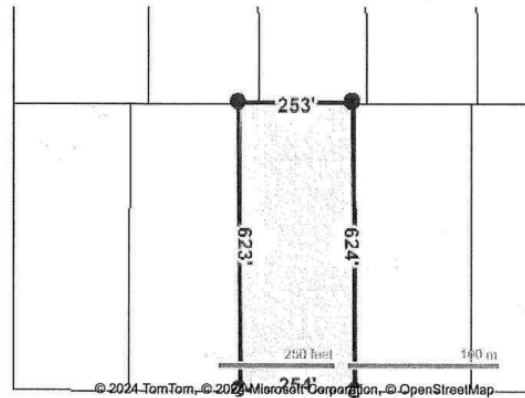
Form SCNLGH - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Public Records

Borrower	N/A					
Property Address	4300 W Potvin Ln					
City	Tucson	County	Pima	State	AZ	Zip Code 85742
Lender/Client	Karp & Weiss					



Tuesday, August 13, 2024



LOCATION

Property Address 4300 W Potvin Ln
Tucson, AZ 85742

Subdivision

Carrier Route R001

County Pima County, AZ

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 224-15-0190

Township 12S

Range 13E

Section 7

2020 Census Trct/Blk 46.34/1

Assessor Roll Year 2024

PROPERTY SUMMARY

Property Type Open Space

Land Use 0012: Vacant Residential Urban Non-Subdivided

Improvement Type

Square Feet

CURRENT OWNER

Name Deshazo James Jennifer Cp/Rs

Mailing Address 9249 N Hampshire Dr
Tucson, AZ 85742-9352

SCHOOL ZONE INFORMATION

Ironwood Elementary School 2.1 mi

Primary Middle: Pre K to 8 Distance

Mountain View High School 1.7 mi

High: 9 to 12 Distance

SALES HISTORY THROUGH 07/26/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/3/2021	\$103,000	Deshazo James & Deshazo Jennifer	Johnson Bruce & Johnson Kathy	Non-Qualfd Warranty Deed Sale		20210690903
6/24/1999	\$74,400	Johnson Bruce & Johnson Kathy	Bartunek Mark & Bartunek Jim	Joint Tenancy		11080/715 19991260304
6/21/1999		Bartunek Mark	Bartunek Rosemary	Quit Claim Deed		11080/713 19991260303
6/21/1999		Bartunek Mark & Bartunek Jim	Grossman Jean	Quit Claim Deed		11080/711 19991260302

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2024	Assessment Year	2024
Appraised Land	\$145,000	Assessed Land	
Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$145,000	Total Assessment	\$21,750
Tax Area	0677	%Improvement	

Form SCNLGH - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Public Records Cont'd

Borrower	N/A					
Property Address	4300 W Potvin Ln					
City	Tucson	County	Pima	State	AZ	Zip Code 85742
Lender/Client	Karp & Weiss					

Exempt Amount

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$1,920.22
2022			\$1,789.23
2021			\$1,816.23
2020			\$1,724.99
2019			\$1,696.45
2018			\$2,217.14
2017			\$2,276.01
2016			\$2,243.61
2015			\$2,375.40
2014			\$2,326.08
2013			\$2,125.01

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	0012: Vacant Residential Urban Non-Subdivided	Lot Dimensions	
Block/Lot		Lot Square Feet	158,558
Latitude/Longitude	32.403534/-111.057624*	Acreage	3.64

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	Marana Unified School District
Zoning Code	SR- Suburban Ranch Zone		
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		Tax Area	0677
Description	From Parcel:20317030G /W 251.67' Of E 785' Of S 660' Of Se4 Nw4 Exc S 30' 3.64 Ac Sec 7-12-13 (Formerly 203-17-030G)		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
AO	High		Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.	04019C1070L	06/16/2011

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
-------	--------	--------------------	-----------	------------	--------------	---------------	---------------	----------------	-------------	--------------

Form SCNLGH - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Public Records Cont'd

Borrower	N/A						
Property Address	4300 W Potvin Ln						
City	Tucson	County	Pima	State	AZ	Zip Code	85742
Lender/Client	Karp & Weiss						

22003090	Sold	03/10/2021	02/02/2020	\$115,000	03/10/2021	\$103,000	Janet M Korzan	United Real Estate Specialists	Margie E Le Roy
21907231	Cancelled	01/29/2020	03/14/2019	\$115,000			Janet M Korzan	Coldwell Banker Realty	
9909446	Sold	07/02/1999	05/18/1999	\$77,900	07/02/1999	\$74,400	Marian Earwood	Long Realty Company	Vincent Volpe
9900481	Expired	04/08/1999	01/07/1999	\$79,900			Lenore Becker	Long Realty Company	

© 2024 Courthouse Retrieval System, Inc. All Rights Reserved.
Information Deemed Reliable But Not Guaranteed.

Form SCNLGH - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE