

06/15/2026

Andy Bojarski  
bojarski67@gmail.com

File Number: 40000RD-MRRT

Dear Andy Bojarski

In accordance with your request, I have personally inspected and appraised the real property at:

40000 Ravenwood Dr  
Murrieta, CA 92562-5907

The purpose of this appraisal is to estimate the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the estimated market value of the property as of 06/11/2026 is:

\$ 698,000

Six Hundred and Ninety-Eight Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final estimate of value, descriptive photographs, limiting conditions and appropriate certifications.

Respectfully submitted,

Signature: \_\_\_\_\_



LIONEL A NEWMAN THOMAS  
THOMAS APPRAISAL COMPANY  
909-510-3353 (Send a text)

### Uniform Residential Appraisal Report

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

SUBJECT

Property Address 40000 Ravenwood Dr City Murrieta State CA Zip Code 92562-5907  
 Borrower Owner of Public Record BOJARSKI ANDREW County Riverside  
 Legal Description Lot 62 Mb 175/070 Tr 20899  
 Assessor's Parcel # 948-332-024 Tax Year 2025 R.E. Taxes \$ 6,813  
 Neighborhood Name Murrieta Map Reference 909A1 Census Tract 432.06  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ 217  PUD HOA \$ 0  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) ASSET MANAGEMENT  
 Lender/Client Andy Bojarski Address bojarski67@gmail.com,  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offerings price(s), and date(s). CRMLS#

CONTRACT

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
 Contract Price \$ Date of Contract Is the property seller the owner of public record?  Yes  No Data Source(s)  
 Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

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

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Present Land Use %	
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	50 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	10 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	430	Low 32	Multi-Family	10 %	
Neighborhood Boundaries	NORTH: SCOTT RD EAST: ESCONDIDO EXPY SOUTH: MURRIETA HOT SPRINGS RD						814	High 38	Commercial	10 %		
	WEST: TEMECULA VALLEY FWY						650	Pred. 36	Other VAC	20 %		

Neighborhood Description THE SUBJECT IS LOCATED IN AN AREA OF 1 AND 2 STORY SFR DISPLAYING C3/C4 MAINTENANCE. IT IS WITHIN 1 MILE OF ALL SERVICES, SCHOOLS, EMPLOYMENT AND AMENITIES. OVER THE LAST 3 MONTHS 29 COMPARABLE LISTING WERE AVAILABLE AND 36 COMPARABLE LISTING SOLD.  
 Market Conditions (including support for the above conclusions) PROPERTY VALUE IN THIS AREA APPEAR TO BE STABLE. CURRENT MEDIAN SALE TO LIST RATIO INDICATES BUYERS ARE PAYING FULL LIST PRICES. CONV FHA AND VA FINANCING IS AVAILABLE AT ACCEPTABLE TERMS. SALES CONCESSIONS ARE UNCOMMON. THE MEDIAN SALE TO LIST RATIO OVER THE PAST 3 MONTHS IS 100.02.

SITE

Dimensions SEE PLATMAP Area 7405 sf Shape Irregular View N;Res;  
 Specific Zoning Classification R-1 Zoning Description SINGLE FAMILY RESIDENTIAL  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe.  

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 060751-2710H FEMA Map Date 09/12/2024  
 Are the utilities and/or off-site improvements typical for the market area?  Yes  No If No, describe.  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe.

IMPROVEMENTS

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	CONCRETE/AVG	Floors	CPT/HW/AVG		
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	STUCCO/AVG	Walls	DRYWALL/AVG		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface	TILE/AVG	Trim/Finish	WD/AVG		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	ADQ OVHG/AVG	Bath Floor	HW/AVG		
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	VINYL/AVG	Bath Wainscot	FB/AVG		
Year Built 1988	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	NO/AVG	Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs) 30	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	NO/AVG	<input checked="" type="checkbox"/> Driveway	# of Cars 2		
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete/AVG		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel GAS	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence VINYL/AVG	<input checked="" type="checkbox"/> Garage	# of Cars 2		
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck BALC	<input checked="" type="checkbox"/> Porch CVR	<input type="checkbox"/> Carport	# of Cars 0		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input checked="" type="checkbox"/> Built-in			

Appliances  Refrigerator  Range/Oven  Dishwasher  Disposal  Microwave  Washer/Dryer  Other (describe)  
 Finished area above grade contains: 9 Rooms 5 Bedrooms 3.0 Bath(s) 2,097 Square Feet of Gross Living Area Above Grade  
 Additional features (special energy efficient items, etc.) Automatic Garage Door Opener, Ceiling Fan, Fireplace, Skylight  
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) C3;Kitchen-remodeled-one to five years ago;Bathrooms-remodeled-one to five years ago;Subject Condition Appears To Be Typical Of The Market And/Or Neighborhood. The Following Items Are Improvements To The Condition Of The Subject: Appliances, Cooling/Heating System, Interior/Exterior Paint, Kitchen Cabinets, Kitchen Countertops, Bathroom Cabinets, Bathroom Countertops, Lighting Fixtures, Plumbing Fixtures, Automatic Garage Door Opener, Ceiling Fan, Fireplace, Skylight, Water Heater Straps Installed, Carbon Monoxide Monitor Installed, Smoke Detector Installed  
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe  
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe

**Uniform Residential Appraisal Report**

There are 29 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 505,000 to \$ 789,000  
There are 112 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 430,000 to \$ 814,000

FEATURE	SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
Address	40000 Ravenwood Dr Murrieta, CA 92562-5907			40002 Fairwood Cir Murrieta, CA 92562-3820			39560 Seven Oaks Dr Murrieta, CA 92562-3103			39280 Cala Del Valle Murrieta, CA 92562-4301					
Proximity to Subject				0.56 miles NW			0.68 miles N			1.14 miles N					
Sale Price	\$			\$ 600,000			\$ 625,000			\$ 659,000					
Sale Price/Gross Liv. Area	\$ 0 sq. ft.			\$ 275.86 sq. ft.			\$ 337.29 sq. ft.			\$ 427.64 sq. ft.					
Data Source(s)				CRMLS#SW26098152;DOM 0			CRMLS#SW26079952;DOM 13			CRMLS#SW26087448;DOM 4					
Verification Source(s)				No Doc Selected			Doc#165062			Doc#155425					
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION			+(-) \$ Adjustment		
Sale or Financing				ArmLth						ArmLth					
Concessions				VA;15000			0			Conv;15000			0		
Date of Sale/Time				s06/26;c05/26						s05/26;c05/26					
Location	A;Res;BsyRd			N;Res;			-30,000			N;Res;			-30,000		
Leasehold/Fee Simple	Fee Simple			Fee Simple						Fee Simple			Fee Simple		
Site	7405 sf			5663 sf			1,500			6534 sf			0		
View	N;Res;			N;Res;						N;Res;					
Design (Style)	DT2;Ranch			DT2;Ranch						DT2;Ranch					
Quality of Construction	Q4			Q4						Q4					
Actual Age	38			37			0			36			0		
Condition	C3			C3						C4			30,000		
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		Total	Bdrms	Baths	
Room Count	9	5	3.0	6	3	2.1	3,000	7	4	3.0	0	6	3	2.1	3,000
Gross Living Area	2,097 sq. ft.			2,175 sq. ft.			0			1,853 sq. ft.			16,000		
Basement & Finished Rooms Below Grade	0sf			0sf						0sf			0sf		
Functional Utility	Same			- Bedrooms			12,000			- Bedrooms			6,000		
Heating/Cooling	FWA/CAC			FWA/CAC						FWA/CAC			FWA/CAC		
Energy Efficient Items	None			None						None			None		
Garage/Carport	2gbi2dw			3gbi3dw			-6,000			2gbi2dw			2gbi2dw		
Porch/Patio/Deck	Cvr Porch/Balc			Cvr Porch/Slab			6,000			Cvr Porch/Slab			6,000		
Fireplaces	1 FPL/NO POOL			1 FPL/NO POOL						1 FPL/NO POOL			1 FPL/NO POOL		
DOM/CDOM	0/0			0/0						13/13			0		
SUBDIVISION	Murrieta			Murrieta						Murrieta			Murrieta		
Net Adjustment (Total)				+ X -			\$ -13,500			X + -			\$ 28,000		
Adjusted Sale Price of Comparables				Net Adj: -2%			\$ 586,500			Net Adj: 4%			\$ 653,000		
				Gross Adj: 10%			\$ 586,500			Gross Adj: 14%			\$ 653,000		
				Net Adj: 8%			\$ 711,500			Gross Adj: 8%			\$ 711,500		

SALES COMPARISON ANALYSIS

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) REALIST/CRMLS  
My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) REALIST/CRMLS  
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	03/22/2022	02/14/2020		02/19/2026
Price of Prior Sale/Transfer	\$566,000	\$413,000	\$0	\$450,000
Data Source(s)	CRMLS	CRMLS	CRMLS	CRMLS
Effective Date of Data Source(s)	06/11/2026	06/11/2026	06/11/2026	06/11/2026

Analysis of prior sale or transfer history of the subject property and comparable sales THE SUBJECT IS NOT LISTED FOR SALE. THE SUBJECT HAS NOT BEEN LISTED FOR SALE IN THE PAST 36 MONTHS. THE SUBJECT HAS NOT SOLD IN THE PAST 36 MONTHS. THE SUBJECT LAST DEED TRANSFER WAS ON 04/15/2022 FOR \$566,000 FROM BANUELOS GUSTAVO TO BOJARSKI ANDREW, PER MLS #PW22046746, LIST DATE 03/11/22, STANDARD, COMP#1 40002 FAIRWOOD CIR, MURRIETA, CA 92562-3820, RIVERSIDE COUNTY, HAS NOT REVEALED ANY PRIOR SALES OR TRANSFERS FOR THE YEAR PRIOR TO THE DATE OF SALE OF THE COMPARABLE SALE. COMP#2 39560 SEVEN OAKS DR, MURRIETA, CA 92562-3103, RIVERSIDE COUNTY, HAS NOT REVEALED ANY PRIOR SALES FOR THE YEAR PRIOR TO THE DATE OF SALE OF THE COMPARABLE SALE. PRIOR TRANSFERS FOR THE YEAR PRIOR TO THE DATE OF SALE OF THE COMPARABLE SALE INCLUDE: 05/29/2026 FOR \$0 FROM MARTIN ROBERTA N TO MARTIN HERBERT & ROBER TA TRUST, NO MLS LISTING, (AFFIDAVIT), COMP#3 39280 CALA DEL VALLE, MURRIETA, CA 92562-4301, RIVERSIDE COUNTY, LAST SOLD ON 03/23/2026 FOR \$450,000 FROM MCKENNA BARBARA A TO MAX KITCHEN & FLOORING INC, NO MLS LISTING.

Summary of Sales Comparison Approach COMPS WERE ADJUSTED: \$1.00 PER SQFT FOR SITE, \$30000 FOR C4 CONDITION,\$30000 FOR ADVERSE LOCATION,\$6000 FOR FUNCTIONAL UTILITY (BEDROOM/BATHROOM) ROOM LINE ADJUSTMENT, \$65.00 PER SQFT FOR GLA, \$6000 PER CAR GARAGE, \$35000 FOR POOL/SPA, \$6000 FOR BALCONY, \$3000 FOR CVR PATIO. ALL COMPS ARE LOCATED WITHIN 1.14 MILES OF THE SUBJECT PROPERTY AND CONSIDERED REFLECTIVE OF THE CURRENT MARKET VALUE. THE GREATEST WEIGHT WAS GIVEN TO CLOSED COMP #3 AND COMP #4 DUE TO DATE OF SALE SIMILARITIES IN AGE GLA BEDROOM COUNT SITE SIZE AND LOCATION. IN THE LAST 90 DAYS THERE HAS BEEN 36 COMPARABLE CLOSED SALES WITH PURCHASE PRICES RANGING FROM \$430,000 TO \$810,000 (36 STANDARD). IN THE LAST YEAR 102 OF 112 COMPARABLE PROPERTIES HAVE SOLD WITHIN A 90 DAY MARKETING TIME.

Indicated Value by Sales Comparison Approach \$ 698,000

Indicated Value by: Sales Comparison Approach \$ 698,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$

RECONCILIATION

THE FINAL ESTIMATE OF VALUE IS SUPPORTED BY THE MARKET APPROACH. ALL OF THE ABOVE SALES ARE INDICATIVE OF CURRENT MARKET VALUES AND CONCESSIONS. THE COMPARABLE PROPERTIES CHOSEN WERE THE BEST AVAILABLE AT THE TIME OF THE APPRAISAL INSPECTION. THE INTENDED USER OF THIS REPORT IS INDICATED ON THE "LENDER/ CLIENT" LINE ON PAGE 1 OF THIS REPORT.

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: THIS IS A COMPLETE REPORT IN CONFORMITY TO "USPAP." THE PURPOSE OF THE REPORT IS FOR INTERNAL ASSET MANAGEMENT

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 698,000, as of 06/11/2026, which is the date of inspection and the effective date of this appraisal.

**Uniform Residential Appraisal Report**

ADDITIONAL COMMENTS

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT. THE INTENDED USER USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS FOR A MORTGAGE FINANCE TRANSACTION, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL USERS ARE IDENTIFIED BY THE APPRAISER.

PER PLAT MAP, LOT DIMENSIONS ARE 34X101X82X32X127 TOTALING AN 7,405 SF LOT.

39979 FAIRWOOD CIRCLE ORIGINAL LIST PRICE \$565000  
 24701 NEW HAVEN DRIVE ORIGINAL LIST PRICE \$615000  
 25213 VIA LAS LOMAS ORIGINAL LIST PRICE \$659000  
 25083 PARKCREST DRIVE ORIGINAL LIST PRICE \$655000  
 40565 SUNFLOWER ORIGINAL LIST PRICE \$650000  
 40190 PASEO DEL SOL ORIGINAL LIST PRICE \$695000  
 39280 CALA DEL VALLE ORIGINAL LIST PRICE \$639999  
 39560 SEVEN OAKS ORIGINAL LIST PRICE \$624900  
 40002 FAIRWOOD ORIGINAL LIST PRICE \$625000

LOCATION COMMENTS  
 ALL COMPS ARE LOCATED WITHIN 1.14 MILES OF THE SUBJECT PROPERTY.  
 SUBJECT 40000 Ravenwood Dr. ADVERSE, BACKS BUSY ROAD.  
 COMP#3 39280 Cala Del Valle. ADVERSE, BUSY ROAD.  
 COMP#4 40190 Paseo Del Sol. ADVERSE, BACKS BUSY ROAD.  
 COMP#8 24701 New Haven Dr. ADVERSE, BACKS BUSY ROAD.  
 COMP#9 39979 Fairwood Cir. ADVERSE, BACKS BUSY ROAD.

LINKAGE  
 FRENCH VALLEY AIRPORT, MULLIGAN FAMILY FUN CENTER, MURRIETA CITY HALL, WORKS OF ARTS BY PAUL ROBERTS, RANCHO SPRINGS MEDICAL CENTER, MURRIETA CHAMBER OF COMMERCE, MURRIETA PUBLIC LIBRARY, MURRIETA POLICE DEPARTMENT, AND 21 SCHOOLS ARE LOCATED 3.0 MILES OF THE SUBJECT PROPERTY.

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.

PER REALIST, SUBJECTS GLA IS 2,012 SQFT. UPON APPRAISAL INSPECTION, SUBJECT WAS MEASURED TO BE 2,097 SQFT, WHICH IS A 4% DIFFERENCE FROM TITLE REPORT. FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON ESTIMATED DIMENSIONS ONLY AND MAY INCLUDE UNFINISHED AREAS, OR OPENINGS IN FLOORS NOT ASSOCIATED WITH STAIRS, OR OPENINGS IN FLOORS EXCEEDING THE AREA OF ASSOCIATED STAIRS A TWO-STORY ATTACHED SINGLE-FAMILY HOME WITH 2,012 ABOVE-GRADE FINISHED SQUARE FEET AND A TWO-CAR GARAGE. THE SUBJECT PROPERTY WAS MEASURED, CALCULATED, AND REPORTED GLA AND NON-GLA SQUARE FOOTAGE USING ANSI Z765-2021.

COST APPROACH

**COST APPROACH TO VALUE (not required by Fannie Mae.)**

Provide adequate information for the lender/client to replicate your cost figures and calculations.  
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) THE LAND VALUE RATIO IS TYPICAL FOR THE AREA INDICATED ON THE "CITY" LINE ON PAGE 1 OF THIS REPORT

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$ 0
Source of cost data MARSHALL AND SWIFT	Dwelling	2,097	Sq. Ft. @ \$	= \$
Quality rating from cost service AVG Effective date of cost data 06/11/2026			Sq. Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				
REMAINING ECONOMIC LIFE IS +/- 55 YEARS. SEE SKETCH ADDENDUM FOR AREA CALCULATIONS. THE SITE VALUE WAS ABSTRACTED FROM THE IMPROVED LAND SALES WITHIN THE SUBJECT'S MARKET AREA. THE LAND VALUES ARE CONSIDERED TYPICAL FOR THE AREA OF THE COUNTY OF RIVERSIDE. THE COST APPROACH WAS CONSIDERED, IT IS DEEMED UNRELIABLE DUE TO DISTORTED DEPRECIATION ESTIMATES. LAND/VALUE RATIO IS COMMON TO THE AREA.	Garage/Carport	453	Sq. Ft. @ \$	= \$
	Total Estimate of Cost-new			= \$ 0
	Less	Physical 35	Functional	External
	Depreciation	0		= \$ ( 0 )
	Depreciated Cost of Improvements			= \$ 0
	"As-is" Value of Site Improvements			= \$
Estimated Remaining Economic Life (HUD and VA only) 55 Years	Indicated Value By Cost Approach			= \$ 0

INCOME

**INCOME APPROACH TO VALUE (not required by Fannie Mae.)**

Estimated Monthly Market Rent \$ X Gross Multiplier = \$ Indicated Value by Income Approach  
 Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowner's Association (HOA)?  Yes  No Unit type(s)  Detached  Attached  
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.  
 Legal Name of Project  
 Total number of phases Total number of units Total number of units sold  
 Total number of units rented Total number of units for sale Data source(s)  
 Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion.  
 Does the project contain any multi-dwelling units?  Yes  No Data source.  
 Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.  
 Are the common elements leased to or by the Homeowner's Association?  Yes  No If Yes, describe the rental terms and options.  
 Describe common elements and recreational facilities.

**Uniform Residential Appraisal Report**

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas 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.

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

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

**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 provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. 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.
4. 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.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for 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.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

**Uniform Residential Appraisal Report****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 interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the 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 not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. 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.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. 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.
13. 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.
14. 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, but not limited to, needed repairs, deterioration, 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.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective 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.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or 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.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

**Uniform Residential Appraisal Report**

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.


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

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either 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 LIONEL A NEWMAN THOMAS  
 Company Name THOMAS APPRAISAL COMPANY  
 Company Address 412 West H St  
Ontario, CA 91762  
 Telephone Number 9095103353  
 Email Address lionel@newmanthomas.com  
 Date of Signature and Report 06/15/2026  
 Effective Date of Appraisal 06/11/2026  
 State Certification # AR041145  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State CA  
 Expiration Date of Certification or License 09/12/2026

**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 \_\_\_\_\_

**ADDRESS OF PROPERTY APPRAISED**

40000 Ravenwood Dr  
Murrieta, CA 92562-5907

APPRAISED VALUE OF SUBJECT PROPERTY \$ 698,000

**LENDER/CLIENT**

Name NO AMC  
 Company Name Andy Bojarski  
 Company Address bojarski67@gmail.com  
 Email Address \_\_\_\_\_

**SUBJECT PROPERTY**

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

**COMPARABLE SALES**

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

THOMAS APPRAISAL COMPANY  
EXTRA COMPARABLES 4-5-6

File No. 40000RD-MRRT  
Case No.

Borrower

Property Address 40000 Ravenwood Dr  
City Murrieta County Riverside State CA Zip Code 92562-5907  
Lender/Client Andy Bojarski Address bojarski67@gmail.com,

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	40000 Ravenwood Dr Murrieta, CA 92562-5907			40190 Paseo Del Sol Murrieta, CA 92562-5906			40565 Sunflower Rd Murrieta, CA 92562-5890			25083 Parkcrest Dr Murrieta, CA 92562-5943		
Proximity to Subject				0.23 miles S			1.02 miles W			0.21 miles W		
Sale Price	\$			\$ 695,000			\$ 660,000			\$ 642,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.			\$ 345.43 sq. ft.			\$ 382.17 sq. ft.			\$ 377.65 sq. ft.		
Data Source(s)				CRMLS#OC25270528;DOM 47			CRMLS#SW25247605;DOM 27			CRMLS#IV25107294;DOM 68		
Verification Source(s)				Doc#50624			Doc#48605			Doc#242588		
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			DESCRIPTION			DESCRIPTION		
Sale or Financing				ArmLth			ArmLth			ArmLth		
Concessions				Conv;17500			Conv;16500			VA;16050		
Date of Sale/Time				s02/26;c01/26			s02/26;c11/25			s08/25;c07/25		
Location	A;Res;BsyRd			A;Res;BsyRd			A;Res;BsyRd			N;Res;		
Leasehold/Fee Simple	Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Site	7405 sf			7841 sf			7405 sf			6098 sf		
View	N;Res;			N;Res;Mtn			N;Res;Mtn			N;Res;		
Design (Style)	DT2;Ranch			DT2;Ranch			DT2;Ranch			DT2;Ranch		
Quality of Construction	Q4			Q4			Q4			Q4		
Actual Age	38			38			32			38		
Condition	C3			C3			C3			C3		
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
Room Count	9	5	3.0	8	5	3.0	8	5	2.1	6	3	2.1
Gross Living Area	2,097 sq. ft.			2,012 sq. ft.			1,727 sq. ft.			24,000		
Basement & Finished Rooms Below Grade	0sf			0sf			0sf			0sf		
Functional Utility	Same			Same			Same			- Bedrooms		
Heating/Cooling	FWA/CAC			FWA/CAC			FWA/CAC			FWA/CAC		
Energy Efficient Items	None			None			Solar Elec			None		
Garage/Carport	2gbi2dw			2gbi2dw			2gbi2dw			2gbi2dw		
Porch/Patio/Deck	Cvr Porch/Balc			Cvr Porch/Patio			Cvr Porch/Patio			Cvr Porch/Balc		
Fireplaces	1 FPL/NO POOL			1 FPL/NO POOL			1 FPL/NO POOL			1 FPL/POOL/SPA		
DOM/CDOM	0/0			47/47			27/27			68/68		
SUBDIVISION	Murrieta			Murrieta			Murrieta			Murrieta		
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -			<input checked="" type="checkbox"/> + <input type="checkbox"/> -			<input type="checkbox"/> + <input checked="" type="checkbox"/> -		
Adjusted Sale Price of Comparables				Net Adj: 0%			Net Adj: 5%			Net Adj: -4%		
				Gross Adj: 0%			Gross Adj: 5%			Gross Adj: 17%		

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	03/22/2022	09/04/2025	09/21/2021	04/15/2025
Price of Prior Sale/Transfer	\$566,000	\$530,000	\$620,000	\$553,500
Data Source(s)	CRMLS	CRMLS	CRMLS	CRMLS
Effective Date of Data Source(s)	06/11/2026	06/11/2026	06/11/2026	06/11/2026

Analysis of prior sale or transfer history of the subject property and comparable sales COMP#4 40190 PASEO DEL SOL, MURRIETA, CA 92562-5906, RIVERSIDE COUNTY, LAST SOLD ON 09/19/2025 FOR \$530,000 FROM YARBROUGH JAMES C TO TODOROVICH THOMAS, NO MLS LISTING. PRIOR TRANSFERS FOR THE YEAR PRIOR TO THE DATE OF SALE OF THE COMPARABLE SALE INCLUDE: 09/19/2025 FOR \$0 FROM TODOROVICH JUDY TO TODOROVICH THOMAS, NO MLS LISTING, (INTERSPOUSAL DEED TRANSFER). COMP#5 40565 SUNFLOWER RD, MURRIETA, CA 92562-5890, RIVERSIDE COUNTY, HAS NOT REVEALED ANY PRIOR SALES FOR THE YEAR PRIOR TO THE DATE OF SALE OF THE COMPARABLE SALE. PRIOR TRANSFERS FOR THE YEAR PRIOR TO THE DATE OF SALE OF THE COMPARABLE SALE INCLUDE: 02/17/2026 FOR \$0 FROM ALVAREZ ADALBERTO C TO BERNAL ANDREA M, NO MLS LISTING, (INTERSPOUSAL DEED TRANSFER). COMP#6 25083 PARKCREST DR, MURRIETA, CA 92562-5943, RIVERSIDE COUNTY, LAST SOLD ON 04/18/2025 FOR \$553,500 FROM CAMPBELL LUCAS TO OPENDOOR PROPERTY TRUST, NO MLS LISTING.

Summary of Sales Comparison Approach

THOMAS APPRAISAL COMPANY  
EXTRA COMPARABLES 7-8-9

File No. 40000RD-MRRT  
Case No.

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside State CA Zip Code 92562-5907

Lender/Client Andy Bojarski Address bojarski67@gmail.com,

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT			COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9					
Address	40000 Ravenwood Dr Murrieta, CA 92562-5907			25213 Via Las Lomas Murrieta, CA 92562-5916			24701 New Haven Dr Murrieta, CA 92562-4171			39979 Fairwood Cir Murrieta, CA 92562-3820					
Proximity to Subject				0.24 miles S			0.64 miles NW			0.60 miles NW					
Sale Price	\$			\$ 660,000			\$ 615,000			\$ 565,000					
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.			\$ 328.03 sq. ft.			\$ 389.98 sq. ft.			\$ 230.24 sq. ft.					
Data Source(s)				CRMLS#SW25128167;DOM 25			CRMLS#SW25113689;DOM 6			CRMLS#SW26116410;DOM 16					
Verification Source(s)				Doc#236760			Doc#196975			No Doc Selected					
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-)\$ Adjustment			DESCRIPTION			+(-)\$ Adjustment		
Sale or Financing				ArmLth						Listing					
Concessions				FHA;23000			0			Conv;2000			0		
Date of Sale/Time				s07/25;c07/25						s06/25;c05/25					
Location	A;Res;BsyRd			N;Res;			-30,000			A;Res;BsyRd					
Leasehold/Fee Simple	Fee Simple			Fee Simple						Fee Simple					
Site	7405 sf			6098 sf			1,500			5663 sf			1,500		
View	N;Res;			N;Res;Mtn						N;Res;Mtn					
Design (Style)	DT2;Ranch			DT2;Ranch						DT2;Ranch					
Quality of Construction	Q4			Q4						Q4					
Actual Age	38			37			0			37			0		
Condition	C3			C3						C3					
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths	
Room Count	9	5	3.0	7	4	3.0	0	6	3	2.1	3,000	7	4	3.0	
Gross Living Area	2,097 sq. ft.			2,012 sq. ft.			0			1,577 sq. ft.			34,000		
Basement & Finished Rooms Below Grade	0sf			0sf						0sf					
Functional Utility	Same			- Bedrooms			6,000			- Bedrooms			12,000		
Heating/Cooling	FWA/CAC			FWA/CAC						FWA/CAC					
Energy Efficient Items	None			None						None			Solar Elec		
Garage/Carport	2gbi2dw			2gbi2dw						2gbi2dw			3gbi3dw		
Porch/Patio/Deck	Cvr Porch/Balc			Cvr Porch/Balc						Cvr Porch/Patio			3,000		
Fireplaces	1 FPL/NO POOL			1 FPL/NO POOL						1 FPL/NO POOL					
DOM/CDOM	0/0			25/25			0			6/6			0		
SUBDIVISION	Murrieta			Murrieta						Murrieta					
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -22,500			<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 53,500		
Adjusted Sale Price of Comparables				Net Adj: -3%						Net Adj: 9%					
				Gross Adj: 6%			\$ 637,500			Gross Adj: 9%			\$ 668,500		
										Gross Adj: 7%			\$ 545,000		

ITEM	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9
Date of Prior Sale/Transfer	03/22/2022	05/23/2023	02/17/2023	08/03/2022
Price of Prior Sale/Transfer	\$566,000	\$615,000	\$570,000	\$615,000
Data Source(s)	CRMLS	CRMLS	CRMLS	CRMLS
Effective Date of Data Source(s)	06/11/2026	06/11/2026	06/11/2026	06/11/2026

Analysis of prior sale or transfer history of the subject property and comparable sales COMP#7 25213 VIA LAS LOMAS, MURRIETA, CA 92562-5916, RIVERSIDE COUNTY, HAS NOT REVEALED ANY PRIOR SALES OR TRANSFERS FOR THE YEAR PRIOR TO THE DATE OF SALE OF THE COMPARABLE SALE. COMP#8 24701 NEW HAVEN DR, MURRIETA, CA 92562-4171, RIVERSIDE COUNTY, HAS NOT REVEALED ANY PRIOR SALES OR TRANSFERS FOR THE YEAR PRIOR TO THE DATE OF SALE OF THE COMPARABLE SALE. COMP#9 39979 FAIRWOOD CIR, MURRIETA, CA 92562-3820, RIVERSIDE COUNTY, HAS NOT REVEALED ANY PRIOR SALES OR TRANSFERS FOR THE YEAR PRIOR TO THE DATE OF SALE OF THE COMPARABLE SALE.

Summary of Sales Comparison Approach

**Market Conditions Addendum to the Appraisal Report**

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 40000 Ravenwood Dr City Murrieta State CA ZIP Code 92562-5907

Borrower

**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 that data in the analysis. If data sources provide all 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)	56	20	36	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Absorption Rate (Total Sales/Months)	9.33	6.67	12	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Total # of Comparable Active Listings	27	27	29	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Months of Housing Supply (Total Listings/Ab. Rate)	2.89	4.05	2.42	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend						
Median Comparable Sales Price	\$652,500	\$653,250	\$650,000	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Median Comparable Sales Days on Market	23.5	40	15	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Comparable List Price	\$649,900	\$649,900	\$645,000	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Median Comparable Listings Days on Market	95	68	37	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Sale Price as % of List Price	100	100	100.02	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input 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 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.)

CRMLS indicates there were 112 closed sales during the past 12 months and 98 of those sales contained seller concessions which is 88% of the total transactions in this market area. Prior Months 7-12: 56 Sales; 50 with concessions; 89% of sales for this period. 4-6: 20 Sales; 17 with concessions; 85% of sales for this period. 0-3: 36 Sales; 31 with concessions; 86% of sales for this period. The concessions ranged between \$650 and \$600,000. The median concession amount is \$13,163.

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).

CRMLS indicates there were 112 closed sales during the past 12 months and 2 of those sales were either foreclosures or short sales which is 2% of the total transactions in this market area. Prior Months 7-12: 56 Sales; 1 foreclosures or short sales; 2% of sales for this period. 4-6: 20 Sales; 1 foreclosures or short sales; 5% of sales for this period. 0-3: 36 Sales; 0 foreclosures or short sales; 0% of sales for this period.

Cite data sources for above information.

CRMLS was the data source used to complete the Market Conditions Addendum. 6/11/2026

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.

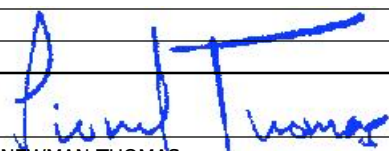
OVER THE LAST 3 MONTHS 29 COMPARABLE LISTING WERE AVAILABLE AND 36 COMPARABLE LISTING SOLD. PROPERTY VALUE IN THIS AREA APPEAR TO BE STABLE. CURRENT MEDIAN SALE TO LIST RATIO INDICATES BUYERS ARE PAYING FULL LIST PRICES. CONV FHA AND VA FINANCING IS AVAILABLE AT ACCEPTABLE TERMS. SALES CONCESSIONS ARE UNCOMMON. THE MEDIAN SALE TO LIST RATIO OVER THE PAST 3 MONTHS IS 100.02. THERE ARE 11 COMPARABLE PENDING SALES WITH PURCHASE PRICES RANGING FROM \$539,900 TO \$809,900 (11 STANDARD). IN THE LAST YEAR THERE HAS BEEN 8 COMPARABLE CLOSED CASH SALES, 54 COMPARABLE CLOSED CONV FINANCED SALES, 31 COMPARABLE CLOSED VA LOAN FINANCED SALES, AND 16 COMPARABLE CLOSED FHA FINANCED SALES. IN THE LAST 90 DAYS THERE HAS BEEN 36 COMPARABLE CLOSED SALES WITH PURCHASE PRICES RANGING FROM \$430,000 TO \$810,000 (36 STANDARD). IN THE LAST YEAR 102 OF 112 COMPARABLE PROPERTIES HAVE SOLD WITHIN A 90 DAY MARKETING TIME.

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 foreclosures 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.

Signature 

Signature

Appraiser Name LIONEL A NEWMAN THOMAS

Supervisor Name

Company Name THOMAS APPRAISAL COMPANY

Company Name

Company Address 412 West H St, Ontario, CA 91762

Company Address

State License/Certification #AR041145 State CA

State License/Certification #

State

Email Address lionel@newmanthomas.com

Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta

County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,

CRMLS SEARCH CRITERIA USED FOR COMPARABLE MARKET DATA

Property Type is 'Residential'  
Standard Status is 'Closed' 06/14/2026 to 06/14/2025  
Standard Status is 'Expired' 06/14/2026 to 06/14/2025  
Standard Status is 'Canceled' 06/14/2026 to 06/14/2025  
Standard Status is 'Hold' 06/14/2026 to 06/14/2025  
Standard Status is 'Withdrawn' 06/14/2026 to 06/14/2025  
Standard Status is one of 'Coming Soon', 'Active', 'Act Under Contract', 'Pending'  
Property Sub Type is 'Single Family Residence'  
State Or Province is 'California'  
City is 'Murrieta'  
Bathrooms Total Integer is 3  
Living Area is 1500 to 2600  
Lot Size Searchable is 4000 to 11000  
Year Built is 1970 to 2005  
Levels is one of 'Two', 'Three Or More', 'Multi/Split'  
Latitude, Longitude is around 33.58, -117.21

CRMLS indicates there were 112 closed sales during the past 12 months and 2 of those sales were either foreclosures or short sales which is 2% of the total transactions in this market area. Prior Months 7-12: 56 Sales; 1 foreclosures or short sales; 2% of sales for this period. 4-6: 20 Sales; 1 foreclosures or short sales; 5% of sales for this period. 0-3: 36 Sales; 0 foreclosures or short sales; 0% of sales for this period.



Borrower

Property Address 40000 Ravenwood Dr

City Murrieta

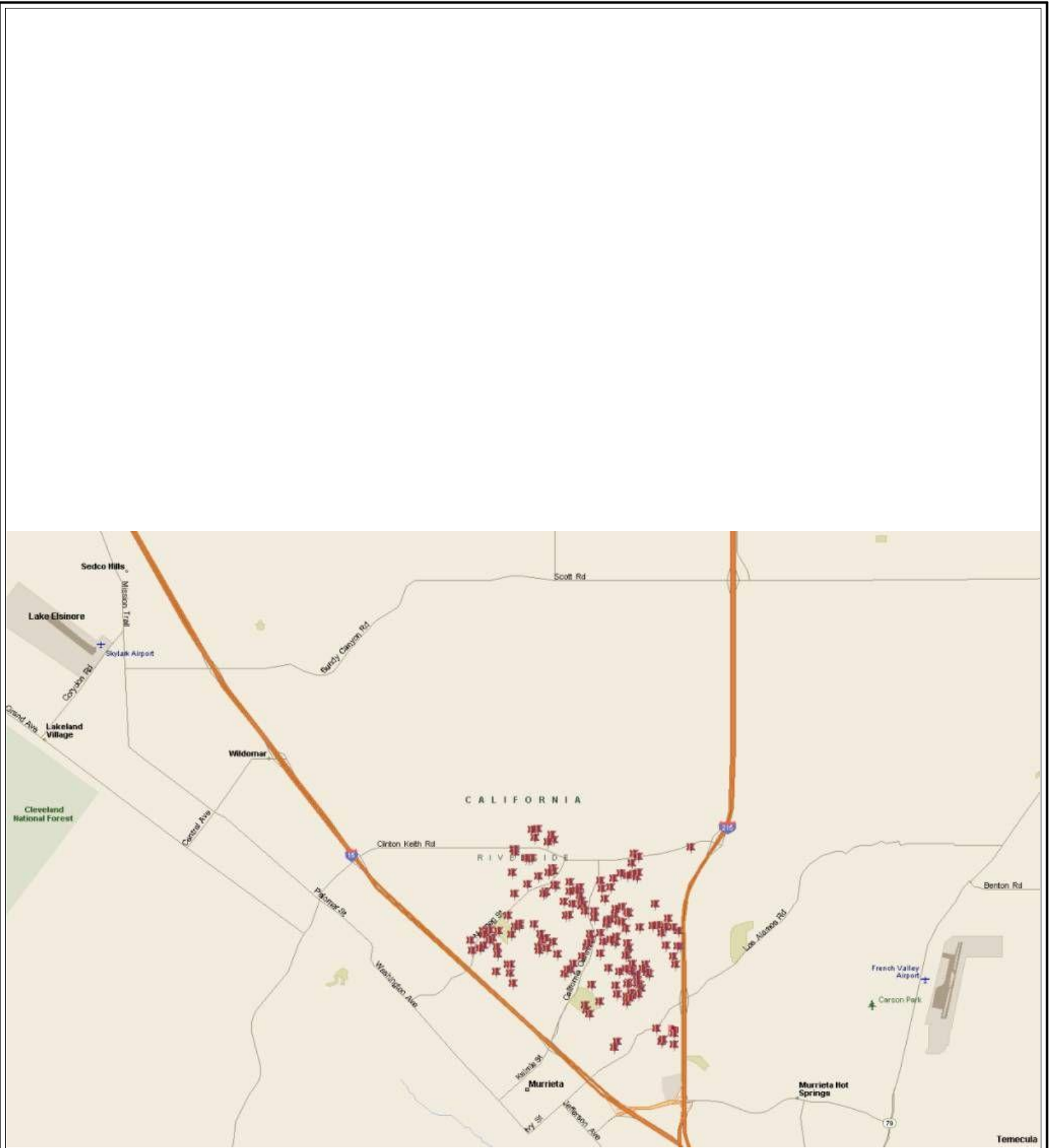
County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



Borrower

Property Address 40000 Ravenwood Dr

City Murrieta

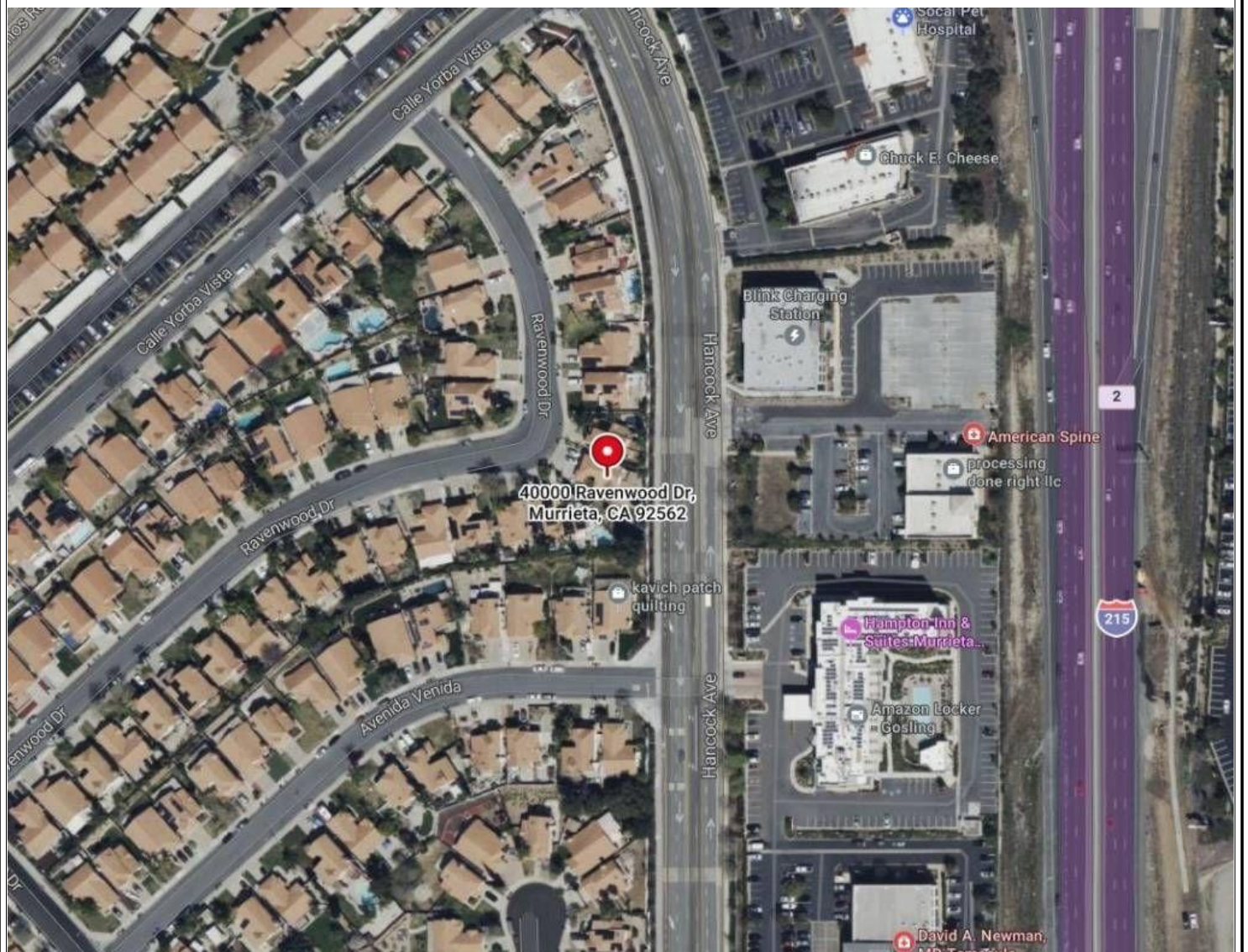
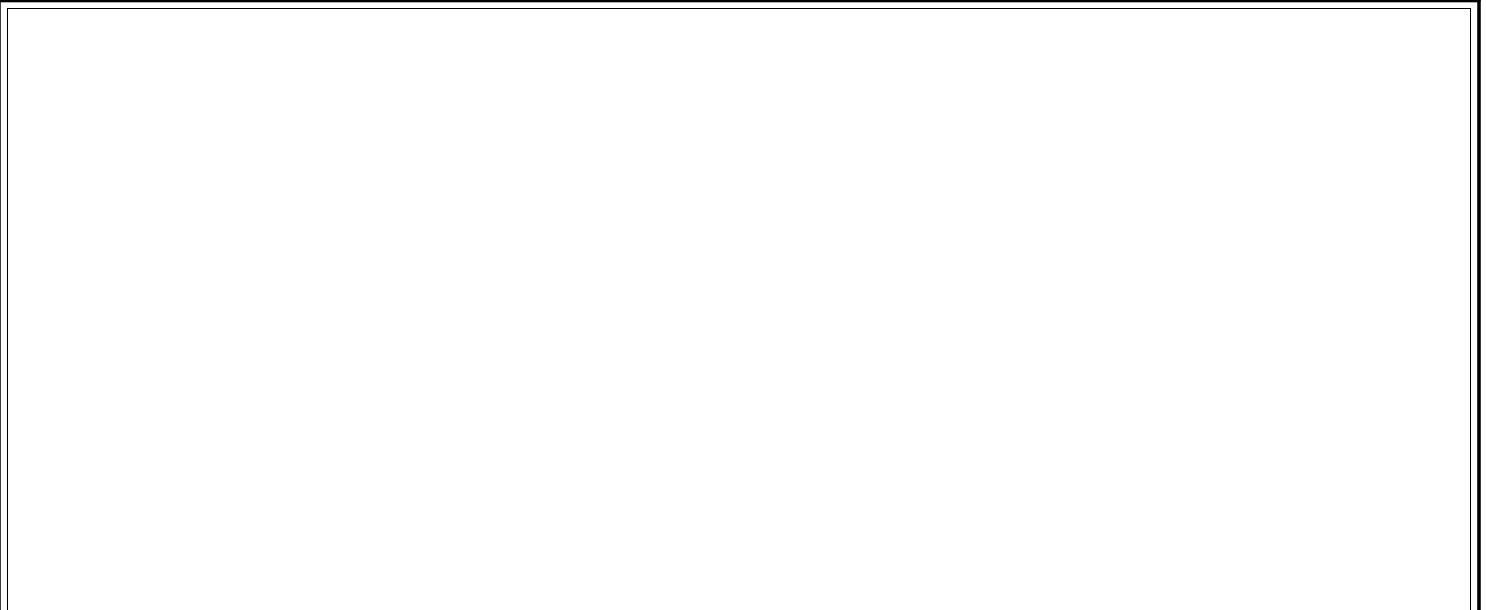
County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



THOMAS APPRAISAL COMPANY  
**COMMENT ADDENDUM**

File No. 40000RD-MRRT  
Case No.

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta

County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,

SPECIAL ASSESSMENT TAX AMOUNT YEARLY  
FLD CNTL STORMWATER/CLEANWATER \$4.00  
CSA 152-MURRIETA STORMWATER \$10.00  
MURRIETA CSD \$91.40  
MURRIETA PARKS & REC \$45.00  
MURRIETA FIRE PROTECTION \$40.00  
MWD STANDBY EAST \$6.94  
EMWD STDBY-COMBINED CHARGE \$20.00

TOTAL OF SPECIAL ASSESSMENTS \$217 The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.  
DOC#S WERE OBTAINED FROM RIVERSIDE ASSESSOR-RECORDER-COUNTY CLERK BY CORE LOGIC. SPECIAL ASSESSMENTS AMOUNT IS INCLUDED IN YEARLY TAX AMOUNT. ASSESSMENT DOES NOT HAVE A NEGATIVE EFFECT ON MARKETABILITY. SPECIAL ASSESSMENT DISTRICT IS NOT EXPERIENCING FINANCIAL DIFFICULTY.

COMPS WERE ADJUSTED: \$1.00 PER SQFT FOR SITE, \$30000 FOR C4 CONDITION,\$30000 FOR ADVERSE LOCATION, \$6000 FOR FUNCTIONAL UTILITY (BEDROOM/BATHROOM) ROOM LINE ADJUSTMENT, \$65.00 PER SQFT FOR GLA, \$6000 PER CAR GARAGE, \$35000 FOR POOL/SPA, \$6000 FOR BALCONY, \$3000 FOR CVR PATIO. ALL COMPS ARE LOCATED WITHIN 1.14 MILES OF THE SUBJECT PROPERTY AND CONSIDERED REFLECTIVE OF THE CURRENT MARKET VALUE. THE GREATEST WEIGHT WAS GIVEN TO CLOSED COMP #3 AND COMP #4 DUE TO DATE OF SALE SIMILARITIES IN AGE GLA BEDROOM COUNT SITE SIZE AND LOCATION. IN THE LAST 90 DAYS THERE HAS BEEN 36 COMPARABLE CLOSED SALES WITH PURCHASE PRICES RANGING FROM \$430,000 TO \$810,000 (36 STANDARD). IN THE LAST YEAR 102 OF 112 COMPARABLE PROPERTIES HAVE SOLD WITHIN A 90 DAY MARKETING TIME.

No comps exceed 10% single line, 15% net, 25% gross adjustments. ALL ADJUSTMENTS WERE DERIVED USING PAIRED SALES ANALYSIS.

DATED SALES WERE USED TO SHOW THE MOST RECENT COMPARABLE SALES BASED ON LOCATION.

INCONSISTANT GLA ADJUSTMENT IS A RESULT OF ADJUSTMENTS BEING ROUNDED TO THE NEAREST \$500

NO TIME ADJUSTMENTS WERE USED 1004MC SHOWS MARKET MEDIAN SALES PRICES ARE STABLE. NO TIME ADJUSTMENTS WERE USED DUE TO THE LIMITED AMOUNT OF SALES IN THE PAST 3 MONTHS.

1004MC FORM SHOWS A 12% INCREASE IN SALES PRICES OVER THE PAST YEAR WHICH ONLY REFLECTS 11 TOTAL SALES. DATED SALES WITH A CONTACT DATE OVER 90 DAYS OLD WERE ADJUSTED .98% PER MONTH (NOT TO EXCEED 10% SINGLE LINE)

Comparables search and results:

The search parameters used to find comparable to the subject were sold in the last year located in neighborhood boundaries of subject and 25% of the subjects GLA, this resulted in 141 comparables, these comparables range in value from \$430,000 to \$814,000 with Condition, Sale type, location, View and GLA being the major factor in price range. Of these comparable the appraiser chose comparables which were close in terms of Location, GLA and distance from subject. Additional search parameter details found on Comparable Market Data form and "CRMLS SEARCH CRITERIA USED FOR COMPARABLE MARKET DATA" text below. Comparable properties utilized are the most recent available at the time of inspection and closest in terms of distance and are in a similar condition as the subject.

The comps used in this report best reflect what a 38 year old 2 story property would sell for in this market place. THERE ARE 11 COMPARABLE PENDING SALES WITH PURCHASE PRICES RANGING FROM \$539,900 TO \$809,900 (11 STANDARD). IN THE LAST YEAR THERE HAS BEEN 8 COMPARABLE CLOSED CASH SALES, 54 COMPARABLE CLOSED CONV FINANCED SALES, 31 COMPARABLE CLOSED VA LOAN FINANCED SALES, AND 16 COMPARABLE CLOSED FHA FINANCED SALES. IN THE LAST 90 DAYS THERE HAS BEEN 36 COMPARABLE CLOSED SALES WITH PURCHASE PRICES RANGING FROM \$430,000 TO \$810,000 (36 STANDARD). IN THE LAST YEAR 102 OF 112 COMPARABLE PROPERTIES HAVE SOLD WITHIN A 90 DAY MARKETING TIME.

Comparables are listed in order by date of sale then date of pending.

Estimated exposure time based on COMP #3 AND COMP #4 is 4-47 days

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality. DOC#S WERE OBTAINED FROM RIVERSIDE ASSESSOR-RECORDER-COUNTY CLERK BY CORE LOGIC. SPECIAL ASSESSMENTS AMOUNT IS INCLUDED IN YEARLY TAX AMOUNT. ASSESSMENT DOES NOT HAVE A NEGATIVE EFFECT ON MARKETABILITY. SPECIAL ASSESSMENT DISTRICT IS NOT EXPERIENCING FINANCIAL DIFFICULTY

LTSP RATIO ADJUSTMENT NOT REQUIRED

On the date of the appraisal inspection utilities were on and in working order.

CURRENT LISTING SUPPLY IS SUPPORTIVE OF ESTIMATE OF MARKET VALUE.

Current Predominant value is \$650,000. Estimated market value based on the sales comparison approach is \$698,000. Predominant value reflects properties that do not feature a total of 5 bedrooms or 2097 sf of living area.

Personal property items were not considered in the opinion of market value.

CONCESSIONS ARE TYPICAL FOR MARKET AREA.

THE APPRAISER CERTIFIES AND AGREES THAT THIS APPRAISAL WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE XI OF THE FINANCIAL INSTITUTIONS, REFORM, RECOVERY, AND ENFORCEMENT ACT (FIRREA) OF 1989, AS AMENDED (12 U.S.C. 3331 ET SEQ.), AND ANY APPLICABLE IMPLEMENTING REGULATIONS IN EFFECT AT THE TIME THE APPRAISER SIGNS THE APPRAISAL CERTIFICATION.

Greatest weight as given to sales comparison approach, income and approach and cost approach were not considered the best indicator of value based on high owner occupancy and lack of cost data.

Scope of Work

The subject property was inspected as of the effective date of this appraisal report. The following databases were utilized to confirm subject property data and comparable sales data: REALIST, CRMLS, and SITEXDATA.

Comparable sales were selected to reflect the subject property's characteristics. Key features such as gross living area, number of bedrooms, number of bathrooms, year built, and lot size were examined. Current market conditions were also analyzed to determine marketing exposure (see Marketing Conditions). Supply and demand factors, as well as neighborhood influences, were observed and reported on page one of the 1004 form.

The final value conclusion is based on the aforementioned research and a reconciliation of the cost approach and sales comparison approach. The Marshall & Swift Cost Handbook was used to derive the cost approach. The income approach was not applied, as the subject property is a single-family residence; therefore, it is not appropriate and is not considered a reliable indicator of value.

The preparer assumes the condition of the interior of the improvements being valued is the same as the exterior condition of the property unless otherwise noted in the

THOMAS APPRAISAL COMPANY  
**COMMENT ADDENDUM**

File No. 40000RD-MRRT  
Case No.

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside State CA Zip Code 92562-5907

Lender/Client Andy Bojarski Address bojarski67@gmail.com,

report.

THE REMAINING ECONOMIC LIFE OF THE SUBJEC IS +/- 55 YEARS.

Highest and Best Use

The subject property meets the four criteria in determining it's highest and best use.

1. It is legally permissible. It conforms with zoning, building codes, environmental regulations, etc.
2. It is physically possible. The improvements are existing.
3. It is financially feasible as the improvements are existing.
4. It is maximally productive. The current improvement consisting of a single family residence, is the use that produces the highest residual land value consistent with the rate of return warranted by the market. The highest and best use of the subject property as improved, is it's present use as a single family residence.

THIS APPRAISAL REPORT HAS BEEN PREPARED IN CONFORMITY WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP) IN EFFECT AS OF THE EFFECTIVE DATE OF THIS APPRAISAL, INCLUDING STANDARDS RULES 2-1 AND 2-2

VALUATION CONCLUSIONS ARE BASED ON MARKET DATA AND ZONING ALLOWANCES, NOT ON ANY PERSONAL CHARACTERISTICS OF CURRENT OR PROSPECTIVE OCCUPANTS.

CRMLS SEARCH CRITERIA USED FOR COMPARABLE MARKET DATA

Property Type is 'Residential'

Standard Status is 'Closed' 06/14/2026 to 06/14/2025

Standard Status is 'Expired' 06/14/2026 to 06/14/2025

Standard Status is 'Canceled' 06/14/2026 to 06/14/2025

Standard Status is 'Hold' 06/14/2026 to 06/14/2025

Standard Status is 'Withdrawn' 06/14/2026 to 06/14/2025

Standard Status is one of 'Coming Soon', 'Active', 'Act Under Contract', 'Pending'

Property Sub Type is 'Single Family Residence'

State Or Province is 'California'

City is 'Murrieta'

Bathrooms Total Integer is 3

Living Area is 1500 to 2600

Lot Size Searchable is 4000 to 11000

Year Built is 1970 to 2005

Levels is one of 'Two', 'Three Or More', 'Multi/Split'

Latitude, Longitude is around 33.58, -117.21

39984 Spicewood Avenue, Closed, \$810000, Standard

36303 Toulon Drive, Closed, \$680000, Standard

23886 Via De Gema Linda, Closed, \$750000, Standard

39985 Falcon Way, Canceled, \$634999, Standard

24701 New Haven Drive, Closed, \$615000, Standard

24030 Colmar Lane, Closed, \$675000, Standard

23952 Via De Gema Linda, Closed, \$746000, Short Sale

24045 Morning Dove Lane, Closed, \$625000, Trust

40686 Via Jalapa, Closed, \$555000, Standard

39908 Candy Apple Way, Closed, \$645000, Standard

24030 Whistling Swan Road, Closed, \$585000, Standard

24559 Jacarte Drive, Closed, \$430000, Probate Listing

26945 Contignac Drive, Closed, \$649000, Standard

40678 Alondra Drive, Closed, \$750000, Standard

23794 Marin Court, Closed, \$684850, Standard

23838 Spring Branch Court, Closed, \$699999, Standard

39872 Hillsboro, Closed, \$590000, Standard

40588 Via Diamante, Closed, \$680000, Standard

24101 Crowned Partridge Lane, Closed, \$684000, Standard

40025 White Leaf Ln., Closed, \$658500, Standard

24530 Calle Magdalena, Closed, \$665000,

23640 Kettle Road, Closed, \$700000, Standard

24604 Lincoln Avenue, Closed, \$724900, Standard

23820 Castinette Way, Closed, \$625000, Standard, Trust

24059 Falconer Drive, Closed, \$630000, Standard

25213 Via Las Lomas, Closed, \$660000, Standard

39878 Teal Drive, Closed, \$680000, Standard

24177 Morning Dove Lane, Closed, \$600000, Standard

25083 Parkcrest Drive, Closed, \$642000, Standard

24409 Pantera Court, Closed, \$715000, Standard

24111 Golden Pheasant Lane, Closed, \$583260, Standard

40756 Mountain Pride Drive, Closed, \$629000, Standard

40455 Calle Lampara, Closed, \$520000, Standard, Trust

24089 Morella Circle, Closed, \$748000, Standard

39812 Barcelona, Closed, \$685000, Standard

24498 Jacarte Dr, Closed, \$665000, Standard

24412 Leafwood Drive, Canceled, \$740000, Standard

23919 Corte Emerado, Closed, \$512500, Standard

39340 Medina Court, Expired, \$649000, Standard

40636 Via Jalapa, Canceled, \$550000, Standard

23835 Cork Oak Circle, Canceled, \$610000, Standard

40093 Corte Lorca, Closed, \$520000, Standard, Trust

39975 Windemere Court, Closed, \$636000, Standard

40132 White Leaf Lane, Expired, \$699900, Standard

24356 Via Las Junitas, Canceled, \$630000, Short Sale

40080 Paseo Del Sol, Canceled, \$620000, Standard

24249 Saradella Court, Closed, \$650000, Trust

24015 Morning Dove Lane, Closed, \$640000, Standard

40511 Via Amapola, Canceled, \$535000, Trust

40400 Via Malagas, Closed, \$515000, Standard

40236 Via Sonoro, Closed, \$715000, Standard

## COMMENT ADDENDUM

File No. 40000RD-MRRT  
Case No.

## Borrower

Property Address 40000 Ravenwood Dr

City Murrieta

County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,

24084 Falconer , Closed, \$615000 ,  
 24017 Orleans Lane, Closed, \$760000 , Standard  
 24084 Verdun Lane, Closed, \$765000 , Standard  
 36307 Grimaud Court, Closed, \$705000 , Standard  
 40037 White Leaf Ln , Expired, \$690000 , Standard  
 24599 Calle San Vicente , Canceled, \$630000 , Standard  
 40143 Corte Lorca , Closed, \$525000 , Standard  
 40163 White Leaf Lane, Closed, \$780000 , Standard  
 23832 Matador Way , Expired, \$719999 , Standard  
 39973 Corte Lorca , Closed, \$510000 , Standard  
 39897 Verono Corte , Canceled, \$599000 , Standard, Trust  
 40503 Calle Lampara , Closed, \$540000 , Standard  
 39897 Verono Corte , Canceled, \$569000 , Standard  
 23835 Cork Oak Circle, Closed, \$619000 , Standard  
 39944 Spicewood , Closed, \$814000 , Standard  
 23843 Spring Branch Court, Expired, \$695000 , Standard  
 40581 Sunflower Road, Canceled, \$615000 , Standard  
 24493 New Haven Drive, Closed, \$584000 , Standard  
 24484 Tuscola , Closed, \$590000 , Standard  
 40455 Via Tapadero , Expired, \$625000 , Standard  
 23955 Five Tribes Trl , Closed, \$655000 , Standard  
 40581 Sunflower Road, Canceled, \$599999 , Standard  
 40609 Symeron , Closed, \$695000 , Standard  
 39908 Quigley Road, Expired, \$669800 , Standard  
 24583 Jacarta Dr , Canceled, \$689950 ,  
 39872 Teal Drive, Canceled, \$649900 , Standard  
 39787 Castile Avenue, Expired, \$685000 , Standard  
 26966 Mandelieu Dr. , Closed, \$709900 , Probate Listing  
 24412 Leafwood Drive, Closed, \$639000 , Standard  
 24395 Jacarte , Closed, \$656500 , Standard  
 40511 Via Amapola , Active, \$505000 , Trust  
 24515 Westhaven Court, Closed, \$610000 , Standard  
 36235 Vence Drive, Canceled, \$599000 , Standard  
 23843 Spring Branch Court, Closed, \$680000 , Standard  
 40723 Mountain Pride , Closed, \$595000 , Standard  
 39865 La Moria Corte , Hold, \$565000 , Notice Of Default  
 40295 Via Francisco , Closed, \$592500 , Standard  
 23832 Matador Way , Closed, \$700000 , Standard, Trust  
 40010 Myrtlewood Court, Canceled, \$659900 , Standard  
 40132 White Leaf , Expired, \$679000 , Standard  
 39749 Almansa Court, Active, \$637777 , Standard  
 39822 Barcelona , Closed, \$565000 , Standard  
 24356 Via Las Junitas , Closed, \$645000 , Standard  
 24026 Crowned Partridge , Closed, \$695000 , Standard  
 39897 Verono Corte , Closed, \$550000 , Standard  
 39824 Hillsboro Circle, Canceled, \$599999 , Standard  
 23752 Sierra Oak Drive , Active, \$565000 ,  
 40885 Mountain Pride , Closed, \$620000 , Standard  
 40565 Sunflower , Closed, \$660000 , Standard  
 40190 Paseo Del Sol , Closed, \$695000 , Standard  
 40705 Mountain Pride Drive, Closed, \$650000 , Standard  
 23791 Via De Gema Linda , Closed, \$680000 , Standard  
 24471 Saradella Court, Closed, \$700000 , Real Estate Owned  
 24437 Ridgewood Road, Closed, \$699999 , Standard  
 23825 Matador Way, Closed, \$650000 , Standard  
 25212 Via Las Lomas , Expired, \$749900 , Standard  
 40711 Mountain Pride Drive, Active, \$625000 , Standard  
 24808 Half Dome Court, Closed, \$625000 , Standard  
 23826 Castinette Way, Closed, \$650000 , Standard  
 40597 Symphony Park Ln , Closed, \$772500 ,  
 40132 White Leaf Lane, Closed, \$621850 , Standard  
 36142 Castellane , Closed, \$660000 , Standard  
 26850 Valensole Court, Expired, \$650000 , Standard  
 39548 Garin Drive , Expired, \$649900 , Standard  
 39701 Kilcare Circle, Active, \$630000 , Standard  
 24550 Camino Meridiana , Canceled, \$695000 , Standard  
 24510 Camino Mirabella , Active, \$600000 , Standard  
 39823 Hillsboro Circle, Closed, \$639000 , Standard  
 39495 Seven Oaks , Closed, \$650000 , Standard  
 40581 Via Amapola , Closed, \$600000 , Standard  
 39385 Calle San Clemente , Active, \$659900 , Standard  
 23653 Spindle Way , Active, \$689900 , Standard  
 40156 White Leaf Lane, Closed, \$725000 , Standard  
 39851 Wild Canary , Canceled, \$699500 , Standard  
 39900 Quigley Rd , Closed, \$585000 ,  
 39825 Western Jay , Closed, \$580000 , Standard  
 40136 Belvedere Court, Closed, \$744000 , Standard  
 24599 Calle San Vicente , Closed, \$660000 , Standard  
 40609 Symeron , Closed, \$700000 , Standard  
 40060 Milkwood Lane , Expired, \$742000 , Standard  
 40604 Via Diamante , Active, \$789000 ,  
 24546 New Haven Dr , Closed, \$630000 , Standard  
 24516 Camino Mirabella , Closed, \$725000 , Standard  
 39710 Almansa Court, Closed, \$680000 , Standard  
 39545 Copper Craft , Closed, \$774000 , Standard  
 40455 Via Tapadero , Expired, \$625000 , Standard

## COMMENT ADDENDUM

File No. 40000RD-MRRT  
Case No.

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta

County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,

40708 Mountain Pride , Active, \$625000 , Standard  
 40176 Via Sonoro , Active, \$750000 , Standard  
 41048 Cardinal Flower , Active, \$665000 , Standard  
 39410 Medina Court, Active, \$597900 , Standard  
 23723 Jameson , Active, \$685000 ,  
 39602 Hearthstone Court, Active Under Contract, \$649900 , Standard  
 39921 Spicewood , Active, \$664400 , Standard  
 40495 Via Malagas , Closed, \$525000 , Standard  
 41048 Cardinal Flower Drive, Expired, \$655000 , Standard  
 40412 Via Amapola , Closed, \$500000 , Standard, Trust  
 40037 White Leaf Lane, Withdrawn, \$675000 , Standard  
 39845 Teal Drive, Active, \$639000 , Standard  
 24446 Saradella Court, Closed, \$660000 , Standard  
 26933 Mandelieu , Closed, \$630000 , Standard  
 23646 Silkwood Court, Active, \$744900 , Standard  
 36297 Provence Drive, Pending, \$725000 , Standard  
 39280 Cala Del Valle , Closed, \$659000 , Standard  
 24330 Gitano , Closed, \$650000 , Standard  
 39082 Via Las Quintas , Expired, \$619000 , Standard  
 24499 Leafwood Drive, Closed, \$630000 , Standard  
 40205 White Leaf , Expired, \$649000 , Standard  
 40038 Corte Lorca , Active, \$640000 , Standard  
 24108 Whistling Swan , Active, \$650000 , Standard  
 39979 Fairwood Circle, Active, \$565000 , Short Sale  
 23992 Chatenay Lane, Active Under Contract, \$749900 , Standard  
 39851 Wild Canary , Closed, \$659000 , Standard  
 39909 Candy Apple , Closed, \$675000 , Standard  
 24550 Camino Meridiana , Closed, \$690000 , Standard  
 24570 New Haven Drive, Pending, \$630000 , Standard  
 41105 Chaco Canyon , Closed, \$690000 , Standard  
 39560 Seven Oaks , Closed, \$625000 , Trust  
 39440 Countryside , Pending, \$775000 , Standard  
 24784 Half Dome Court , Active, \$645000 , Standard, Trust  
 24673 Leafwood Drive, Active, \$650000 , Standard  
 40586 Geyser , Pending, \$599900 , Standard  
 39800 Castile , Closed, \$670000 , Standard  
 39855 Tinderbox Way, Pending, \$799000 , Standard  
 40976 Cardinal Flower Dr. , Closed, \$645000 ,  
 24610 Leafwood , Active, \$649990 , Standard  
 36393 Provence , Pending, \$749900 , Standard  
 40002 Fairwood , Closed, \$600000 , Standard  
 39055 Via Las Sintras , Closed, \$620000 , Standard  
 39908 Falcon Way, Closed, \$649000 , Standard  
 40502 Via Amapola , Active, \$599999 , Standard, Trust  
 23926 Button Bush Court, Closed, \$710000 , Standard  
 40483 Via Estrada , Active Under Contract, \$539900 , Standard  
 27673 Dogwood , Pending, \$809900 , Standard  
 40455 Via Tapadero , Active, \$619900 , Standard  
 39450 Copper Craft , Pending, \$649999 , Standard  
 24468 Lincoln Ave , Hold, \$699999 , Standard

THOMAS APPRAISAL COMPANY  
**COMMENT ADDENDUM**

File No. 40000RD-MRRT  
Case No.

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside State CA Zip Code 92562-5907

Lender/Client Andy Bojarski Address bojarski67@gmail.com,

APPRAISER COMMENTS & EXCEPTIONS:

SUBJECT PROPERTY, CRMLS #PW22046746, 40000 Ravenwood Drive, MURRIETA, CA 92562, RIVERSIDE COUNTY PARCEL #948-332-024:

On 12/13/2022, the property transferred ownership from Bojarski Andrew to Bojarski Andrew Living Trust at an unreported price. It was recorded on 12/14/2022 as a Grant Deed (Doc #502297).  
On 03/22/2022, the property transferred ownership from Banuelos Gustavo to Bojarski Andrew at a price of \$566000. It was recorded on 04/15/2022 as a Grant Deed (Doc #180363).  
On an unreported date, the property transferred ownership from Banc Hm Lns to Banuelos Gustavo at a price of \$264550. It was recorded on 09/30/2015 as a Mortgage (Doc # Not Reported).  
On 02/10/2015, the property transferred ownership from Banuelos Gustavo to Banuelos Gustavo at an unreported price. It was recorded on 03/18/2015 as a Grant Deed (Doc #107039).  
On an unreported date, the property transferred ownership from Banc Hm Lns to Banuelos Gustavo at a price of \$178000. It was recorded on 03/18/2015 as a Mortgage (Doc # Not Reported).  
On 07/28/2009, the property transferred ownership from Federal Natl Mtg Assn Fnma to Banuelos Gustavo at a price of \$180000. It was recorded on 10/08/2009 as a Grant Deed (Doc #523478).  
On an unreported date, the property transferred ownership from Camino Real Mtg Bankers to Banuelos Gustavo at a price of \$170329. It was recorded on 10/08/2009 as a Mortgage (Doc # Not Reported).  
On 02/06/2009, the property transferred ownership from Ndex West LLC to Federal Natl Mtg Assn Fnma at a price of \$334503. It was recorded on 02/18/2009 as a Trustee's Deed (Foreclosure) (Doc #74078).  
On an unreported date, the property transferred ownership from First Indiana Bk to Sphakdy Nikhom at a price of \$42000. It was recorded on 06/26/2007 as a Mortgage (Doc # Not Reported).  
On an unreported date, the property transferred ownership from Amtrust Bk to Sphakdy Nikhom at a price of \$378000. It was recorded on 06/07/2007 as a Mortgage (Doc # Not Reported).  
On 05/24/2006, the property transferred ownership from Mcfarlin Wilma L to Sphakdy Nikhom at an unreported price. It was recorded on 05/24/2006 as a Quit Claim Deed (Doc #376475).  
On an unreported date, the property transferred ownership from Washington Mutual Bk Fa to Mcfarlin Wilma L at a price of \$125000. It was recorded on 08/02/2005 as a Mortgage (Doc # Not Reported).  
On 04/30/2003, the property transferred ownership from Knight Denise S to Mcfarlin Wilma L at a price of \$298000. It was recorded on 06/17/2003 as a Grant Deed (Doc #440866).  
On an unreported date, the property transferred ownership from First Franklin Fin'l Corp to Mcfarlin Wilma L at a price of \$238200. It was recorded on 06/17/2003 as a Mortgage (Doc # Not Reported).  
On an unreported date, the property transferred ownership from First Franklin Fin'l Corp to Mcfarlin Wilma L at a price of \$59550. It was recorded on 06/17/2003 as a Mortgage (Doc # Not Reported).  
On 06/10/2002, the property transferred ownership from Knight Gerald to Knight Denise S at an unreported price. It was recorded on 06/13/2002 as a Interfamily Deed (Doc #323158).

DataMaster discovered a listing that might not have a corresponding deed:  
On 04/15/2022, the property sold for \$566000.00 (CRMLS).

DataMaster discovered a listing that might not have a corresponding deed:  
On 10/08/2009, the property sold for \$180000.00 (CRMLS).

DataMaster discovered a listing that might not have a corresponding deed:  
On 06/17/2003, the property sold for \$297900.00 (CRMLS).

The "Address Line 1" data from different sources did not match:  
CRMLS 40000 Ravenwood Drive  
Black Knight40000 Ravenwood Dr  
The appraiser determined to use CRMLS for the "Address Line 1" data.  
DataMaster is not sure if the data sources reference the same property, because the "Address Line 1" data does not appear to be consistent.

The "Sale Price" data could not be verified by Black Knight because a Sale Verification Deed was not available or selected and/or its "Sale Price" was missing.

The "Sale Date" data could not be verified by Black Knight because a Sale Verification Deed was not available or selected and/or its "Sale Date" was missing.

The "Total Above Grade Bedrooms" data from different sources did not match:  
CRMLS 5  
Black Knight4  
The appraiser determined to use CRMLS for the "Total Above Grade Bedrooms" data.

The "Full Bathrooms" data from different sources did not match:  
CRMLS 3  
Black Knight2  
The appraiser determined to use CRMLS for the "Full Bathrooms" data.

The "Half Bathrooms" data from different sources did not match:  
CRMLS 0  
Black Knight1  
The appraiser determined to use CRMLS for the "Half Bathrooms" data.

The "Above Grade Gla" data from different sources did not match:  
CRMLS 2012.00  
Black Knight1700  
The appraiser determined to use CRMLS for the "Above Grade Gla" data.

The "Apn" data from different sources did not match:  
CRMLS 948332024  
Black Knight948-332-024  
The appraiser determined to use Black Knight for the "Apn" data.  
DataMaster is not sure if the data sources reference the same property, because the "Apn" data does not appear to be consistent.

COMP #1, CRMLS #SW26098152, 40002 Fairwood, MURRIETA, CA 92562, RIVERSIDE COUNTY PARCEL #948-191-027:

**COMMENT ADDENDUM**File No. 40000RD-MRRT  
Case No.

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta

County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,

On an unreported date, the property transferred ownership from American Pacific Mtg Corp to Deppa Thomas Jr at a price of \$429038. It was recorded on 01/07/2021 as a Mortgage (Doc # Not Reported).

On 02/14/2020, the property transferred ownership from Jackson Lynda to Deppa Thomas Jr & Kylee at a price of \$413000. It was recorded on 03/06/2020 as a Grant Deed (Doc #107078).

On an unreported date, the property transferred ownership from Pacific American Mtg Corp to Deppa Thomas Jr at a price of \$422499. It was recorded on 03/06/2020 as a Mortgage (Doc # Not Reported).

On 12/21/2018, the property transferred ownership from Strong T E & M M L/Tr to Strong Thomas E & Mona M at an unreported price. It was recorded on 01/04/2019 as a Grant Deed (Doc #3942).

On an unreported date, the property transferred ownership from Ladera Lndg LLC to Strong Thomas E at a price of \$349154. It was recorded on 01/04/2019 as a Mortgage (Doc # Not Reported).

On an unreported date, the property transferred ownership from State Farm Bk Fsb to Jackson Lynda at a price of \$262400. It was recorded on 04/08/2014 as a Mortgage (Doc # Not Reported).

On 07/29/2003, the property transferred ownership from Caldwell M M & C R Trust to Jackson Lynda at a price of \$280500. It was recorded on 09/10/2003 as a Grant Deed (Doc #699977).

On an unreported date, the property transferred ownership from Pacific Sts Mtg to Jackson Lynda at a price of \$280155. It was recorded on 09/10/2003 as a Mortgage (Doc # Not Reported).

On 02/27/2003, the property transferred ownership from Caldwell Myron M & Christalee R to Caldwell Myron M & C R Trust at an unreported price. It was recorded on 04/09/2003 as a Quit Claim Deed (Doc #247912).

On 02/27/2003, the property transferred ownership from Caldwell Myron M & Christalee R to Caldwell Myron M & Christalee R at an unreported price. It was recorded on 04/09/2003 as a Quit Claim Deed (Doc #247911).

On an unreported date, the property transferred ownership from Washington Mutual Bk Fa to Caldwell Myron M at a price of \$197000. It was recorded on 11/27/2002 as a Mortgage (Doc # Not Reported).

On an unreported date, the property transferred ownership from Washington Mutual Bk Fa to Caldwell Myron M at a price of \$160000. It was recorded on 01/17/2002 as a Mortgage (Doc # Not Reported).

On 08/01/1989, the property transferred ownership from All Valley Financial Corp to Caldwell Myron & Christalee at a price of \$192000. It was recorded on 10/18/1989 as a Deed (Reg) (Doc #360864).

On an unreported date, the property transferred ownership from Home Owners Fed to Caldwell Myron at a price of \$143950. It was recorded on 10/18/1989 as a Mortgage (Doc # Not Reported).

DataMaster discovered a listing that might not have a corresponding deed:  
On 06/08/2026, the property sold for \$600000.00 (CRMLS).

DataMaster discovered a listing that might not have a corresponding deed:  
On 09/10/2003, the property sold for \$294900.00 (CRMLS).

The "Address Line 1" data from different sources did not match:  
CRMLS 40002 Fairwood  
Black Knight40002 Fairwood Cir

The appraiser determined to use CRMLS for the "Address Line 1" data.

DataMaster is not sure if the data sources reference the same property, because the "Address Line 1" data does not appear to be consistent.

The "Sale Price" data could not be verified by Black Knight because a Sale Verification Deed was not available or selected and/or its "Sale Price" was missing.

The "Sale Date" data could not be verified by Black Knight because a Sale Verification Deed was not available or selected and/or its "Sale Date" was missing.

The "Apn" data from different sources did not match:  
CRMLS 948191027  
Black Knight948-191-027

The appraiser determined to use Black Knight for the "Apn" data.

DataMaster is not sure if the data sources reference the same property, because the "Apn" data does not appear to be consistent.

COMP #2, CRMLS #SW26079952, 39560 Seven Oaks, MURRIETA, CA 92562, RIVERSIDE COUNTY PARCEL #948-481-038:

On 05/07/2026, the property transferred ownership from Martin H & R Trust to Camarena Nicholas & Tari at a price of \$625000. It was recorded on 05/29/2026 as a Grant Deed (Doc #165062).

On 05/07/2026, the property transferred ownership from Martin Roberta N to Martin Herbert & Roberta Trust at an unreported price. It was recorded on 05/29/2026 as a Affidavit (Doc #165061).

On an unreported date, the property transferred ownership from Northrop Grumman Fcu to Camarena Nicholas at a price of \$593750. It was recorded on 05/29/2026 as a Mortgage (Doc # Not Reported).

On an unreported date, the property transferred ownership from Martin Herbert G Jr & Roberta N to Martin Herbert & Roberta Trust at an unreported price. It was recorded on 04/11/1997 as a Deed (Doc #123749).

On an unreported date, the property transferred ownership from Martin Herbert G Jr & Roberta N to Martin Herbert G Jr & Roberta N at an unreported price. It was recorded on 04/11/1997 as a Deed (Doc #123748).

On an unreported date, the property transferred ownership from Las Brisas Homes Ltd to Martin Herbert Glen Jr & Roberta Noreen at a price of \$150000. It was recorded on 01/14/1993 as a Corporation Grant Deed (Doc #16217).

On an unreported date, the property transferred ownership from Gn Mtg Corp to Martin Herbert Glen Jr at a price of \$50000. It was recorded on 01/14/1993 as a Mortgage (Doc # Not Reported).

DataMaster discovered a listing that might not have a corresponding deed:  
On 05/29/2026, the property sold for \$625000.00 (CRMLS).

The "Address Line 1" data from different sources did not match:  
CRMLS 39560 Seven Oaks  
Black Knight39560 Seven Oaks Dr

The appraiser determined to use CRMLS for the "Address Line 1" data.

DataMaster is not sure if the data sources reference the same property, because the "Address Line 1" data does not appear to be consistent.

The "Sale Date" data from different sources did not match:  
CRMLS 05/29/2026  
Black Knight05/07/2026

The "Recording Date" (05/29/2026) from the selected Sale Verification Deed was on or after the known "Sale Dates" from all data sources.

The "Apn" data from different sources did not match:  
CRMLS 948481038

THOMAS APPRAISAL COMPANY  
**COMMENT ADDENDUM**

File No. 40000RD-MRRT  
Case No.

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside State CA Zip Code 92562-5907

Lender/Client Andy Bojarski Address bojarski67@gmail.com,

Black Knight948-481-038

The appraiser determined to use Black Knight for the "Apn" data.

DataMaster is not sure if the data sources reference the same property, because the "Apn" data does not appear to be consistent.

COMP #3, CRMLS #SW26087448, 39280 Cala Del Valle, MURRIETA, CA 92562, RIVERSIDE COUNTY PARCEL #948-382-001:

On 05/15/2026, the property transferred ownership from Max Kitchen & Flooring Inc to Salmeron Jose C I at a price of \$659000. It was recorded on 05/21/2026 as a Grant Deed (Doc #155425).

On an unreported date, the property transferred ownership from 144431 to Salmeron Jose C I at a price of \$673168. It was recorded on 05/21/2026 as a Mortgage (Doc # Not Reported).

On 02/19/2026, the property transferred ownership from Mckenna Barbara A to Max Kitchen & Flooring Inc at a price of \$450000. It was recorded on 03/23/2026 as a Grant Deed (Doc #85894).

On an unreported date, the property transferred ownership from Amerisave Mtg Corp to Mckenna Barbara A at a price of \$374000. It was recorded on 02/08/2022 as a Mortgage (Doc # Not Reported).

On an unreported date, the property transferred ownership from Quicken Loans Inc to Mckenna Barbara A at a price of \$276000. It was recorded on 04/23/2019 as a Mortgage (Doc # Not Reported).

On 02/13/2012, the property transferred ownership from Wells Fargo Bank 2005-Pr1 to Mckenna Barbara A at a price of \$175000. It was recorded on 02/22/2012 as a Grant Deed (Doc #78105).

On an unreported date, the property transferred ownership from Catalyst Lndg Inc to Mckenna Barbara A at a price of \$140000. It was recorded on 02/22/2012 as a Mortgage (Doc # Not Reported).

On 10/12/2011, the property transferred ownership from California Reconveyance Co to Wells Fargo Bank Na 2005-Pr1 at a price of \$195000. It was recorded on 11/04/2011 as a Correction Deed (Doc #492618).

On 10/12/2011, the property transferred ownership from California Reconveyance Co to Owner Record at a price of \$195000. It was recorded on 10/20/2011 as a Trustee's Deed (Foreclosure) (Doc #462239).

On an unreported date, the property transferred ownership from Washington Mutual Bk Fa to Angeles Ausencio T at a price of \$261500. It was recorded on 11/18/2004 as a Mortgage (Doc # Not Reported).

On an unreported date, the property transferred ownership from Washington Mutual Bk Fa to Angeles Ausencio T at a price of \$104750. It was recorded on 08/14/2001 as a Mortgage (Doc # Not Reported).

On 07/01/1990, the property transferred ownership from Homestead Land to Angeles Ausencio & Nelinda at a price of \$149000. It was recorded on 08/07/1990 as a Deed (Reg) (Doc #292525).

On an unreported date, the property transferred ownership from Great Wstrn Bk to Angeles Ausencio at a price of \$120800. It was recorded on 08/07/1990 as a Mortgage (Doc # Not Reported).

The "Sale Date" data from different sources did not match:

CRMLS 05/20/2026

Black Knight05/15/2026

The "Recording Date" (05/21/2026) from the selected Sale Verification Deed was on or after the known "Sale Dates" from all data sources.

The "Apn" data from different sources did not match:

CRMLS 948382001

Black Knight948-382-001

The appraiser determined to use Black Knight for the "Apn" data.

DataMaster is not sure if the data sources reference the same property, because the "Apn" data does not appear to be consistent.

COMP #4, CRMLS #OC25270528, 40190 Paseo Del Sol, MURRIETA, CA 92562, RIVERSIDE COUNTY PARCEL #948-352-007:

On 01/23/2026, the property transferred ownership from Todorovich Thomas to Jimenez Judith S at a price of \$695000. It was recorded on 02/19/2026 as a Grant Deed (Doc #50624).

On an unreported date, the property transferred ownership from Bank Of America Na to Jimenez Judith S at a price of \$660250. It was recorded on 02/19/2026 as a Mortgage (Doc # Not Reported).

On 09/04/2025, the property transferred ownership from Yarbrough James C to Todorovich Thomas at a price of \$530000. It was recorded on 09/19/2025 as a Grant Deed (Doc #288489).

On 09/17/2025, the property transferred ownership from Todorovich Judy to Todorovich Thomas at an unreported price. It was recorded on 09/19/2025 as a Interspousal Deed Transfer (Doc #288488).

On an unreported date, the property transferred ownership from Zinc Fin'l LLC to Todorovich Thomas at a price of \$517500. It was recorded on 09/19/2025 as a Mortgage (Doc # Not Reported).

On 10/10/2024, the property transferred ownership from Yarbrough Charles E to Yarbrough James C at an unreported price. It was recorded on 10/11/2024 as a Affidavit (Doc #307821).

On 02/08/2020, the property transferred ownership from Yarbrough Charles E to Yarbrough Charles E at an unreported price. It was recorded on 02/10/2020 as a Grant Deed (Doc #63130).

On 02/08/2020, the property transferred ownership from Yarbrough Arlene to Yarbrough Charles E at an unreported price. It was recorded on 02/10/2020 as a Affidavit (Doc #62829).

On 08/16/2000, the property transferred ownership from Cal Vet to Watson Scott L & Marlo at an unreported price. It was recorded on 09/01/2000 as a Agreement Of Sale (Doc #346502).

On 12/09/1997, the property transferred ownership from Secretary Of Veterans Affairs to Yarbrough Charles E & Arlene at a price of \$138500. It was recorded on 01/27/1998 as a Deed (Reg) (Doc #28472).

On an unreported date, the property transferred ownership from Lender Seller to Yarbrough Charles E at a price of \$134800. It was recorded on 01/27/1998 as a Mortgage (Doc # Not Reported).

On an unreported date, the property transferred ownership from Interstate Plus Mtg Inc to Borrelli Joseph at a price of \$13000. It was recorded on 12/08/1993 as a Mortgage (Doc # Not Reported).

On an unreported date, the property transferred ownership from Pacific Nat'l Bk to Borrelli Joseph at a price of \$172550. It was recorded on 09/21/1993 as a Mortgage (Doc # Not Reported).

On an unreported date, the property transferred ownership from Sycamore Fin'l Grp Inc to Borrelli Joseph at a price of \$169050. It was recorded on 02/27/1992 as a Mortgage (Doc # Not Reported).

DataMaster discovered a listing that might not have a corresponding deed:

On 02/19/2026, the property sold for \$695000.00 (CRMLS).

The "Sale Date" data from different sources did not match:

CRMLS 02/19/2026

Black Knight01/23/2026

The "Recording Date" (02/19/2026) from the selected Sale Verification Deed was on or after the known "Sale Dates" from all data sources.

The "Full Bathrooms" data from different sources did not match:

THOMAS APPRAISAL COMPANY  
**COMMENT ADDENDUM**

File No. 40000RD-MRRT  
Case No.

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside State CA Zip Code 92562-5907

Lender/Client Andy Bojarski Address bojarski67@gmail.com,

CRMLS 2  
Black Knight3  
The appraiser determined to use CRMLS for the "Full Bathrooms" data.

The "Apn" data from different sources did not match:  
CRMLS 948352007  
Black Knight948-352-007  
The appraiser determined to use Black Knight for the "Apn" data.  
DataMaster is not sure if the data sources reference the same property, because the "Apn" data does not appear to be consistent.

COMP #5, CRMLS #SW25247605, 40565 Sunflower, MURRIETA, CA 92562, RIVERSIDE COUNTY PARCEL #949-456-009:

On 11/25/2025, the property transferred ownership from Barton Sean & Alyssa N to Bernal Andrea M at a price of \$660000. It was recorded on 02/17/2026 as a Grant Deed (Doc #48605).  
On 12/03/2025, the property transferred ownership from Alvarez Adalberto C to Bernal Andrea M at an unreported price. It was recorded on 02/17/2026 as a Interspousal Deed Transfer (Doc #48604).  
On an unreported date, the property transferred ownership from Ocmcb Inc to Bernal Andrea M at a price of \$561000. It was recorded on 02/17/2026 as a Mortgage (Doc # Not Reported).  
On 09/21/2021, the property transferred ownership from Klopp Mathew A & Ana C to Barton Sean & Alyssa N at a price of \$620000. It was recorded on 11/05/2021 as a Grant Deed (Doc #661644).  
On an unreported date, the property transferred ownership from Home Pt Fin'l Corp to Barton Sean at a price of \$544000. It was recorded on 11/05/2021 as a Mortgage (Doc # Not Reported).  
On an unreported date, the property transferred ownership from Home Pt Fin'l Corp to Klopp Mathew A at a price of \$449750. It was recorded on 06/29/2021 as a Mortgage (Doc # Not Reported).  
On an unreported date, the property transferred ownership from Freedom Mtg Corp to Klopp Mathew A at a price of \$452250. It was recorded on 07/21/2020 as a Mortgage (Doc # Not Reported).  
On 07/02/2019, the property transferred ownership from Hasteny R/E Hldg LLC to Klopp Mathew A & Ana C at a price of \$435000. It was recorded on 07/18/2019 as a Grant Deed (Doc #267728).  
On an unreported date, the property transferred ownership from Ditech Fin'l LLC to Klopp Mathew A at a price of \$444352. It was recorded on 07/18/2019 as a Mortgage (Doc # Not Reported).  
On 04/10/2017, the property transferred ownership from Gaye M P Family Trust to Hasteny Real Estate Holding LI at a price of \$220100. It was recorded on 05/04/2017 as a Grant Deed (Doc #177938).  
On 03/27/2017, the property transferred ownership from Cruz Mario & Maria to M P Gaye Family Trust at an unreported price. It was recorded on 04/03/2017 as a Grant Deed (Doc #132263).  
On 10/12/2004, the property transferred ownership from Fletcher Jerry J Jr to Cruz Mario & Maria at a price of \$384000. It was recorded on 10/22/2004 as a Grant Deed (Doc #839970).  
On an unreported date, the property transferred ownership from Accredited Hm Lenders to Cruz Mario at a price of \$307200. It was recorded on 10/22/2004 as a Mortgage (Doc # Not Reported).  
On an unreported date, the property transferred ownership from Accredited Hm Lenders to Cruz Mario at a price of \$76800. It was recorded on 10/22/2004 as a Mortgage (Doc # Not Reported).  
On an unreported date, the property transferred ownership from Decision One Mtg Co LLC to Fletcher Jerry J Jr at a price of \$327250. It was recorded on 08/31/2004 as a Mortgage (Doc # Not Reported).  
On 03/02/2000, the property transferred ownership from Carey Carl to Fletcher Jerry J Jr at a price of \$176500. It was recorded on 03/22/2000 as a Grant Deed (Doc #103372).

DataMaster discovered a listing that might not have a corresponding deed:  
On 02/17/2026, the property sold for \$660000.00 (CRMLS).

DataMaster discovered a listing that might not have a corresponding deed:  
On 11/05/2021, the property sold for \$620000.00 (CRMLS).

The "Address Line 1" data from different sources did not match:  
Black Knight40565 Sunflower Rd  
CRMLS 40565 Sunflower  
The appraiser determined to use CRMLS for the "Address Line 1" data.  
DataMaster is not sure if the data sources reference the same property, because the "Address Line 1" data does not appear to be consistent.

The "Sale Date" data from different sources did not match:  
CRMLS 02/17/2026  
Black Knight11/25/2025  
The "Recording Date" (02/17/2026) from the selected Sale Verification Deed was on or after the known "Sale Dates" from all data sources.

The "Total Above Grade Bedrooms" data from different sources did not match:  
Black Knight4  
CRMLS 5  
The appraiser determined to use CRMLS for the "Total Above Grade Bedrooms" data.

The "Apn" data from different sources did not match:  
Black Knight949-456-009  
CRMLS 949456009  
The appraiser determined to use Black Knight for the "Apn" data.  
DataMaster is not sure if the data sources reference the same property, because the "Apn" data does not appear to be consistent.

COMP #6, CRMLS #IV25107294, 25083 Parkcrest Drive, MURRIETA, CA 92562, RIVERSIDE COUNTY PARCEL #948-341-007:

On an unreported date, the property transferred ownership from Village Cap & Inv LLC to Rascon Hunter D at a price of \$679117. It was recorded on 05/20/2026 as a Mortgage (Doc # Not Reported).  
On 08/04/2025, the property transferred ownership from Opendoor Property Trust 1 to Rascon Hunter D & Kristin N at a price of \$642000. It was recorded on 08/06/2025 as a Grant Deed (Doc #242588).  
On an unreported date, the property transferred ownership from Neighborhood Loans Inc to Rascon Hunter D at a price of \$655803. It was recorded on 08/06/2025 as a Mortgage (Doc # Not Reported).  
On 04/15/2025, the property transferred ownership from Campbell Lucas to Opendoor Property Trust at a price of \$553500. It was recorded on 04/18/2025 as a Grant Deed (Doc #116618).  
On 04/24/2019, the property transferred ownership from Campbell Krista to Campbell Lucas W at an unreported price. It was recorded on 05/02/2019 as a Interspousal

**COMMENT ADDENDUM**File No. 40000RD-MRRT  
Case No.

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta

County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,

Deed Transfer (Doc #151400).

On an unreported date, the property transferred ownership from Usaa Fsb to Campbell Lucas W at a price of \$268600. It was recorded on 05/02/2019 as a Mortgage (Doc # Not Reported).

On an unreported date, the property transferred ownership from Usaa Fsb to Campbell Lucas W at a price of \$248830. It was recorded on 03/22/2012 as a Mortgage (Doc # Not Reported).

On 07/07/2010, the property transferred ownership from Federal Natl Mtg Assn Fnma to Campbell Lucas W at a price of \$250000. It was recorded on 08/12/2010 as a Grant Deed (Doc #380497).

On an unreported date, the property transferred ownership from Usaa Fsb to Campbell Lucas W at a price of \$250000. It was recorded on 08/12/2010 as a Mortgage (Doc # Not Reported).

On 03/04/2010, the property transferred ownership from Recontrust Co Na to Federal Natl Mtg Assn Fnma at a price of \$397974. It was recorded on 03/11/2010 as a Trustee's Deed (Foreclosure) (Doc #112258).

On an unreported date, the property transferred ownership from Countrywide Hm Lns Inc to Prado Denis at a price of \$18000. It was recorded on 03/01/2007 as a Mortgage (Doc # Not Reported).

On an unreported date, the property transferred ownership from Countrywide Hm Lns Inc to Prado Denis at a price of \$348000. It was recorded on 02/28/2007 as a Mortgage (Doc # Not Reported).

On an unreported date, the property transferred ownership from Washington Mutual Bk Fa to Prado Denis Y at a price of \$39000. It was recorded on 04/19/2006 as a Mortgage (Doc # Not Reported).

On 02/01/2006, the property transferred ownership from Novastar Mortgage Inc to Prado Denis Y at a price of \$391000. It was recorded on 02/28/2006 as a Grant Deed (Doc #143182).

On an unreported date, the property transferred ownership from Owner Record to Owner Record at an unreported price. It was recorded on 11/01/2005 as a Deed (Reg) (Doc #931141).

On 05/21/2004, the property transferred ownership from Modica Shane to Modica Michelle at an unreported price. It was recorded on 06/17/2004 as a Interspousal Deed Transfer (Doc #465594).

DataMaster discovered a listing that might not have a corresponding deed:

On 08/12/2010, the property sold for \$250000.00 (CRMLS).

DataMaster discovered a listing that might not have a corresponding deed:

On 03/01/2006, the property sold for \$391000.00 (CRMLS).

DataMaster discovered a listing that might not have a corresponding deed:

On 09/22/2003, the property sold for \$304000.00 (CRMLS).

The "Address Line 1" data from different sources did not match:

CRMLS 25083 Parkcrest Drive

Black Knight25083 Parkcrest Dr

The appraiser determined to use CRMLS for the "Address Line 1" data.

DataMaster is not sure if the data sources reference the same property, because the "Address Line 1" data does not appear to be consistent.

The "Sale Date" data from different sources did not match:

CRMLS 08/06/2025

Black Knight08/04/2025

The "Recording Date" (08/06/2025) from the selected Sale Verification Deed was on or after the known "Sale Dates" from all data sources.

The "Total Above Grade Bedrooms" data from different sources did not match:

CRMLS 3

Black Knight4

The appraiser determined to use CRMLS for the "Total Above Grade Bedrooms" data.

The "Apn" data from different sources did not match:

CRMLS 948341007

Black Knight948-341-007

The appraiser determined to use Black Knight for the "Apn" data.

DataMaster is not sure if the data sources reference the same property, because the "Apn" data does not appear to be consistent.

COMP #7, CRMLS #SW25128167, 25213 Via Las Lomas, MURRIETA, CA 92562, RIVERSIDE COUNTY PARCEL #948-352-025:

On 07/18/2025, the property transferred ownership from Bitar Michael N to Salazar Alma C at a price of \$660000. It was recorded on 07/31/2025 as a Grant Deed (Doc #236760).

On an unreported date, the property transferred ownership from United Wholesale Mtg to Salazar Alma C at a price of \$648045. It was recorded on 07/31/2025 as a Mortgage (Doc # Not Reported).

On 05/23/2023, the property transferred ownership from Guan-Liu Living Trust to Bitar Michael N at a price of \$615000. It was recorded on 05/31/2023 as a Grant Deed (Doc #155883).

On 04/27/2017, the property transferred ownership from Liu Ruiheng to Guan-Liu Living Trust at an unreported price. It was recorded on 06/09/2017 as a Grant Deed (Doc #231288).

On 03/25/2014, the property transferred ownership from Trevino Dani-Lynn to Liu Ruihen at a price of \$283000. It was recorded on 04/10/2014 as a Grant Deed (Doc #131130).

On 09/24/2010, the property transferred ownership from Trevino Richard to Trevino Dani-Lynn at an unreported price. It was recorded on 10/19/2010 as a Interspousal Deed Transfer (Doc #499366).

On 03/17/2009, the property transferred ownership from Burrow James L &amp; Retha M to Trevino Richard &amp; Dani-Lynn at a price of \$200000. It was recorded on 04/02/2009 as a Grant Deed (Doc #162010).

On an unreported date, the property transferred ownership from Private Individual to Trevino Richard at a price of \$200000. It was recorded on 04/02/2009 as a Mortgage (Doc # Not Reported).

On 02/01/1999, the property transferred ownership from Burrow James L &amp; Retha M to Burrow James L &amp; Retha M at an unreported price. It was recorded on 03/02/1999 as a Quit Claim Deed (Doc #83168).

On an unreported date, the property transferred ownership from Fed Hm Ln Mtg Corp to Burrow James L &amp; Retha Mae at a price of \$131000. It was recorded on 09/28/1995 as a Corporation Grant Deed (Doc #326013).

On an unreported date, the property transferred ownership from an unreported seller to Vallejo Ignacio C at a price of \$85300. It was recorded on 09/21/1989 as a Mortgage (Doc # Not Reported).

The "Sale Date" data from different sources did not match:

CRMLS 07/31/2025

Black Knight07/18/2025

The "Recording Date" (07/31/2025) from the selected Sale Verification Deed was on or after the known "Sale Dates" from all data sources.

THOMAS APPRAISAL COMPANY  
**COMMENT ADDENDUM**

File No. 40000RD-MRRT  
Case No.

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside State CA Zip Code 92562-5907

Lender/Client Andy Bojarski Address bojarski67@gmail.com,

The "Total Above Grade Bedrooms" data from different sources did not match:

Black Knight5

CRMLS 4

The appraiser determined to use CRMLS for the "Total Above Grade Bedrooms" data.

The "Full Bathrooms" data from different sources did not match:

Black Knight3

CRMLS 2

The appraiser determined to use CRMLS for the "Full Bathrooms" data.

The "Apn" data from different sources did not match:

Black Knight948-352-025

CRMLS 948352025

The appraiser determined to use Black Knight for the "Apn" data.

DataMaster is not sure if the data sources reference the same property, because the "Apn" data does not appear to be consistent.

COMP #8, CRMLS #SW25113689, 24701 New Haven Drive, MURRIETA, CA 92562, RIVERSIDE COUNTY PARCEL #948-123-011:

On an unreported date, the property transferred ownership from Farmers Bk&Tr to Papa Dillon at a price of \$550779. It was recorded on 12/17/2025 as a Mortgage (Doc # Not Reported).

On 06/11/2025, the property transferred ownership from Holderman Halie N to Papa Dillon & Hannagail at a price of \$615000. It was recorded on 06/27/2025 as a Grant Deed (Doc #196975).

On an unreported date, the property transferred ownership from 145406 to Papa Dillon at a price of \$552670. It was recorded on 06/27/2025 as a Mortgage (Doc # Not Reported).

On 02/17/2023, the property transferred ownership from Lee Robert Y to Holderman Halie N at a price of \$570000. It was recorded on 03/03/2023 as a Grant Deed (Doc #62409).

On an unreported date, the property transferred ownership from United Wholesale Mtg to Holderman Halie N at a price of \$583110. It was recorded on 03/03/2023 as a Mortgage (Doc # Not Reported).

On an unreported date, the property transferred ownership from Quicken Lns to Lee Robert Y at a price of \$397593. It was recorded on 04/15/2021 as a Mortgage (Doc # Not Reported).

On an unreported date, the property transferred ownership from Caliber Hm Loans to Lee Robert Y at a price of \$398859. It was recorded on 04/30/2020 as a Mortgage (Doc # Not Reported).

On 06/27/2018, the property transferred ownership from Crabill Bryan R & Kerry L to Lee Robert Y at a price of \$390000. It was recorded on 07/30/2018 as a Grant Deed (Doc #304949).

On an unreported date, the property transferred ownership from Jmac Lending to Lee Robert Y at a price of \$398282. It was recorded on 07/30/2018 as a Mortgage (Doc # Not Reported).

On an unreported date, the property transferred ownership from Resource Lenders Inc to Crabill Bryan R at a price of \$144000. It was recorded on 04/07/2016 as a Mortgage (Doc # Not Reported).

On an unreported date, the property transferred ownership from Jp Morgan Chase Bk to Crabill Bryan R at a price of \$160531. It was recorded on 03/24/2011 as a Mortgage (Doc # Not Reported).

On 01/26/2004, the property transferred ownership from Marx Kerry L to Crabill Bryan R & Kerry L at an unreported price. It was recorded on 02/05/2004 as a Grant Deed (Doc #84351).

On 09/27/2001, the property transferred ownership from Marx Kerry L to Marx Kerry L at an unreported price. It was recorded on 11/07/2001 as a Grant Deed (Doc #552102).

On 09/27/2001, the property transferred ownership from Marx Kerry L to Marx Kerry L at an unreported price. It was recorded on 09/28/2001 as a Grant Deed (Doc #471978).

On 09/27/2001, the property transferred ownership from Marx Eric J to Marx Kerry L at an unreported price. It was recorded on 09/28/2001 as a Affidavit (Doc #471977).

On 11/19/1997, the property transferred ownership from Secretary Of Veteran Affairs to Marx Eric J & Kerry L at a price of \$116500. It was recorded on 11/25/1997 as a Deed (Reg) (Doc #434817).

DataMaster discovered a listing that might not have a corresponding deed:

On 07/30/2018, the property sold for \$389900.00 (CRMLS).

The "Address Line 1" data from different sources did not match:

Black Knight24701 New Haven Dr

CRMLS 24701 New Haven Drive

The appraiser determined to use CRMLS for the "Address Line 1" data.

DataMaster is not sure if the data sources reference the same property, because the "Address Line 1" data does not appear to be consistent.

The "Sale Date" data from different sources did not match:

CRMLS 06/27/2025

Black Knight06/11/2025

The "Recording Date" (06/27/2025) from the selected Sale Verification Deed was on or after the known "Sale Dates" from all data sources.

The "Apn" data from different sources did not match:

Black Knight948-123-011

CRMLS 948123011

The appraiser determined to use Black Knight for the "Apn" data.

DataMaster is not sure if the data sources reference the same property, because the "Apn" data does not appear to be consistent.

COMP #9, CRMLS #SW26116410, 39979 Fairwood Circle, MURRIETA, CA 92562, RIVERSIDE COUNTY PARCEL #948-191-023:

On an unreported date, the property transferred ownership from Phh Mtg Corp to Tarnow Daniel J II at a price of \$3771. It was recorded on 10/21/2025 as a Mortgage (Doc # Not Reported).

On 08/03/2022, the property transferred ownership from Cory Zane E to Johntarnow Daniel J II at a price of \$615000. It was recorded on 08/29/2022 as a Grant Deed (Doc #375823).

On an unreported date, the property transferred ownership from Nations Direct Mtg LLC to Johntarnow Daniel J II at a price of \$629145. It was recorded on 08/29/2022 as a Mortgage (Doc # Not Reported).

On 12/21/2018, the property transferred ownership from Strong T E & M M L/Tr to Strong Thomas E & Mona M at an unreported price. It was recorded on 01/04/2019 as a Grant Deed (Doc #3942).

On an unreported date, the property transferred ownership from Ladera Lndg LLC to Strong Thomas E at a price of \$349154. It was recorded on 01/04/2019 as a Mortgage (Doc # Not Reported).

On an unreported date, the property transferred ownership from Sierra Pacific Mtg Co to Aguirre Andrew S at a price of \$401000. It was recorded on 09/08/2006 as a Mortgage (Doc # Not Reported).

**COMMENT ADDENDUM**File No. 40000RD-MRRT  
Case No.**Borrower**

Property Address 40000 Ravenwood Dr

City Murrieta

County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,

On an unreported date, the property transferred ownership from National Cty Bk to Cory Zane E Jr at a price of \$46550. It was recorded on 07/13/2004 as a Mortgage (Doc # Not Reported).

On an unreported date, the property transferred ownership from First Nic Fin'l Svcs LLC to Cory Zane E Jr at a price of \$329000. It was recorded on 01/05/2004 as a Mortgage (Doc # Not Reported).

On 02/05/2003, the property transferred ownership from Gonsalves Trust to Cory Zane E Jr at a price of \$294500. It was recorded on 03/05/2003 as a Grant Deed (Doc #153046).

On an unreported date, the property transferred ownership from Expanded Mtg Credit to Cory Zane E Jr at a price of \$265050. It was recorded on 03/05/2003 as a Mortgage (Doc # Not Reported).

On 06/21/2002, the property transferred ownership from Sullivan James & June L to Gonsalves Trust at a price of \$270000. It was recorded on 07/10/2002 as a Grant Deed (Doc #378831).

On an unreported date, the property transferred ownership from Bank Of America to Gonsalves Trust at a price of \$170000. It was recorded on 07/10/2002 as a Mortgage (Doc # Not Reported).

DataMaster discovered a listing that might not have a corresponding deed:

On 08/29/2022, the property sold for \$615000.00 (CRMLS).

DataMaster discovered a listing that might not have a corresponding deed:

On 03/05/2003, the property sold for \$294500.00 (CRMLS).

The "Address Line 1" data from different sources did not match:

CRMLS 39979 Fairwood Circle

Black Knight39979 Fairwood Cir

The appraiser determined to use CRMLS for the "Address Line 1" data.

DataMaster is not sure if the data sources reference the same property, because the "Address Line 1" data does not appear to be consistent.

The "Apn" data from different sources did not match:

CRMLS 948191023

Black Knight948-191-023

The appraiser determined to use Black Knight for the "Apn" data.

DataMaster is not sure if the data sources reference the same property, because the "Apn" data does not appear to be consistent.

PLAT MAP

Borrower

Property Address 40000 Ravenwood Dr

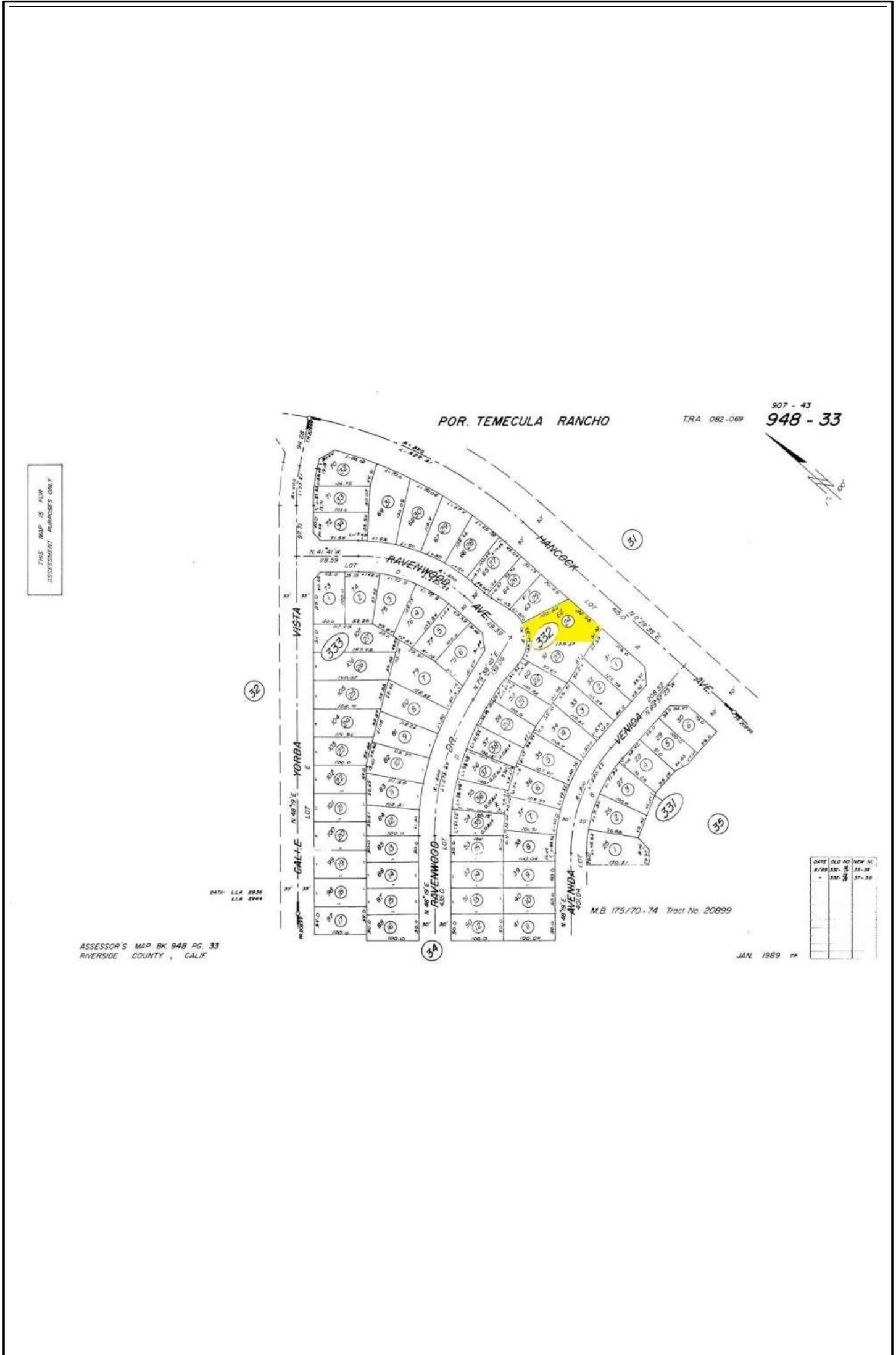
City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

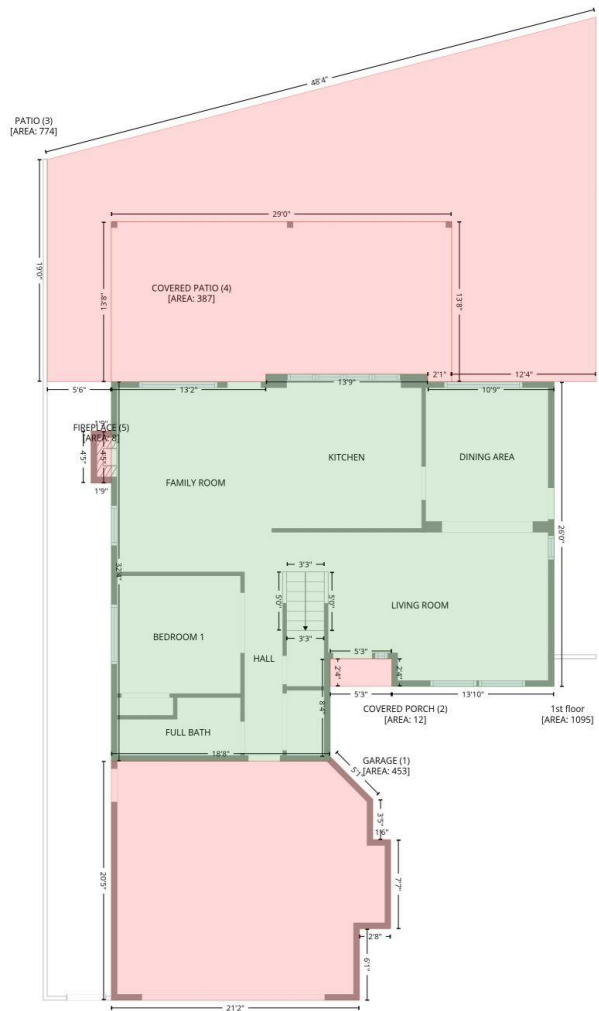
Lender/Client Andy Bojarski

Address bojarski67@gmail.com,

**40000 Ravenwood Drive, Murrieta, Riverside County, California, United States, 92562**

Gross Living Area: 2097 sq. ft

**Level 1**



Space	Area (sq. ft)	Calculation
1st floor (Living area)	1095	Coordinate Polygon Area Algorithm using inches $-\left((425.4 + 425.4) * (271 - 278.8) + (425.4 + 554.7) * (278.8 - 278.8) + (554.7 + 554.7) * (278.8 - 590.5) + (554.7 + 388.8) * (590.5 - 590.5) + (388.8 + 388.8) * (590.5 - 562.1) + (388.8 + 325.8) * (562.1 - 562.1) + (325.8 + 325.8) * (562.1 - 662.1) + (325.8 + 326.7) * (662.1 - 663) + (326.7 + 325.8) * (663 - 663.8) + (325.8 + 325.8) * (663.8 - 667.1) + (325.8 + 102.2) * (667.1 - 667.1) + (102.2 + 102.2) * (667.1 - 278.8) + (102.2 + 260.1) * (278.8 - 278.8) + (260.1 + 260.1) * (278.8 - 271) + (260.1 + 425.4) * (271 - 271)\right) * 0.5 * 0.00694$

Report generated on Mon, 15 Jun 2026 10:08:37 GMT.  
 Measurements and calculations are deemed highly reliable, but not guaranteed.

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside State CA Zip Code 92562-5907

Lender/Client Andy Bojarski Address bojarski67@gmail.com,

**40000 Ravenwood Drive, Murrieta, Riverside County, California, United States, 92562**

Gross Living Area: 2097 sq. ft

**Level 1**

Space	Area (sq. ft)	Calculation <small>Coordinate Polygon Area Algorithm using inches</small>
GARAGE (Non-living area)	453	$-\left((326.7 + 369.4) * (663 - 706) + (369.4 + 369.4) * (706 - 747.3) + (369.4 + 387.7) * (747.3 - 747.3) + (387.7 + 387.7) * (747.3 - 838.4) + (387.7 + 355.7) * (838.4 - 838.4) + (355.7 + 355.7) * (838.4 - 911.7) + (355.7 + 102.2) * (911.7 - 911.7) + (102.2 + 102.2) * (911.7 - 667.1) + (102.2 + 108.2) * (667.1 - 667.1) + (108.2 + 322.4) * (667.1 - 667.2) + (322.4 + 322.4) * (667.2 - 667.1) + (322.4 + 325.8) * (667.1 - 667.1) + (325.8 + 325.8) * (667.1 - 663.8) + (325.8 + 326.7) * (663.8 - 663)\right) * 0.5 * 0.00694$
COVERED PORCH (Non-living area)	12	$-\left((388.8 + 388.8) * (562.1 - 590.5) + (388.8 + 325.8) * (590.5 - 590.5) + (325.8 + 325.8) * (590.5 - 562.1) + (325.8 + 388.8) * (562.1 - 562.1)\right) * 0.5 * 0.00694$
PATIO (Non-living area)	774	$-\left((597.5 + 597.5) * (-94.5 - 278.8) + (597.5 + 450) * (278.8 - 278.8) + (450 + 450) * (278.8 - 114.9) + (450 + 102.2) * (114.9 - 114.9) + (102.2 + 102.2) * (114.9 - 278.8) + (102.2 + 36.6) * (278.8 - 278.8) + (36.6 + 36.6) * (278.8 - 51.3) + (36.6 + 597.5) * (51.3 - -94.5)\right) * 0.5 * 0.00694$
COVERED PATIO (Non-living area)	387	$-\left((450 + 450) * (114.9 - 278.8) + (450 + 425.4) * (278.8 - 278.8) + (425.4 + 425.4) * (278.8 - 271) + (425.4 + 260.1) * (271 - 271) + (260.1 + 260.1) * (271 - 278.8) + (260.1 + 102.2) * (278.8 - 278.8) + (102.2 + 102.2) * (278.8 - 114.9) + (102.2 + 450) * (114.9 - 114.9)\right) * 0.5 * 0.00694$
FIREPLACE (Non-living area)	8	$-\left((102.2 + 102.2) * (329.2 - 382.3) + (102.2 + 81.4) * (382.3 - 382.3) + (81.4 + 81.4) * (382.3 - 329.2) + (81.4 + 102.2) * (329.2 - 329.2)\right) * 0.5 * 0.00694$

Report generated on Mon, 15 Jun 2026 10:08:37 GMT.  
Measurements and calculations are deemed highly reliable, but not guaranteed.

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,

**40000 Ravenwood Drive, Murrieta, Riverside County, California, United States, 92562**

Gross Living Area: 2097 sq. ft

**Level 2**



Space	Area (sq. ft)	Calculation <small>Coordinate Polygon Area Algorithm using inches</small>
2nd floor (Living area)	1002	$-\left((425.4 + 425.4) * (278.8 - 426.8) + (425.4 + 419.4) * (426.8 - 432.8) + (419.4 + 281.3) * (432.8 - 432.8) + (281.3 + 281.3) * (432.8 - 473.3) + (281.3 + 323.8) * (473.3 - 473.3) + (323.8 + 323.8) * (473.3 - 567.6) + (323.8 + 325.8) * (567.6 - 573.6) + (325.8 + 325.8) * (573.6 - 662.1) + (325.8 + 369.4) * (662.1 - 706) + (369.4 + 369.4) * (706 - 838.4) + (369.4 + 225.3) * (838.4 - 838.4) + (225.3 + 225.3) * (838.4 - 831.4) + (225.3 + 102.2) * (831.4 - 831.7) + (102.2 + 102.2) * (831.7 - 278.8) + (102.2 + 425.4) * (278.8 - 278.8)) * 0.5 * 0.00694$

Report generated on Mon, 15 Jun 2026 10:08:37 GMT.  
Measurements and calculations are deemed highly reliable, but not guaranteed.

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside State CA Zip Code 92562-5907

Lender/Client Andy Bojarski Address bojarski67@gmail.com,

**40000 Ravenwood Drive, Murrieta, Riverside County, California, United States, 92562**

Gross Living Area: 2097 sq. ft

**Level 2**

Space	Area (sq. ft)	Calculation <small>Coordinate Polygon Area Algorithm using inches</small>
BALCONY (Non-living area)	82	$-\left((260.1 + 260.1) * (201.9 - 278.8) + (260.1 + 106.2) * (278.8 - 278.8) + (106.2 + 106.2) * (278.8 - 201.9) + (106.2 + 260.1) * (201.9 - 201.9)\right) * 0.5 * 0.00694$
OPEN TO BELOW (Non-living area)	263	$-\left((554.7 + 554.7) * (426.8 - 590.5) + (554.7 + 388.8) * (590.5 - 590.5) + (388.8 + 388.8) * (590.5 - 573.6) + (388.8 + 325.8) * (573.6 - 573.6) + (325.8 + 323.8) * (573.6 - 567.6) + (323.8 + 323.8) * (567.6 - 473.3) + (323.8 + 281.3) * (473.3 - 473.3) + (281.3 + 281.3) * (473.3 - 432.8) + (281.3 + 419.4) * (432.8 - 432.8) + (419.4 + 425.4) * (432.8 - 426.8) + (425.4 + 554.7) * (426.8 - 426.8)\right) * 0.5 * 0.00694$

Report generated on Mon, 15 Jun 2026 10:08:37 GMT.  
Measurements and calculations are deemed highly reliable, but not guaranteed.

SKETCH ADDENDUM

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

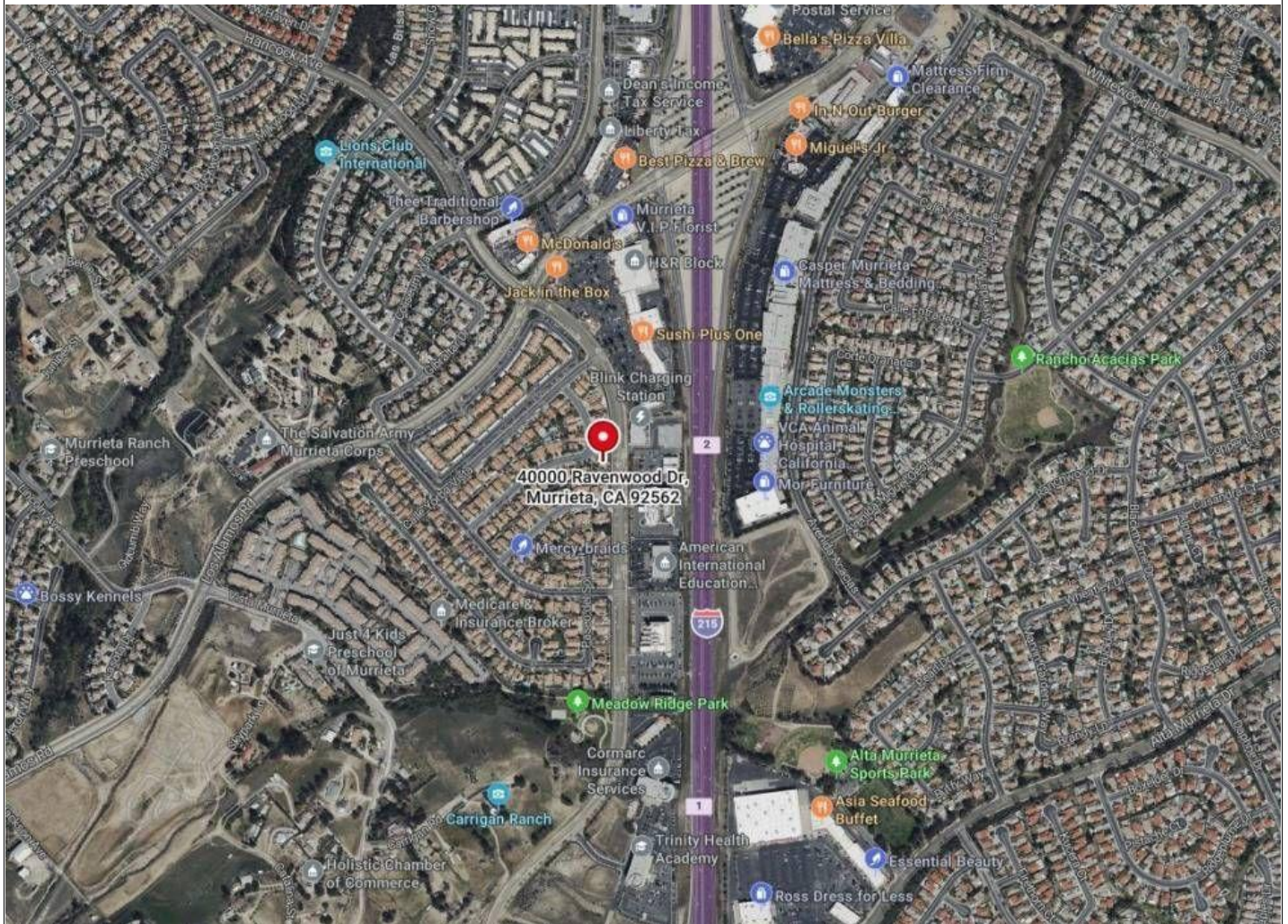
Address bojarski67@gmail.com,



**Total GLA: 2097 sq. ft | Total: 3813 sq. ft**  
 1st floor: 1095 sq. ft (Excluded areas 1634 sq. ft)  
 2nd floor: 1002 sq. ft (Excluded areas 345 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Borrower \_\_\_\_\_  
Property Address 40000 Ravenwood Dr \_\_\_\_\_  
City Murrieta County Riverside State CA Zip Code 92562-5907  
Lender/Client Andy Bojarski Address bojarski67@gmail.com, \_\_\_\_\_



Borrower

Property Address 40000 Ravenwood Dr

City Murrieta

County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



REALIST

APN 948-332-024 | CLIP 9565006816

📍 40000 Ravenwood Dr, Murrieta, CA 92562-5907, Riverside County

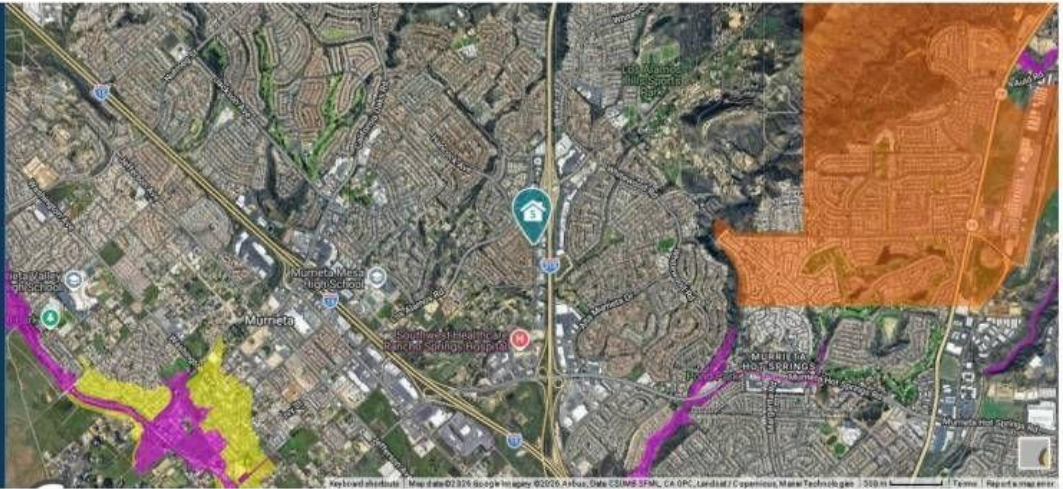
**STANDARD FLOOD MAP**

Flood Zone Determination

**OUT**

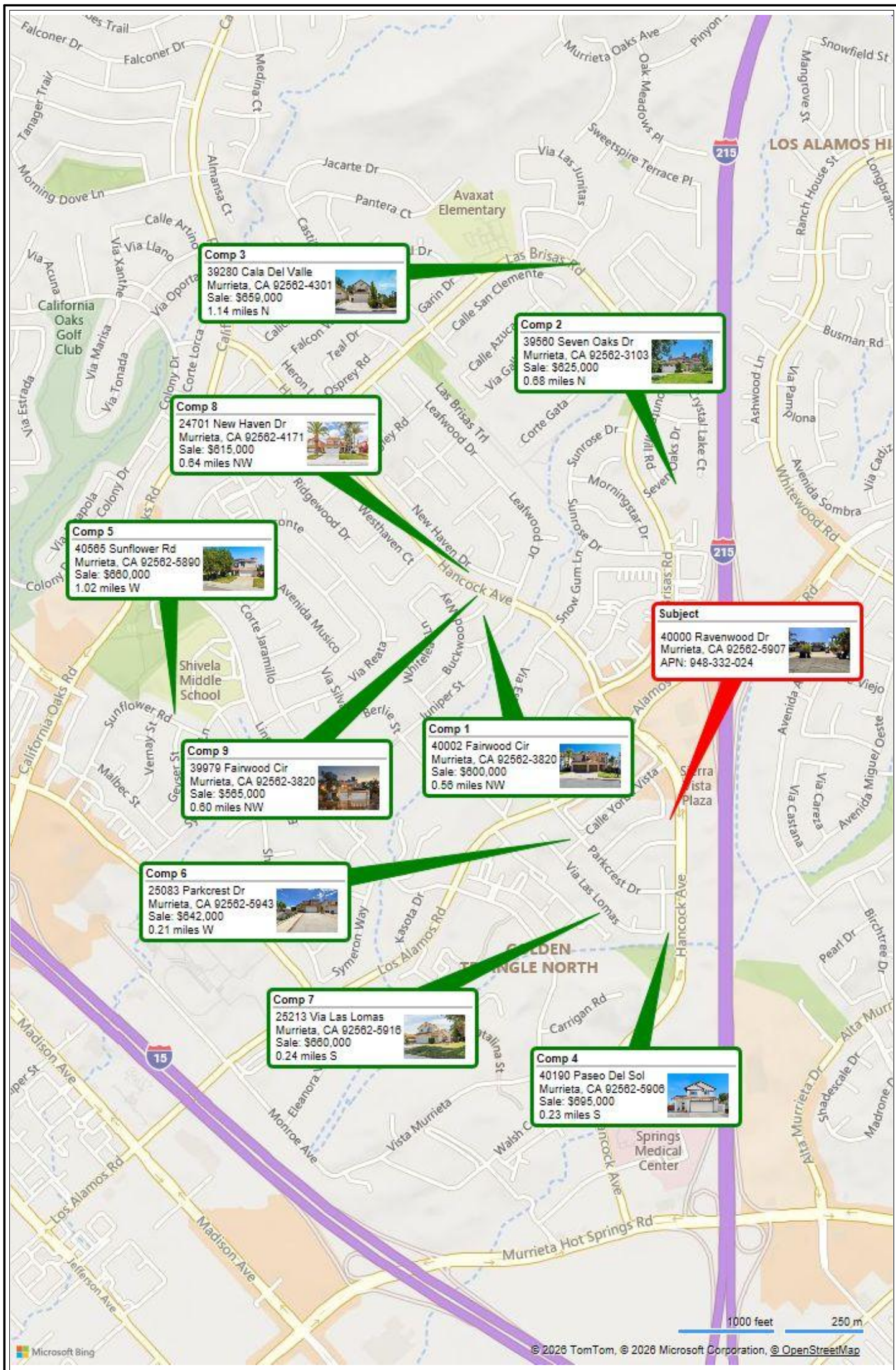
Flood Zone Legend

- X500 or B Zone
- A Zone
- V Zone
- D Zone
- ▭ Floodway
- ▭ Coastal Barrier Resource Area
- 🏠 Subject Property



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	-1
Community Number - Map Panel & Suffix	060751-2710H
Flood Zone Code	X
Panel Date	September, 12, 2024
County	Riverside
Original Panel Firm Date	April, 15, 1980
FIPS Code	06065
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Murrieta, City Of
Letter of Map Amendment (LOMA)	N/A

Borrower \_\_\_\_\_  
 Property Address 40000 Ravenwood Dr \_\_\_\_\_  
 City Murrieta County Riverside State CA Zip Code 92562-5907  
 Lender/Client Andy Bojarski Address bojarski67@gmail.com, \_\_\_\_\_



THOMAS APPRAISAL COMPANY  
**SUBJECT PHOTO ADDENDUM**

File No. 40000RD-MRRT  
Case No.

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,

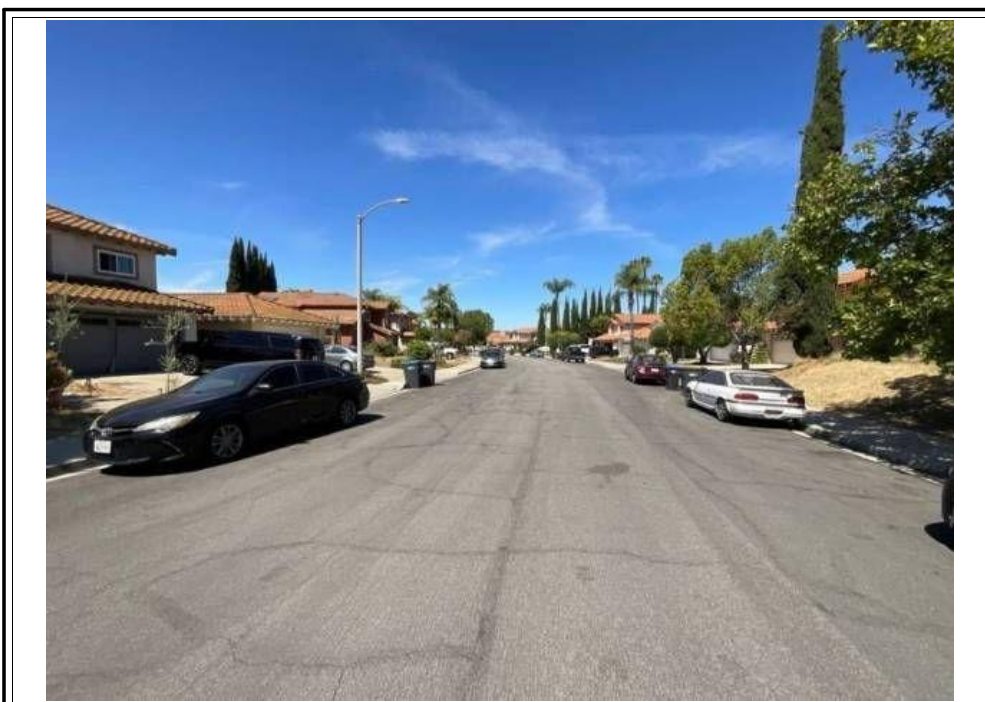


**FRONT OF  
SUBJECT PROPERTY**

40000 Ravenwood Dr  
Murrieta, CA 92562-5907



**REAR OF  
SUBJECT PROPERTY**



**STREET SCENE**

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta

County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



STREET VIEW



STREET VIEW



SIDE VIEW

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



ENTRY DOOR



LANDSCAPE



COVERED PORCH

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

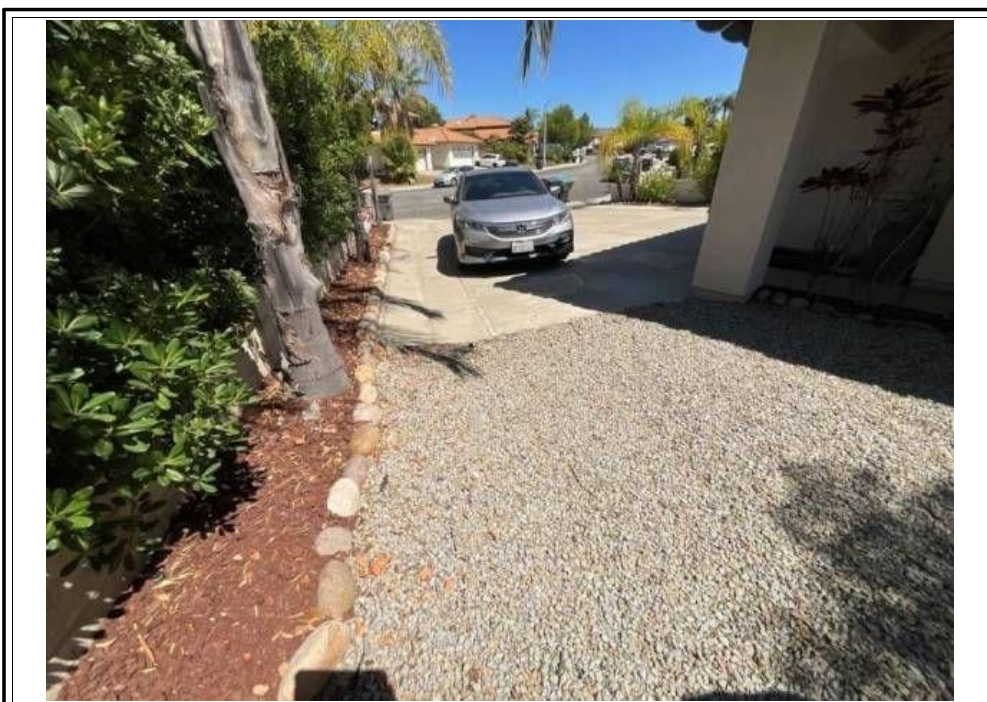
Address bojarski67@gmail.com,



WATER LINE



FENCE WITH TRAILER ACCESS



DRIVEWAY

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



HARDSCAPE



SIDE VIEW



EXTERIOR LIGHT FIXTURE

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



GARAGE



EPOXY FLOOR



IRON GATE

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

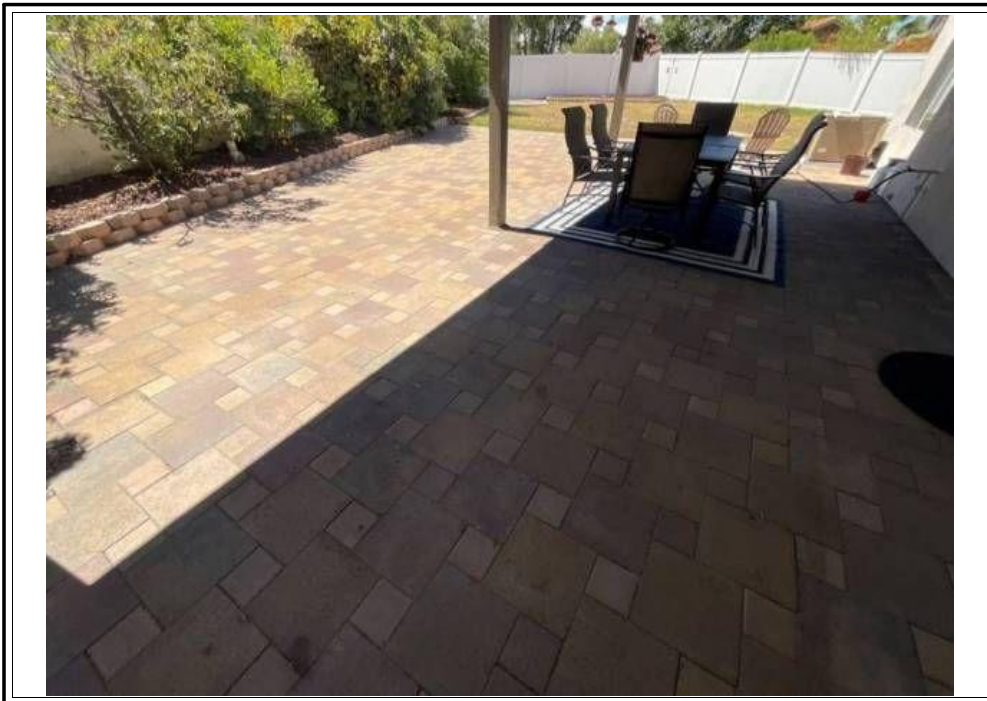
Zip Code 92562-5907

Lender/Client Andy Bojarski

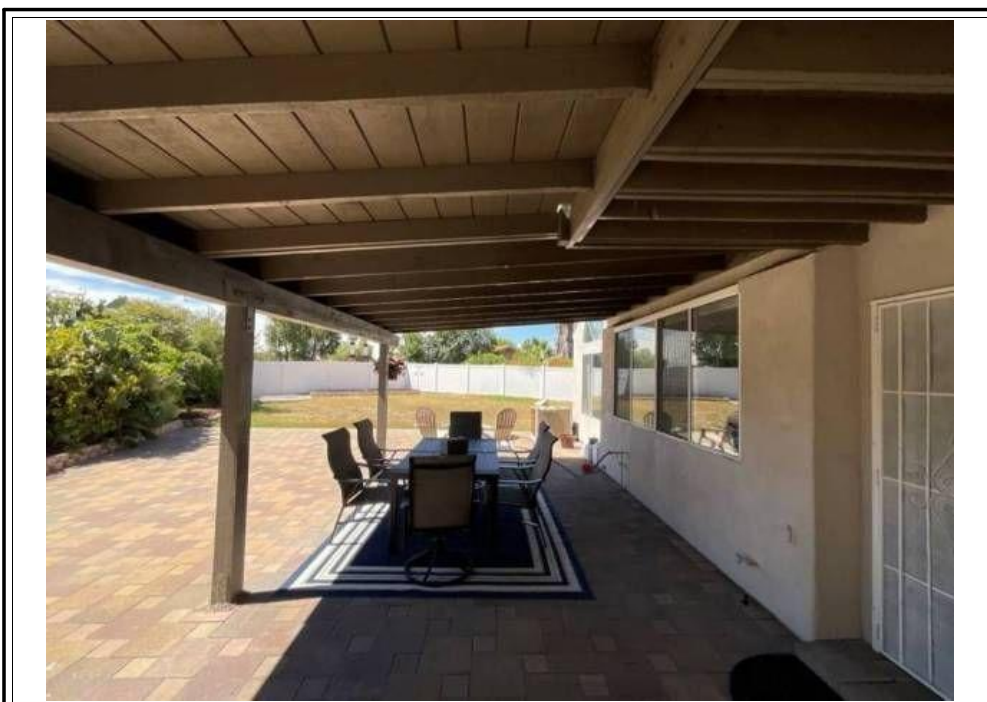
Address bojarski67@gmail.com,



WALL ART



BRICK PATIO



COVERED PATIO

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



REAR VIEW



VINYL FENCE



VINYL FENCE

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



GAS METER



ELECTRICAL METER



EXTERIOR LIGHT FIXTURE

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

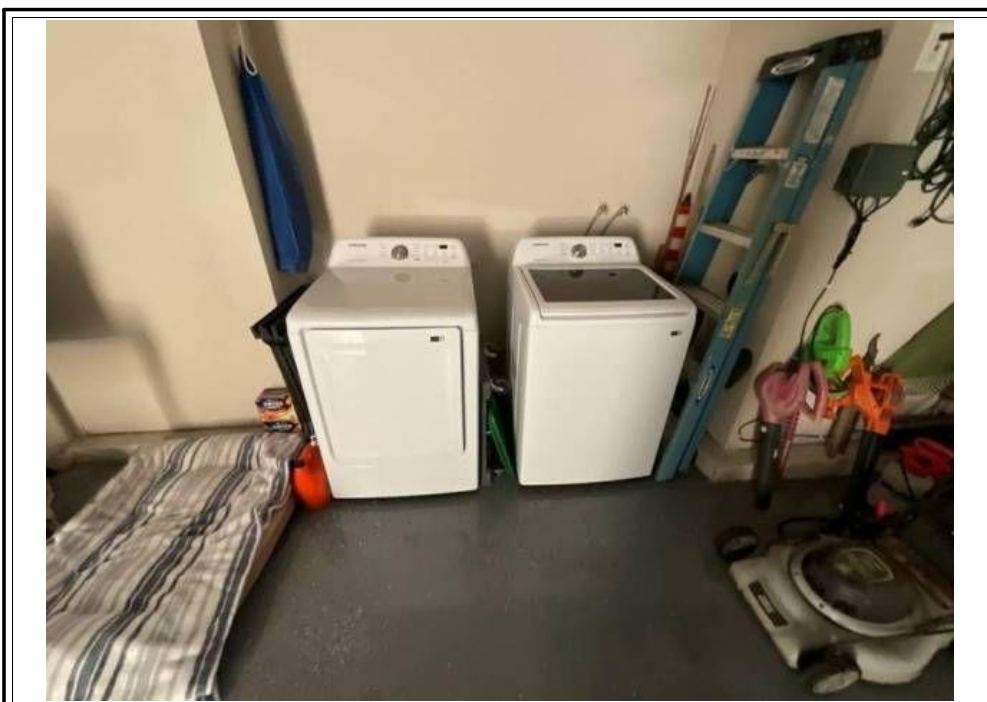
Address bojarski67@gmail.com,



GARAGE  
AUTOMATIC GARAGE DOOR OPENER



EPOXY FLOORS



LAUNDRY AREA

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



COVERED PATIO



COVERED PATIO



REAR VIEW

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



GAS LINE



REAR VIEW



REAR VIEW

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



PATIO SLAB



SIDE VIEW



SIDE VIEW

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



REAR VIEW



CAC



LANDSCAPE

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

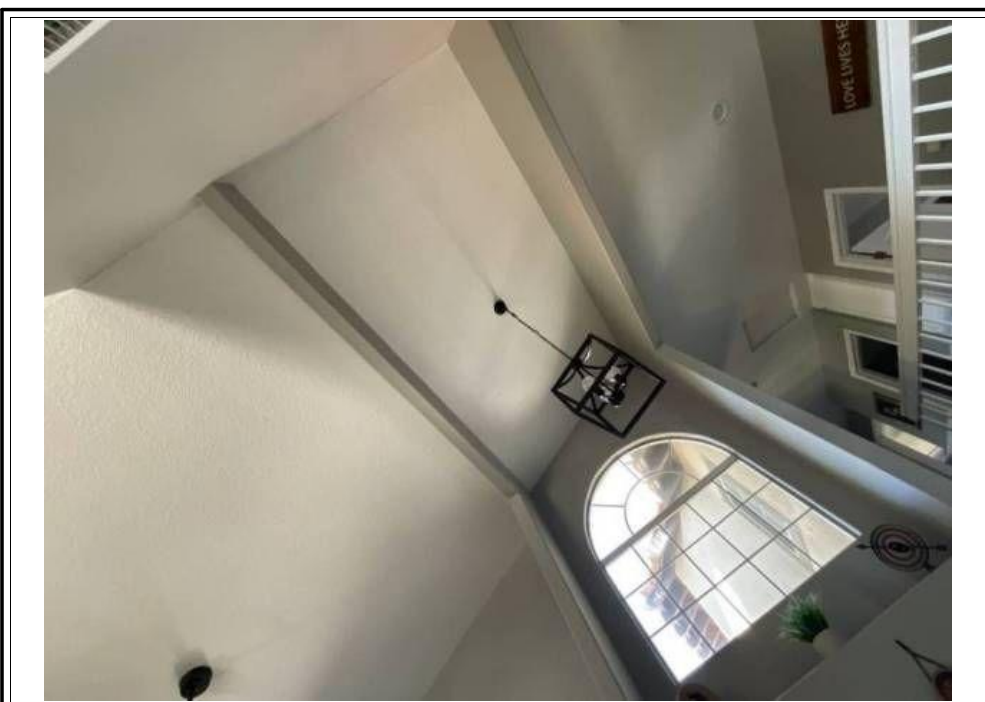
Address bojarski67@gmail.com,



LIVING ROOM



LIVING ROOM  
CEILING FAN



LIGHT FIXTURES

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

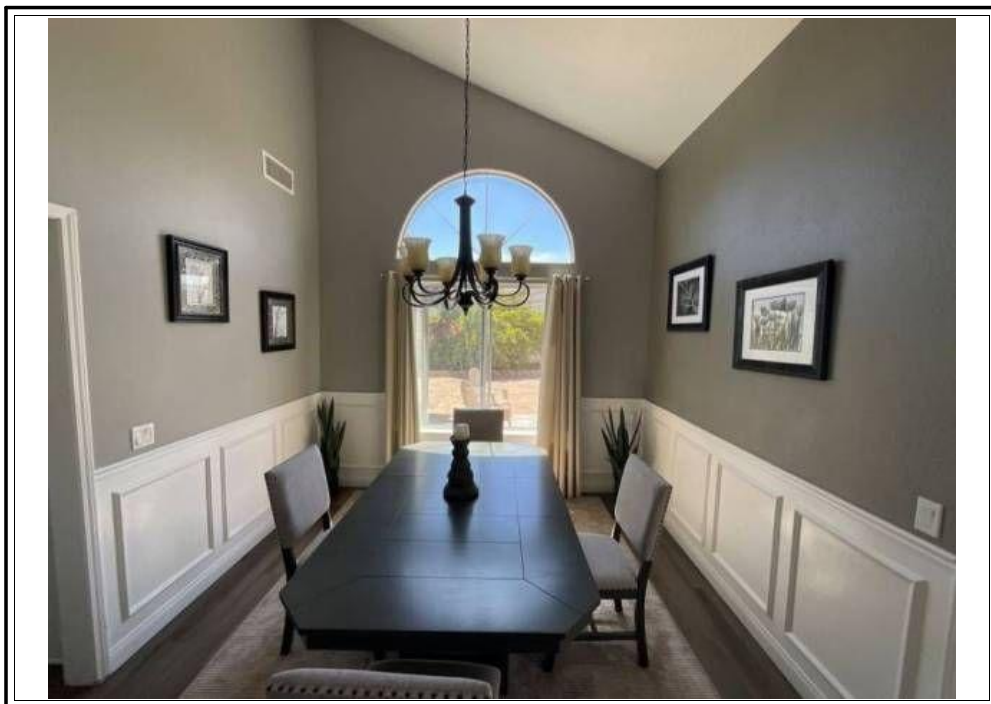
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Lender/Client Andy Bojarski

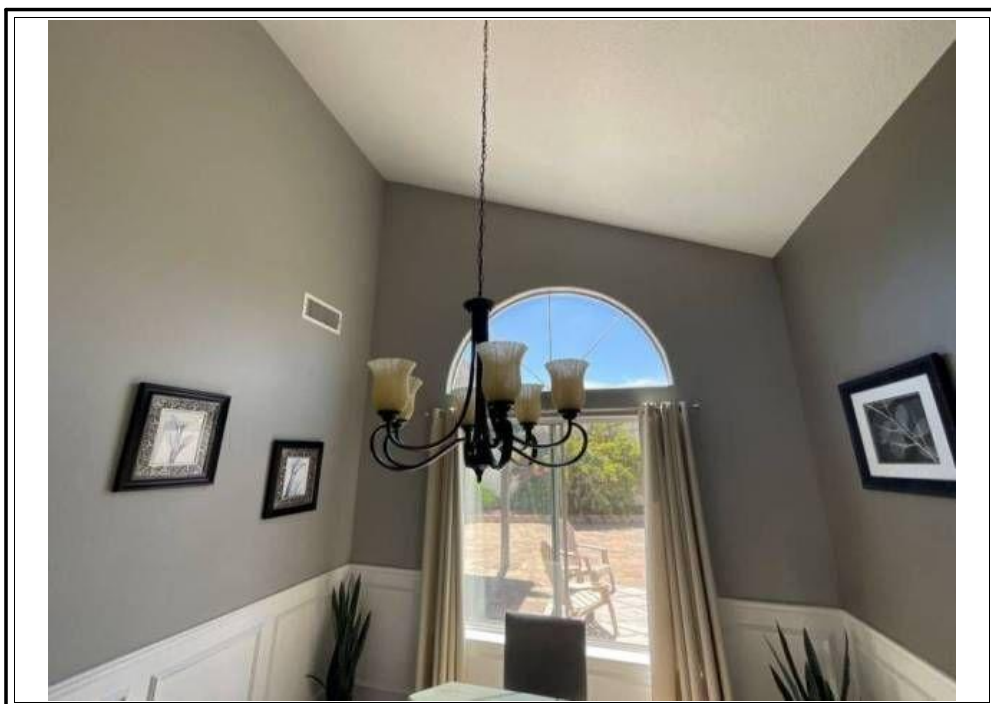
Address bojarski67@gmail.com,



DINING ROOM



DINING ROOM



DINING ROOM  
LIGHT FIXTURES

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



WOOD FLOORS  
UPGRADED CARPENTRY



WOOD FLOORS



KITCHEN  
STOVE/MICROWAVE

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



KITCHEN  
SINK/DISHWASHER



KITCHEN  
RECESSED LIGHTING



KITCHEN  
GARBAGE DISPOSAL

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



KITCHEN  
SINK



KITCHEN  
DISHWASHER



KITCHEN

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



KITCHEN



FAMILY ROOM  
FIREPLACE



FAMILY ROOM  
GAS LINE

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



WOOD FLOORS  
UPGRADED BASEBOARDS



FAMILY ROOM



CARBON MONOXIDE MONITOR  
THERMOSTAT

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

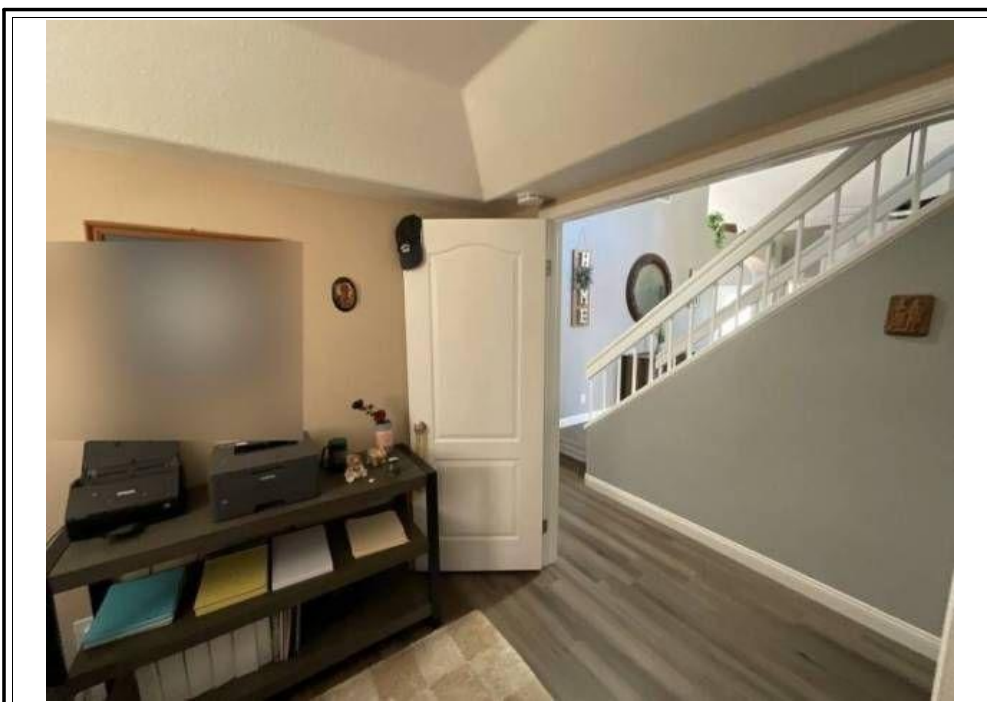
Address bojarski67@gmail.com,



BEDROOM 1



BEDROOM 1 CLOSET



BEDROOM 1

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



FWA



WATER HEATER - DOUBLE STRAPPED



BATHROOM 1  
SINK/STOOL

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



BATHROOM 1  
BATHROOM VANITY AND SINK AREA



BATHROOM 1



BATHROOM 1  
BATHROOM SHOWER HEAD

Borrower

Property Address 40000 Ravenwood Dr

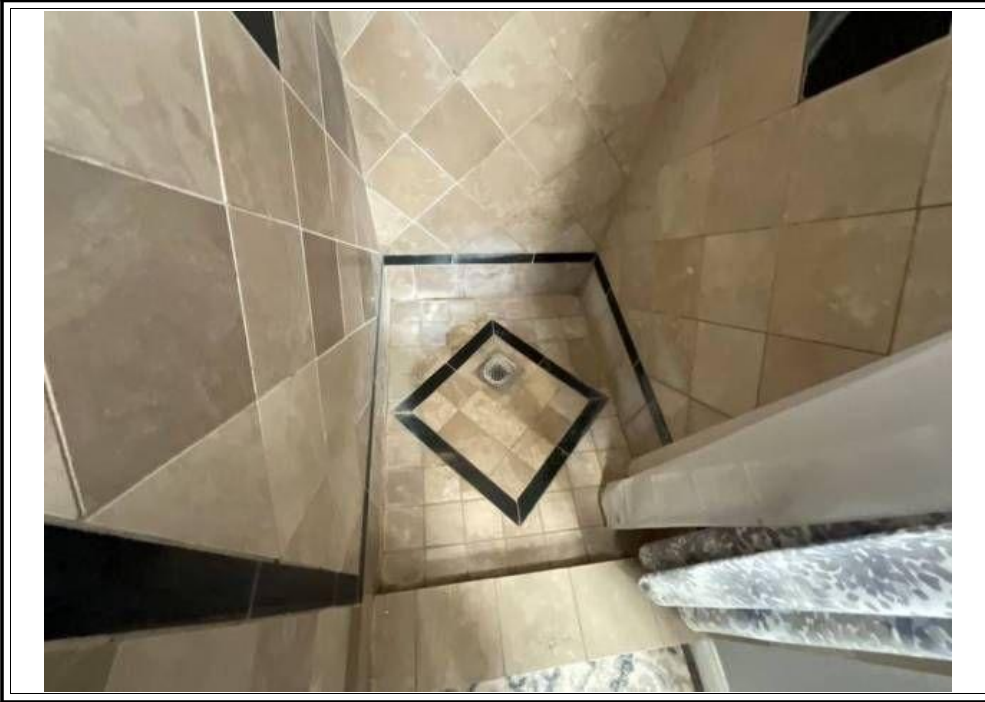
City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

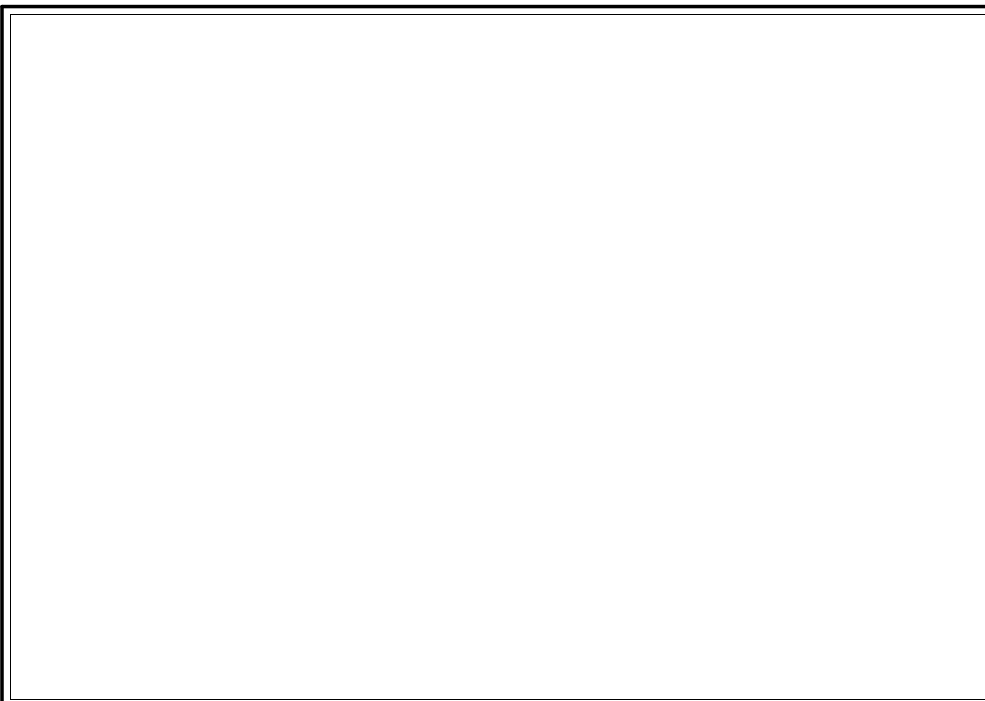
Address bojarski67@gmail.com,



BATHROOM 1  
TILE SHOWER



BATHROOM 1  
NEW PLUMBING LINES



Borrower

Property Address 40000 Ravenwood Dr

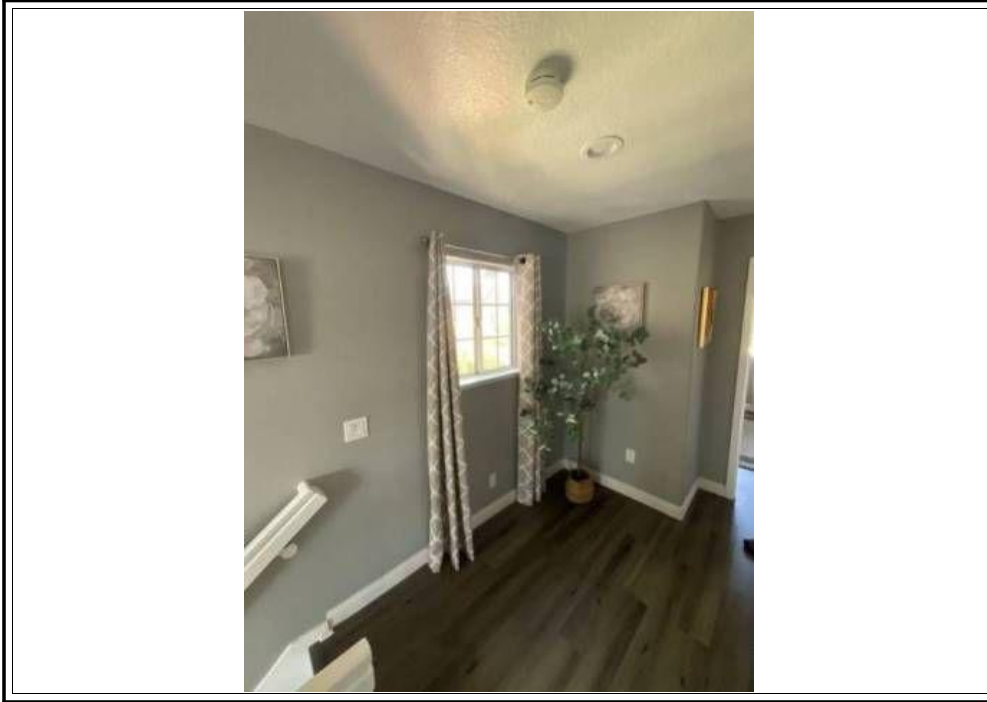
City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

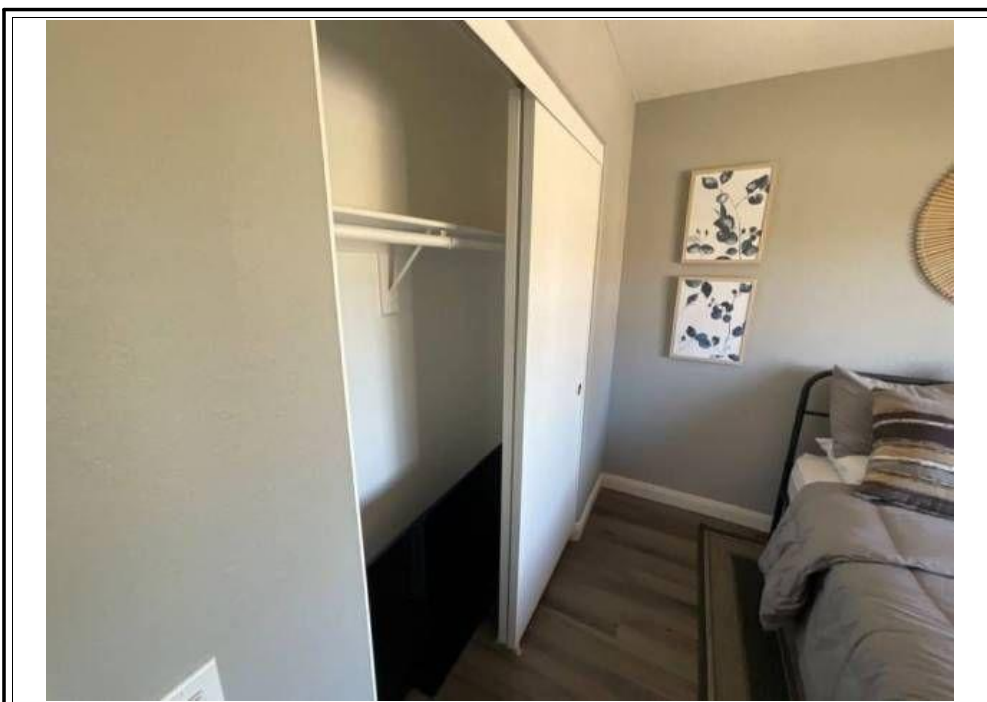
Address bojarski67@gmail.com,



HALLWAY



BEDROOM 2



BEDROOM 2

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



BEDROOM 2  
CEILING FAN



REGISTER  
SMOKE DETECTOR



BEDROOM 3

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

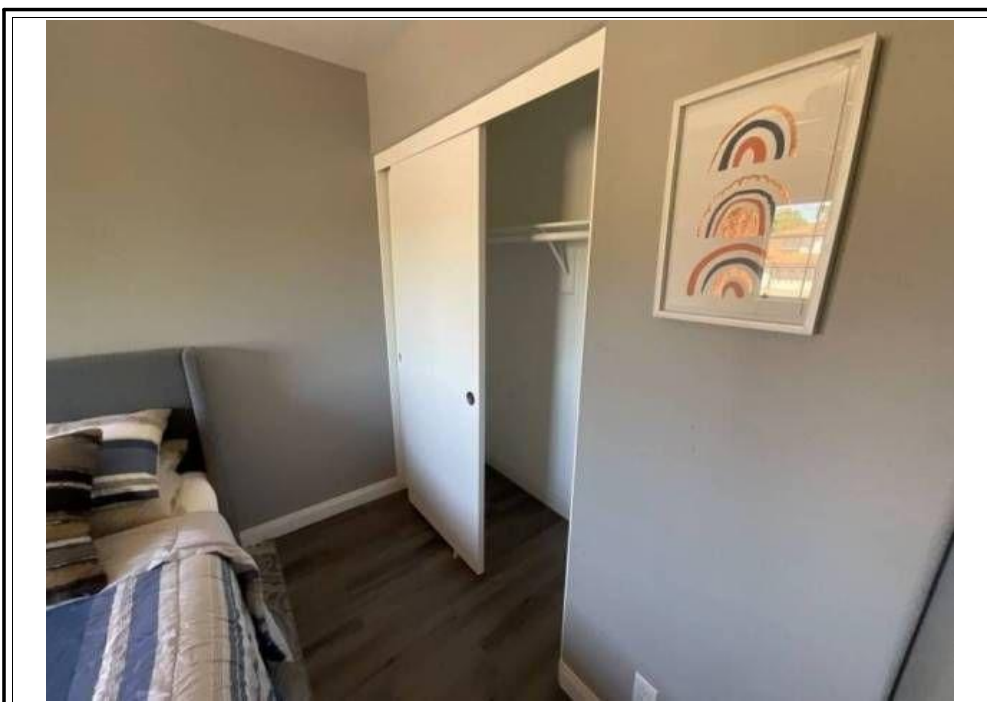
Address bojarski67@gmail.com,



BEDROOM 3  
CEILING FAN



REGISTER  
SMOKE DETECTOR



BEDROOM 3 CLOSET

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



BATHROOM 2  
DOUBLE SINK



BATHROOM 2  
BATHROOM VANITY AND SINK AREA



BATHROOM 2  
STOOL

Borrower

Property Address 40000 Ravenwood Dr

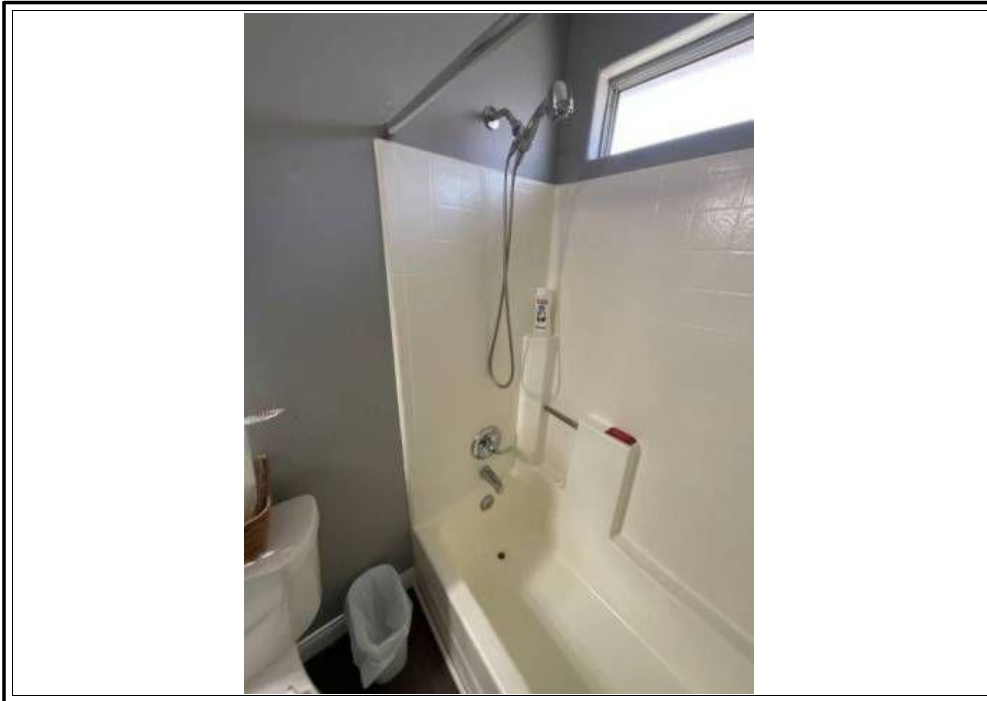
City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



BATHROOM 2  
FB SHOWER



BEDROOM 4



BEDROOM 4  
CEILING FAN

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



BEDROOM 4  
SMOKE DETECTOR



BEDROOM 4 CLOSET



BEDROOM 5

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



BEDROOM 5  
CEILING FAN



CEILING FAN  
OUTLET



BALCONY

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



BALCONY



BALCONY



BALCONY  
VIEW

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

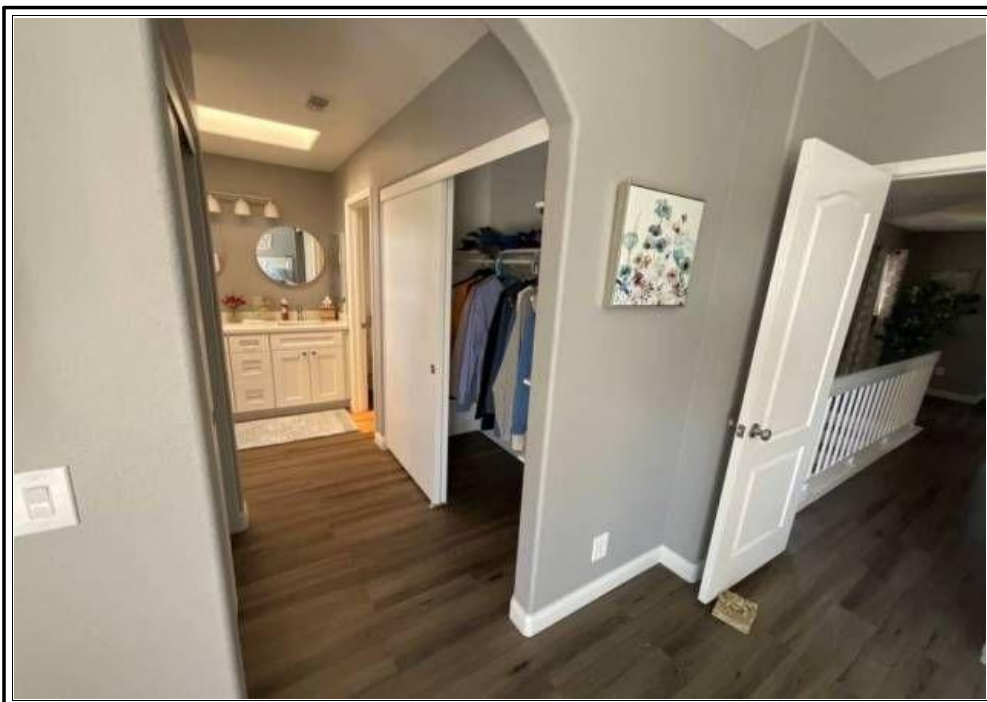
Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



EXTERIOR LIGHT FIXTURE



BEDROOM 5 CLOSET



BEDROOM 5 CLOSET

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta

County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



BEDROOM 5 CLOSET



BATHROOM 3  
FB SHOWER



BATHROOM 3  
BATHROOM SHOWER/TUB

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

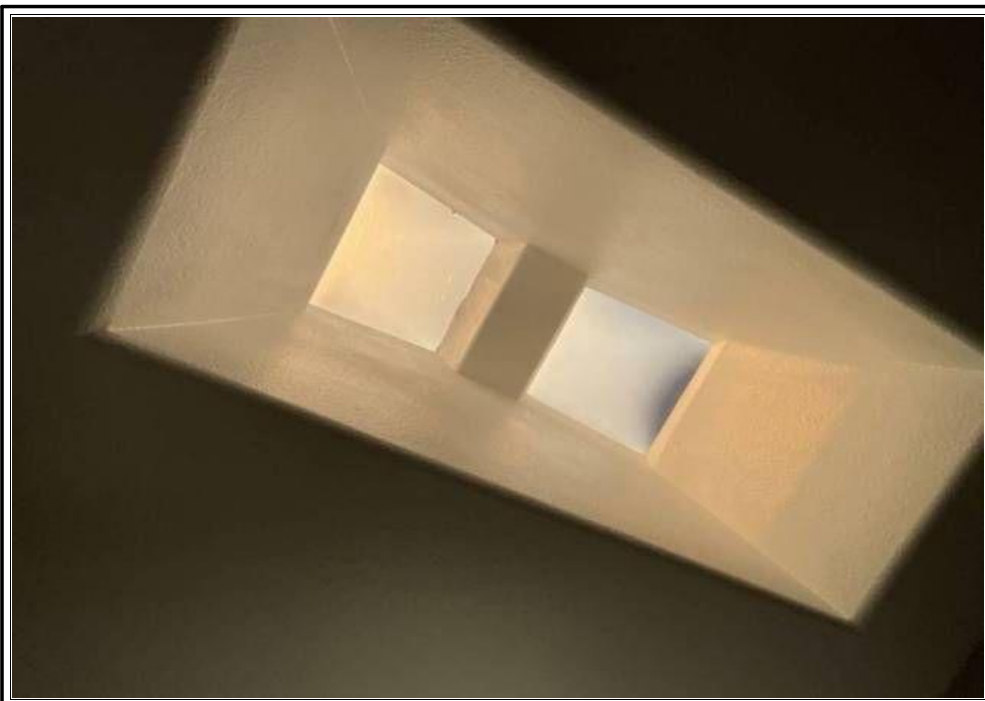
Address bojarski67@gmail.com,



BATHROOM 3  
DOUBLE SINK



BATHROOM 3  
TRACK LIGHTING



SKYLIGHT

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

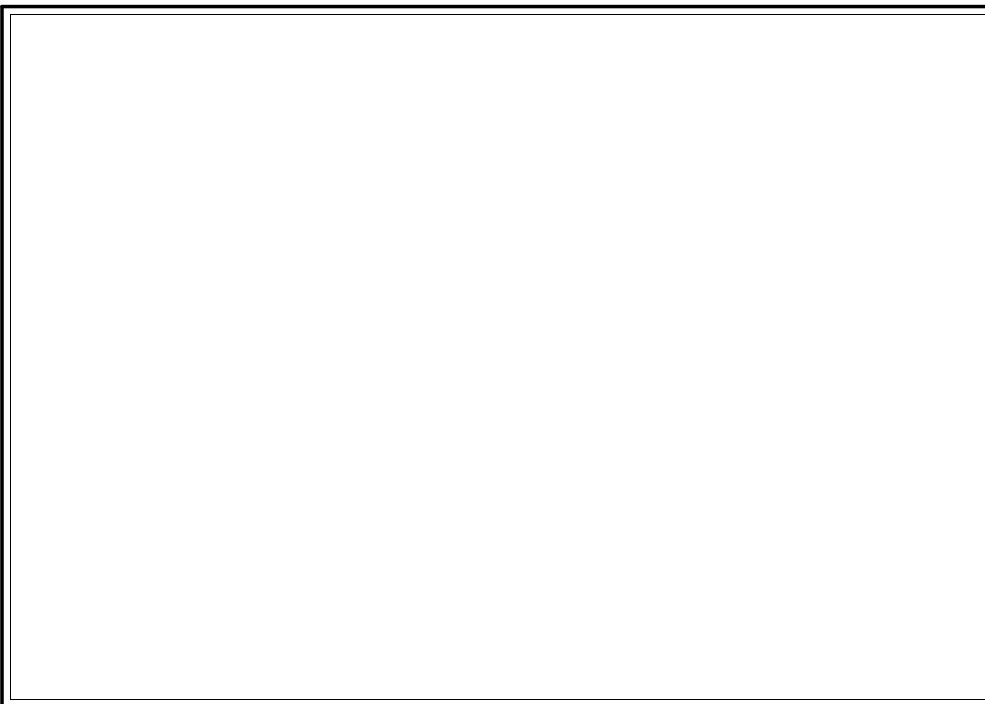
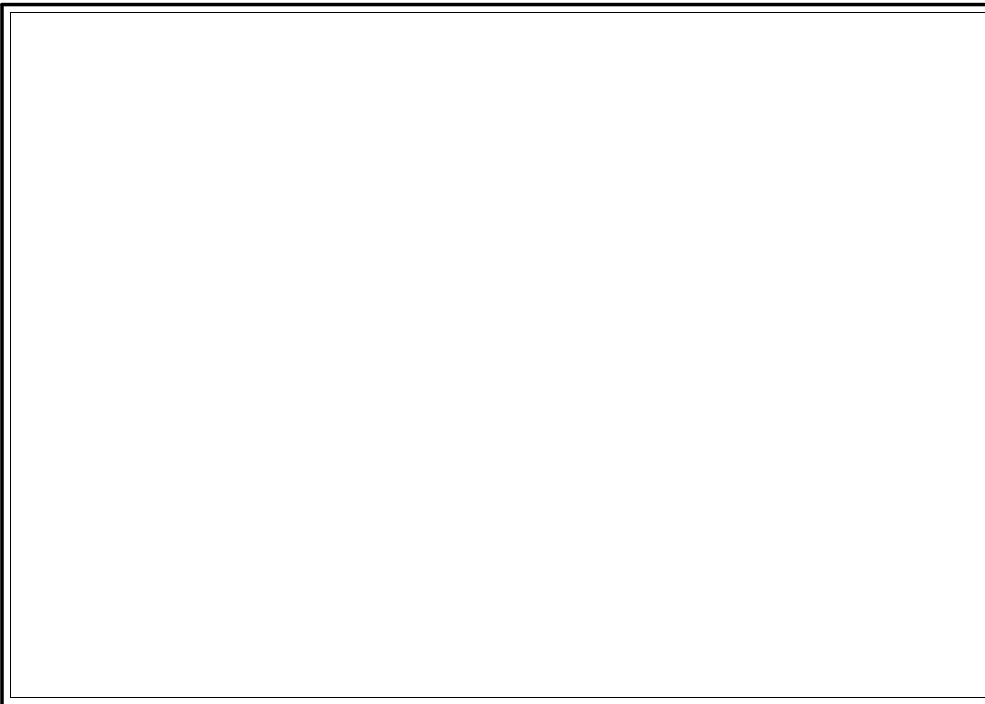
Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



BATHROOM 3  
STOOL



Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



**COMPARABLE SALE # 1**

40002 Fairwood Cir  
Murrieta, CA 92562-3820



**COMPARABLE SALE # 2**

39560 Seven Oaks Dr  
Murrieta, CA 92562-3103



**COMPARABLE SALE # 3**

39280 Cala Del Valle  
Murrieta, CA 92562-4301

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



**COMPARABLE SALE # 4**

40190 Paseo Del Sol  
Murrieta, CA 92562-5906



**COMPARABLE SALE # 5**

40565 Sunflower Rd  
Murrieta, CA 92562-5890



**COMPARABLE SALE # 6**

25083 Parkcrest Dr  
Murrieta, CA 92562-5943

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,



**COMPARABLE SALE # 7**

25213 Via Las Lomas  
Murrieta, CA 92562-5916



**COMPARABLE SALE # 8**

24701 New Haven Dr  
Murrieta, CA 92562-4171



**COMPARABLE SALE # 9**

39979 Fairwood Cir  
Murrieta, CA 92562-3820



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

**Lionel A. Newman Thomas**

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

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 041145

Effective Date: September 13, 2024  
Date Expires: September 12, 2026

*Angela Jemmott*  
Angela Jemmott, Bureau Chief, BREA

3077945

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

Borrower

Property Address 40000 Ravenwood Dr

City Murrieta

County Riverside

State CA

Zip Code 92562-5907

Lender/Client Andy Bojarski

Address bojarski67@gmail.com,

**HUDSON INSURANCE COMPANY**  
100 William Street, 5<sup>th</sup> Floor  
New York, NY 10038



**REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS**

**NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.**

**THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.**

**PLEASE READ THIS POLICY CAREFULLY.**

**Policy Number:** PRA-1AX-1006041 **Renewal of:** PRA-1AX-1004876

**1. Named Insured:** Lionel A. Newman Thomas

**2. Address:** 412 West H Street  
Ontario, CA, 91762

**3. Policy Period:** **From:** 09/10/2025 **To:** 09/10/2026  
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above

<b>4. Limit of Liability</b>	<b>Each Claim</b>	<b>Policy Aggregate</b>
<b>Damages Limit of Liability</b>	<b>A. \$1,000,000</b>	<b>B. \$2,000,000</b>
<b>Claims Expense Limit of Liability</b>	<b>C. \$1,000,000</b>	<b>D. \$2,000,000</b>

**5. Deductible (Inclusive of Claims Expenses):**  
**5A. \$ 500** Each Claim **5B. \$ 1,000** Aggregate

**6. Policy Premium:** \$1,171.00 **State Taxes/Surcharges:** \$0.00

**7. Retroactive Date:** 09/10/2007

**8. Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:  
Hudson Insurance Group 100 William Street, 5<sup>th</sup> Floor New York, NY 10038  
Fax: 646-216-3786  
Email: hudsonclaims300@hudsoninsgroup.com

**9. A. Program Administrator:** Riverton Insurance Agency Corp.

**B. Agent/Broker:** ALIA (Riverton Insurance Agency Corp.)  
Phone: (800) 882-4410

*IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York*

President

Secretary

**UNIFORM APPRAISAL DATASET (UAD)  
Property Condition and Quality Rating Definitions**File No. 40000RD-MRRT  
Case No.**Requirements - Condition and Quality Ratings Usage**

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

**Condition Ratings and Definitions****C1**

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

**Note:** *Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

**C2**

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

**Note:** *The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

**C3**

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

**Note:** *The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. It's estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

**C4**

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

**Note:** *The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

**C5**

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability are somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

**Note:** *Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

**C6**

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

**Note:** *Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

**UNIFORM APPRAISAL DATASET (UAD)  
Property Condition and Quality Rating Definitions**

File No. 40000RD-MRRT  
Case No.

### Quality Ratings and Definitions

#### Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

#### Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

#### Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

#### Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

#### Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

#### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

### Requirements - Definitions of Not Updated, Updated and Remodeled

#### Not Updated

**Little or no updating or modernization. This description includes, but is not limited to, new homes.**

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

#### Updated

**The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.**

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components meet existing market expectations. Updates do *not* include significant alterations to the existing structure.

#### Remodeled

**Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.**

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

#### Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

#### Example:

3.2 indicates three full baths and two half baths.

**UNIFORM APPRAISAL DATASET (UAD)**  
**Property Description Abbreviations Used in This Report**

File No. 40000RD-MRRT  
Case No.

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garages	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade