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 20899 Black Canyon Rd | City Ramona | State CA | Zip Code 92065

Borrower n/a | Owner of Public Record Meloche Family Living Trust | County San Diego

Legal Description Section 36 - Township 12 South - Range 1, Neq Doc 85-001096 In Parcel 3 Per Parcel Map 11759 In.......

Assessor's Parcel # 244-120-38-00 | Tax Year 2025 | R.E. Taxes $ 4,551

Neighborhood Name Ramona | Map Reference 409H11 | Census Tract 0208.07

Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 | [ ] PUD | HOA $ 0 [ ] per year [ ] per month

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Private use.

Lender/Client Meloche Family Living Trust | Address 20899 Black Canyon Road, Ramona, CA 92065

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 [X] No

Report data source(s) used, offerings price(s), and date(s). MLS#

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	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[ ] Stable	[X] Declining	PRICE		AGE	One-Unit	60 %
Built-Up	[ ] Over 75%	[X] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$ (000)		(yrs)	2-4 Unit	0 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[ ] Under 3 mths	[X] 3-6 mths	[ ] Over 6 mths	300	Low	1	Multi-Family	1 %
								2,500	High	100	Commercial	1 %
								1,150	Pred.	40	Other Vacant	38 %

Neighborhood Boundaries North to Dam Oaks Road, east to Slaughterhouse Road, south to Painted Rock Road and west to Green Valley Truck Trail.

Neighborhood Description The subject is located in an unincorporated area of the County and has a suburban atmosphere. Employment and services are located within acceptable commuting distances.

Market Conditions (including support for the above conclusions) In general, values appear to be leveling. Interest rates and points are considered to be reasonable and do not impede marketability.

SITE

Dimensions See Plat Map | Area 8.23 ac | Shape Irregular | View N;Mtn;

Specific Zoning Classification A70 | Zoning Description A70/Limited Agriculture/2 Ac. Min.

Zoning Compliance [X] 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? [X] Yes [ ] No If No, describe. The highest and best use is residential, as improved.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	[X]	[ ]	Water	[ ]	[X] Well Typical	Street Dirt	[X]	[ ]
Gas	[ ]	[X] Propane Typical	Sanitary Sewer	[ ]	[X] Septic Typical	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 06073C1129G | FEMA Map Date 05/16/2012

Are the utilities and/or off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe.

There were no apparent adverse conditions noted. A title report was not reviewed. The use of septic, wells and propane is typical of the area and does not have an adverse effect on the subject's marketability. Public gas and sewer are not feasible and are not available for hook-up.

IMPROVEMENTS

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units [X] One [ ] One with Accessory Unit		[X] Concrete Slab	[ ] Crawl Space	Foundation Walls	Concrete/Avg	Floors	Laminate/Vinyl/Avg
# of Stories 1		[ ] Full Basement	[ ] Partial Basement	Exterior Walls	Hdbd/Avg	Walls	Drywall/Avg
Type [X] Det. [ ] Att. [ ] S-Det./End Unit		Basement Area 0 sq. ft.		Roof Surface	Comp.Shingle/Avg	Trim/Finish	Wood/Avg
[X] Existing [ ] Proposed [ ] Under Const.		Basement Finish 0 %		Gutters & Downspouts	Yes/Avg	Bath Floor	Vinyl/Avg
Design (Style) Ranch		[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	Sliders/Avg	Bath Wainscot	Tile/Fgls/Avg
Year Built 1986		Evidence of [ ] Infestation		Storm Sash/Insulated	None	Car Storage [ ] None	
Effective Age (Yrs) 30		[ ] Dampness	[ ] Settlement	Screens	Screens/Avg	[X] Driveway # of Cars 4	
Attic	[ ] None	Heating [X] FWA [ ] HWBB	[ ] Radiant	Amenities	[ ] Woodstove(s) # 0	Driveway Surface Asphalt Grindings	
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel Propn	[ ] Fireplace(s) # 0	[X] Fence Perimeter	[X] Garage # of Cars 4	
[ ] Floor	[X] Scuttle	Cooling [X] Central Air Conditioning		[X] Patio/Deck Slab	[X] Porch Covered	[X] Carport # of Cars 1	
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool None	[ ] Other None	[ ] Att. [X] Det. [X] Built-in	

Appliances [ ] Refrigerator [X] Range/Oven [X] Dishwasher [ ] Disposal [ ] Microwave [ ] Washer/Dryer [ ] Other (describe)

Finished area **above** grade contains: 4 Rooms 1 Bedrooms 2.0 Bath(s) 1,767 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) Main house, guest quarters over the garage, metal shop building, several sheds, paid solar and 3 wells.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;The main house was built in 3 phases in 1985, 1990 and 2010.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe

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SALES COMPARISON ANALYSIS

There are comparable properties currently offered for sale in the subject neighborhood ranging in price from $ to $.

There are comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ to $.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	20899 Black Canyon Rd Ramona, CA 92065	17056 Highway 67 Ramona, CA 92065		17048 Handlebar Rd Ramona, CA 92065		2523 San Vicente Road Ramona, CA 92065	
Proximity to Subject		8.41 miles SW		7.65 miles SW		6.24 miles S	
Sale Price	$		$ 975,000		$ 1,125,000		$ 875,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 521.39 sq. ft.		$ 698.32 sq. ft.		$ 430.61 sq. ft.	
Data Source(s)		sdmls#250029001;DOM 78		NDP#2403667;DOM 46		MLS#250027479;DOM 83	
Verification Source(s)		Doc#264360 09/23/2025		Doc#246070 09/05/2025		Doc#230091 08/20/2025	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Cash;0		Conv;28125	-28,125	Cash;0	
Date of Sale/Time		s09/25;c08/25		s09/25;c09/25		s08/25;c08/25	
Location	N;Res;Unpaved	N;Res;Paved	-10,000	N;Res;Unpaved		N;Res;Paved	-10,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	8.23 ac	2.00 ac	+93,500	1.00 ac	+108,500	1.22 ac	+105,200
View	N;Mtn;	N;Mtn;		N;Mtn;		N;Mtn;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT2;Traditional	0
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	39	67	+27,000	52	+12,000	64	+24,000
Condition	C3	C3		C3		C3	
Above Grade	Total / Bdrms / Baths	Total / Bdrms / Baths	-30,000	Total / Bdrms / Baths	-20,000	Total / Bdrms / Baths	-30,000
Room Count	4 / 1 / 2.0	6 / 4 / 2.0		5 / 3 / 2.1	-5,000	9 / 4 / 3.0	-10,000
Gross Living Area	1,767 sq. ft.	1,870 sq. ft.	-8,240	1,611 sq. ft.	+12,480	2,032 sq. ft.	-21,200
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	Solar Paid/Genrtr	Solar Paid	+5,000	Solar Paid	+5,000	None	+20,000
Garage/Carport	2gd2gbi1cp4dw	2dw	+22,500	2ga2dw	+12,500	2ga2dw	+12,500
Porch/Patio/Deck	C.Por/C.Pat	Porch/C.Patio	+10,000	C.Por/C.Pat		Porch/Deck	+10,000
Fireplaces	None	1 Fireplace	-2,000	1 Wood Stove	-2,000	1 Fireplace	-2,000
	Gst Qrtr/Shop/Sheds	Gst Qrtr/Shop/Sheds		ADU	+45,000	ADU/Pool	+25,000
Net Adjustment (Total)		[X] + [ ] -	$ 107,760	[X] + [ ] -	$ 140,355	[X] + [ ] -	$ 123,500
Adjusted Sale Price of Comparables		Net Adj: 11% Gross Adj : 21%	$ 1,082,760	Net Adj: 12% Gross Adj: 22%	$ 1,265,355	Net Adj: 14% Gross Adj: 31%	$ 998,500

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

My research [ ] did [X] 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) MLS/County Records

My research [X] 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) MLS/County Records

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				10/22/2024
Price of Prior Sale/Transfer				$940,000
Data Source(s)	MLS/Co. Records	MLS/Co. Records	MLS/Co. Records	MLS/Co. Records
Effective Date of Data Source(s)	04/15/2026	04/15/2026	04/15/2026	04/15/2026

Analysis of prior sale or transfer history of the subject property and comparable sales During the last 36 months the subject has not transferred. Comp #3 sold within the last 12 months. Due to the semi-rural setting, large parcels, high vacant land ratio,market adjustments &/or variety of improvements some comps required line adjustments over 10%, gross adjustments over 25%, are located farther away than usual and/or closed over 6 months ago. The best comps were used. Adjustments were based on paired sales analysis when possible and/or opinions of local agents and appraisers. There were no similar comps found to bracket the bedroom count. Therefore, across the board adjustments were needed.

Summary of Sales Comparison Approach Sale #1 was chosen because it was the most recent sale and it has similar livable area, a guest quarters and shop. Comp #2 was chosen because it has similar livable area and an ADU. Comp #3 was included because it has an ADU. Comp #4 was chosen because it has close proximity, similar livable area and age. Comp #5 was included because it brackets the acreage. Age = $1,000/yr. Bedroom/bath room = $10,000. Living area = $80/sf. Garage space = $5,000. Fireplace/AC = $2,000. Site = $15,000/acre. Barn/guest quarters/pool/ADU/Etc. = $20,000 to $40,000.

Indicated Value by Sales Comparison Approach $ 1,150,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 1,150,000 **Cost Approach (if developed) $** 1,151,484 **Income Approach (if developed) $**

The direct sales analysis was considered to be the best indicator of value. The cost approach was utilized and was supportive. The income approach was not included due to a lack of reliable rental data. All of the comps were considered and in the final analysis most weight was given to comps #1 and #2 because they were the most recent comps.

This appraisal is made [X] "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:

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 $ 1,150,000 **, as of** 10/17/2025 **, which is the date of inspection and the effective date of this appraisal.**

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ADDITIONAL COMMENTS

PRIOR SERVICES: I have not performed other services, as an appraiser or in another capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

EXPOSURE TIME: estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

The subject's estimated exposure time is 0 to 6 months.

This report is an Appraisal Report. A written report prepared under USPAP Standards 2-2.

ANSI Z765-2021 standard measuring utilized.

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) Vacant parcels in the area sell between $190,000 and $420,000. The parcel was deemed to be worth $300,000.

ESTIMATED [ ] REPRODUCTION OR [X] REPLACEMENT COST NEW

Source of cost data Marshall & Swift

Quality rating from cost service Avg Effective date of cost data 10/01/2025

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

1. Marshall & Swift data was consulted as a Guideline for the cost approach to estimate the cost to build new with adjustments for local anomalies and to estimate physical depreciation.
2. The land to value ratio is typical and conforming to the neighborhood and was derived from recent vacant land sales and/or by extraction.

Estimated Remaining Economic Life (HUD and VA only) 70 Years

OPINION OF SITE VALUE				=$	300,000
Dwelling	1,767	Sq. Ft. @ $	513.71	=$	907,726
		Sq. Ft. @ $		=$	
Garage/Carport	576	Sq. Ft. @ $	39.87	=$	22,965
Total Estimate of Cost-new				=$	930,691
Less	Physical 30	Functional 0	External 0		
Depreciation	279,207	0	0	=$ (	279,207)
Depreciated Cost of Improvements				=$	651,484
"As-is" Value of Site Improvements				=$	200,000
Indicated Value By Cost Approach				=$	1,151,484

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.

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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.

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.

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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 Jeffrey M. Smith
Company Name ***Country Appraisal Service***
Company Address P.O.Box 1266
Julian, CA 92036
Telephone Number 760-765-0076
Email Address jeffnbevr1@gmail.com
Date of Signature and Report 05/08/2026
Effective Date of Appraisal 10/17/2025
State Certification # AR006564
or State License #
or Other (describe) State #
State CA
Expiration Date of Certification or License 04/13/2027

ADDRESS OF PROPERTY APPRAISED
20899 Black Canyon Rd
Ramona, CA 92065

APPRAISED VALUE OF SUBJECT PROPERTY $ 1,150,000

LENDER/CLIENT
Name No AMC
Company Name Meloche Family Living Trust
Company Address 20899 Black Canyon Road
Ramona, CA 92065
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection
☐ Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection

Country Appraisal Service

EXTRA COMPARABLES 4-5-6

File No. 24412038

Borrower n/a

Property Address 20899 Black Canyon Rd

City Ramona County San Diego State CA Zip Code 92065

Lender/Client Meloche Family Living Trust Address 20899 Black Canyon Road, Ramona, CA 92065

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	20899 Black Canyon Rd Ramona, CA 92065	23007 Arjo Lane Ramona, CA 92065		18891 Old Julian Trl Ramona, CA 92065			
Proximity to Subject		0.44 miles W		3.59 miles SE			
Sale Price	$		$ 1,000,000		$ 1,510,000		$
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 524.11 sq. ft.		$ 520.69 sq. ft.		$ sq. ft.	
Data Source(s)		MLS#NDP2506001;DOM 10		MLS#250018814;DOM 97			
Verification Source(s)		Doc#1885919 07/14/2025		Doc#166116 06/23/2025			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		ArmLth		ArmLth			
Concessions		Conv;0		Conv;25000	-25,000		
Date of Sale/Time		s07/25;c06/25	-29,897	s06/25;c06/25			
Location	N;Res;Unpaved	N;Res;Unpaved		N;Res;Unpaved			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
Site	8.23 ac	4.01 ac	+63,300	8.41 ac	-2,700		
View	N;Mtn;	N;Mtn;		N;Mtn;			
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch			
Quality of Construction	Q4	Q4		Q4			
Actual Age	40	35	-5,000	22	-18,000		
Condition	C3	C3		C3			
Above Grade	Total / Bdrms. / Baths	Total / Bdrms. / Baths	-20,000	Total / Bdrms. / Baths	-40,000	Total / Bdrms. / Baths	
Room Count	4 / 1 / 2.0	7 / 3 / 2.0		7 / 5 / 3.1	-15,000		
Gross Living Area	1,767 sq. ft.	1,908 sq. ft.	-11,280	2,900 sq. ft.	-90,640	sq. ft.	
Basement & Finished Rooms Below Grade	0sf	0sf		0sf			
Functional Utility	Typical	Typical		Typical			
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC			
Energy Efficient Items	Solar Paid/Genrtr	Solar Paid/Genrtr		Solar Paid/Genrtr			
Garage/Carport	2gd2gbi1cp4dw	2ga2dw	+12,500	2ga2gd4dw	+2,500		
Porch/Patio/Deck	C.Por/C.Pat	C.Por/C.Pat		C.Por/C.Pat			
Fireplaces	None	1 Fireplace	-2,000	1 Fireplace	-2,000		
	Gst Qrtr/Shop/Sheds	Pool/Sheds	+40,000	ADU	+45,000		
Net Adjustment (Total)		[X] + [ ] -	$ 47,623	[ ] + [X] -	$ -145,840	[ ] + [ ] -	$
Adjusted Sale Price of Comparables		Net Adj: 5% Gross Adj : 18%	$ 1,047,623	Net Adj: -10% Gross Adj: 16%	$ 1,364,160	Net Adj: 0% Gross Adj: 0%	$

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	MLS/Co. Records	MLS/Co. Records	MLS/Co. Records	
Effective Date of Data Source(s)	04/15/2026	04/15/2026	04/15/2026	

Analysis of prior sale or transfer history of the subject property and comparable sales

Summary of Sales Comparison Approach

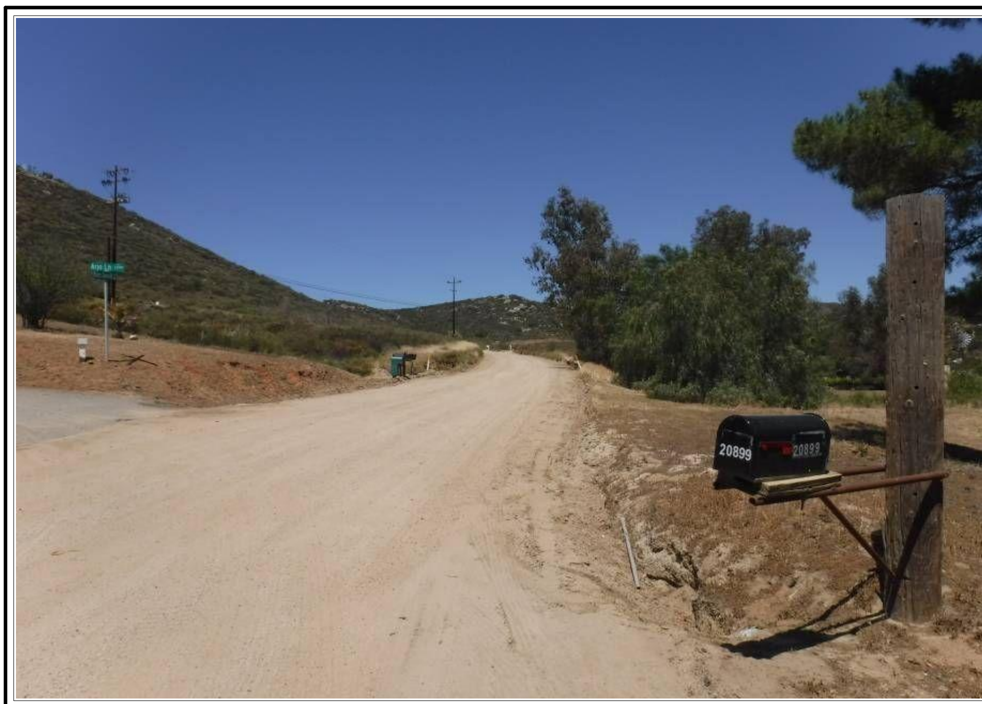
Country Appraisal Service

SUBJECT PHOTO ADDENDUM File No. 24412038

Borrower	n/a
Property Address	20899 Black Canyon Rd
City	Ramona County San Diego State CA Zip Code 92065
Lender/Client	Meloche Family Living Trust Address 20899 Black Canyon Road, Ramona, CA 92065

FRONT OF SUBJECT PROPERTY
20899 Black Canyon Rd
Ramona, CA 92065

REAR OF SUBJECT PROPERTY



STREET SCENE

Borrower	n/a						
Property Address	20899 Black Canyon Rd						
City	Ramona	County	San Diego	State	CA	Zip Code	92065
Lender/Client	Meloche Family Living Trust	Address	20899 Black Canyon Road, Ramona, CA 92065				

road

front from road

right side

SUBJECT PHOTO ADDENDUM

File No. 24412038

Borrower	n/a
Property Address	20899 Black Canyon Rd
City	Ramona
County	San Diego
State	CA
Zip Code	92065
Lender/Client	Meloche Family Living Trust
Address	20899 Black Canyon Road, Ramona, CA 92065

left side

propane tank

AC

Country Appraisal Service

SUBJECT PHOTO ADDENDUM File No. 24412038

Borrower n/a
Property Address 20899 Black Canyon Rd
City Ramona County San Diego State CA Zip Code 92065
Lender/Client Meloche Family Living Trust Address 20899 Black Canyon Road, Ramona, CA 92065

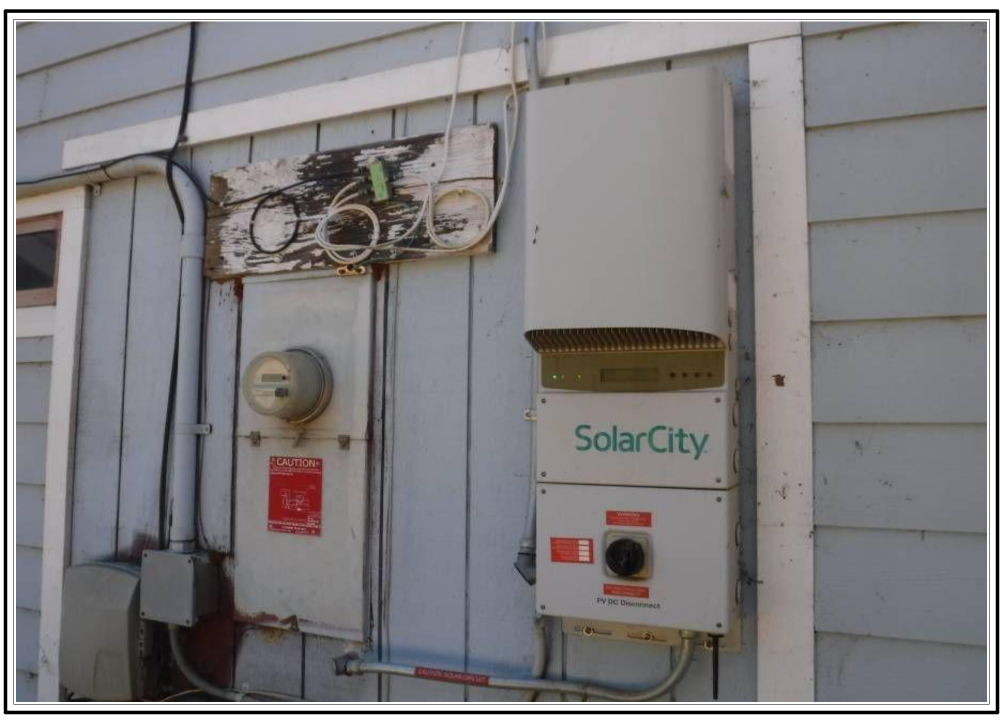
generator and mini split

water heater

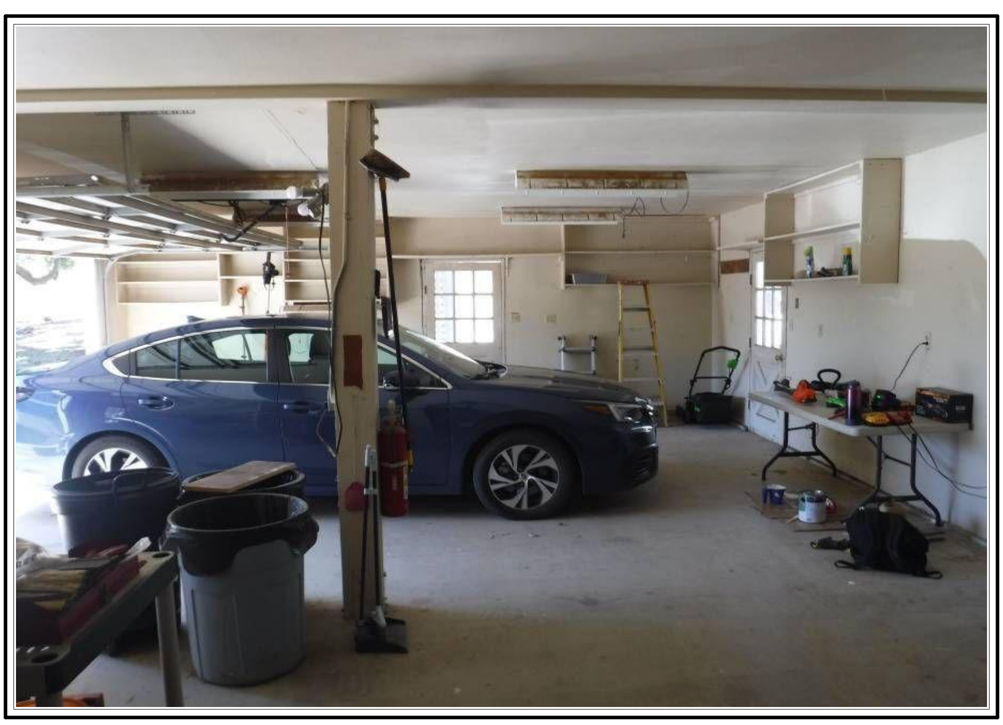
driveway

Borrower	n/a
Property Address	20899 Black Canyon Rd
City	Ramona County San Diego State CA Zip Code 92065
Lender/Client	Meloche Family Living Trust Address 20899 Black Canyon Road, Ramona, CA 92065

fountain and view

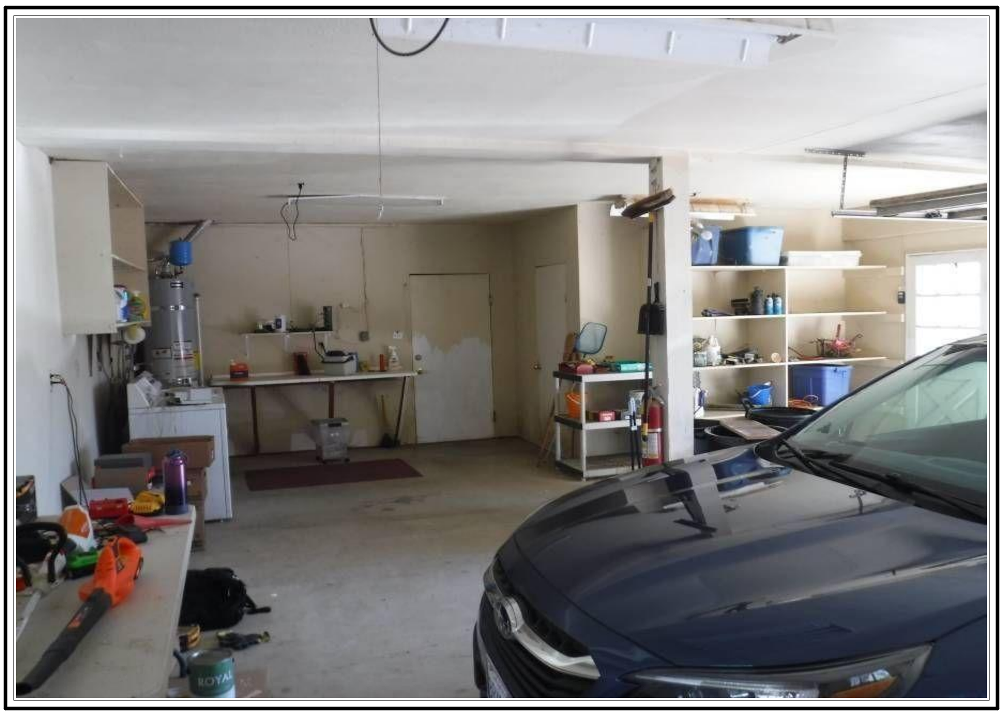


solar equipment



garage

Borrower	n/a
Property Address	20899 Black Canyon Rd
City Ramona County San Diego State CA Zip Code 92065	
Lender/Client Meloche Family Living Trust	Address 20899 Black Canyon Road, Ramona, CA 92065



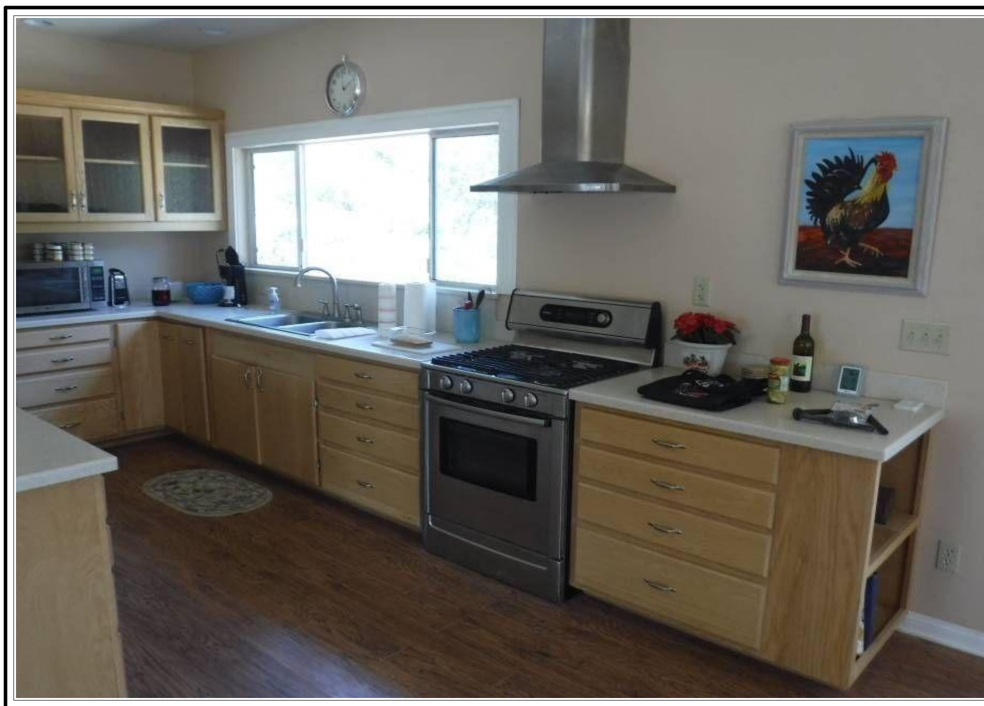
garage

water heater and laundry in garage

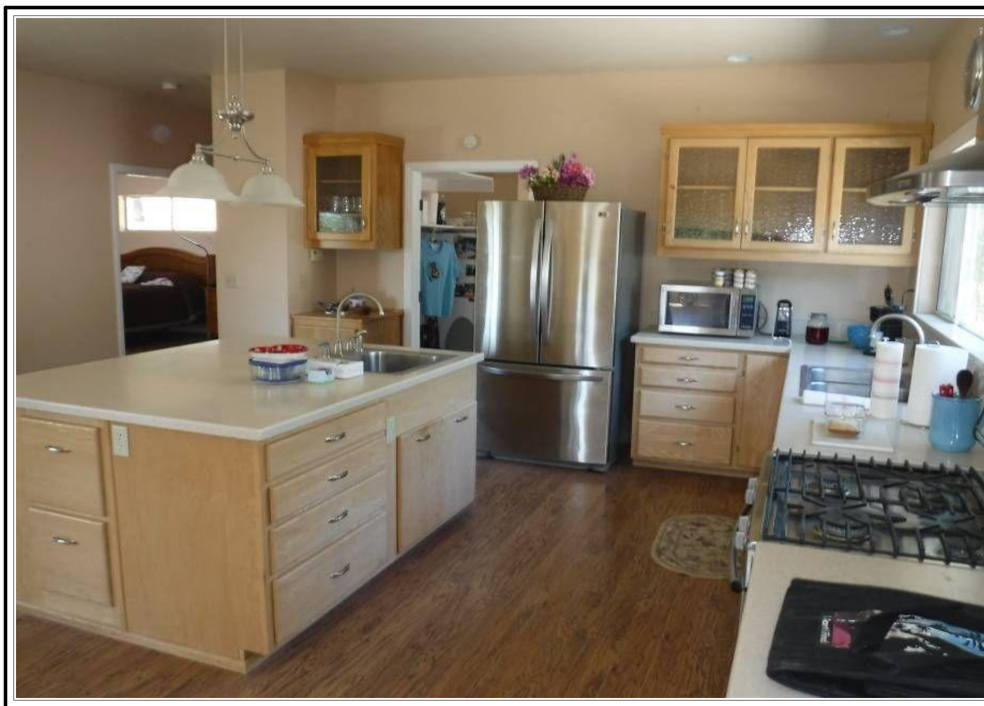
living room

Borrower	n/a
Property Address	20899 Black Canyon Rd
City	Ramona County San Diego State CA Zip Code 92065
Lender/Client	Meloche Family Living Trust Address 20899 Black Canyon Road, Ramona, CA 92065

smoke alarm



kitchen



kitchen

Country Appraisal Service

SUBJECT PHOTO ADDENDUM File No. 24412038

Borrower n/a

Property Address 20899 Black Canyon Rd

City Ramona County San Diego State CA Zip Code 92065

Lender/Client Meloche Family Living Trust Address 20899 Black Canyon Road, Ramona, CA 92065

under sink

kitchen

smoke alarm

Country Appraisal Service

SUBJECT PHOTO ADDENDUM

File No. 24412038

Borrower	n/a						
Property Address	20899 Black Canyon Rd						
City	Ramona	County	San Diego	State	CA	Zip Code	92065
Lender/Client	Meloche Family Living Trust	Address	20899 Black Canyon Road, Ramona, CA 92065				

HVAC

laundry room

bathroom

SUBJECT PHOTO ADDENDUM

File No. 24412038

Borrower	n/a						
Property Address	20899 Black Canyon Rd						
City	Ramona	County	San Diego	State	CA	Zip Code	92065
Lender/Client	Meloche Family Living Trust	Address	20899 Black Canyon Road, Ramona, CA 92065				

bedroom

bathroom

smoke alarm

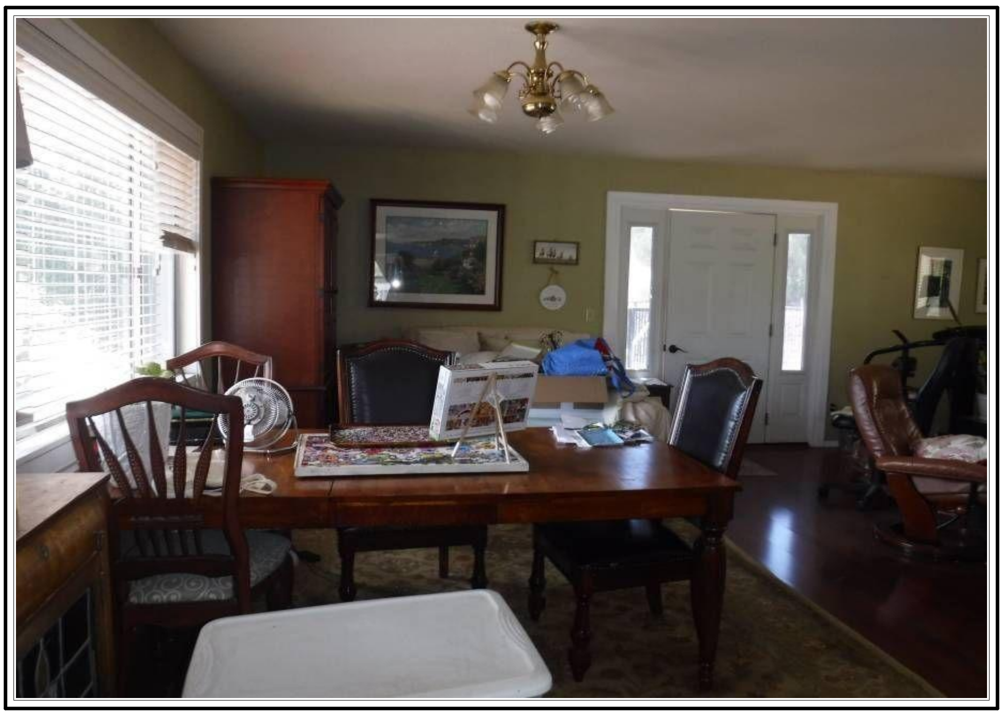
Borrower	n/a
Property Address	20899 Black Canyon Rd
City	Ramona · County San Diego · State CA · Zip Code 92065
Lender/Client	Meloche Family Living Trust · Address 20899 Black Canyon Road, Ramona, CA 92065

smoke alarm

guest living room

smoke alarm

Borrower	n/a						
Property Address	20899 Black Canyon Rd						
City	Ramona	County	San Diego	State	CA	Zip Code	92065
Lender/Client	Meloche Family Living Trust	Address	20899 Black Canyon Road, Ramona, CA 92065				


guest dining area


guest bedroom


guest bathroom

Borrower	n/a						
Property Address	20899 Black Canyon Rd						
City	Ramona	County	San Diego	State	CA	Zip Code	92065
Lender/Client	Meloche Family Living Trust	Address	20899 Black Canyon Road, Ramona, CA 92065				

guest kitchen

under sink

guest HVAC

SUBJECT PHOTO ADDENDUM

File No. 24412038

Borrower	n/a						
Property Address	20899 Black Canyon Rd						
City	Ramona	County	San Diego	State	CA	Zip Code	92065
Lender/Client	Meloche Family Living Trust	Address	20899 Black Canyon Road, Ramona, CA 92065				

guest wood stove

solar panels

guest HVAC

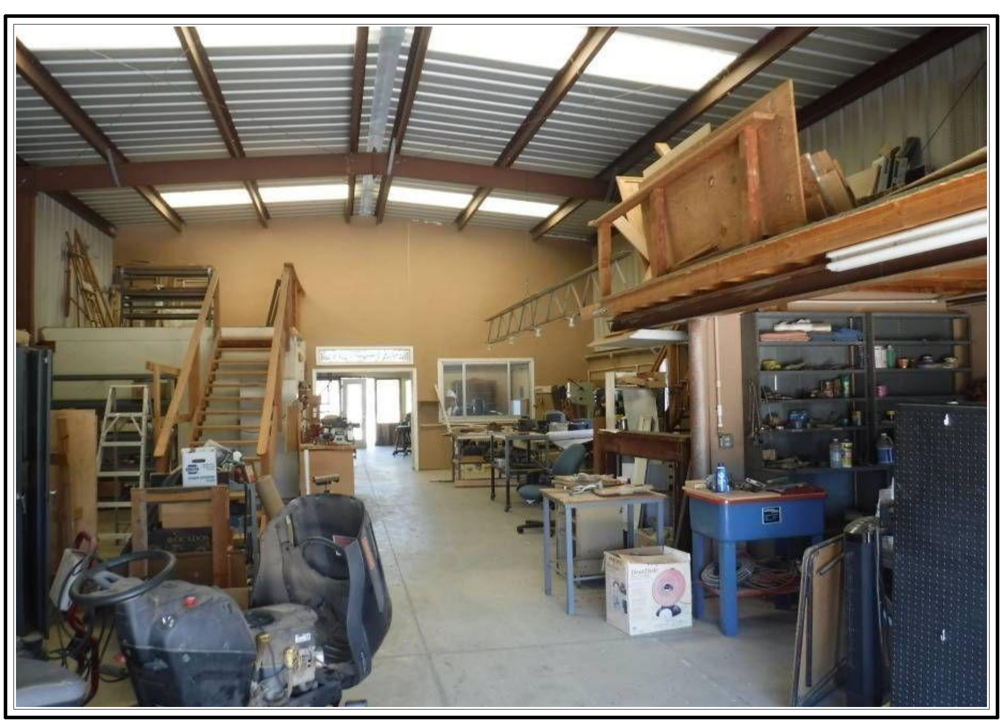
SUBJECT PHOTO ADDENDUM

File No. 24412038

Borrower	n/a
Property Address	20899 Black Canyon Rd
City	Ramona
County	San Diego
State	CA
Zip Code	92065
Lender/Client	Meloche Family Living Trust
Address	20899 Black Canyon Road, Ramona, CA 92065

wind pump and tank

shop

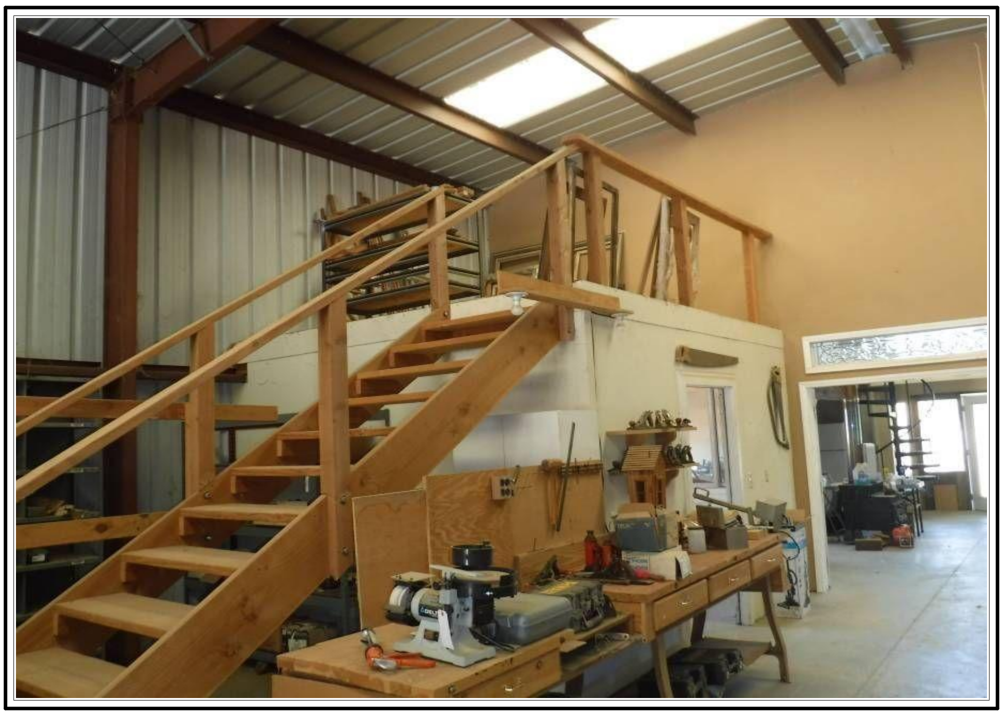


shop

SUBJECT PHOTO ADDENDUM

File No. 24412038

Borrower	n/a						
Property Address	20899 Black Canyon Rd						
City	Ramona	County	San Diego	State	CA	Zip Code	92065
Lender/Client	Meloche Family Living Trust	Address	20899 Black Canyon Road, Ramona, CA 92065				



loft #1

loft #2

loft #3

Country Appraisal Service

SUBJECT PHOTO ADDENDUM File No. 24412038

Borrower n/a

Property Address 20899 Black Canyon Rd

City Ramona County San Diego State CA Zip Code 92065

Lender/Client Meloche Family Living Trust Address 20899 Black Canyon Road, Ramona, CA 92065

wood stove

shop

shop

Borrower	n/a
Property Address	20899 Black Canyon Rd
City Ramona	County San Diego State CA Zip Code 92065
Lender/Client Meloche Family Living Trust	Address 20899 Black Canyon Road, Ramona, CA 92065

shop bathroom

well

well shed

SUBJECT PHOTO ADDENDUM

File No. 24412038

Borrower	n/a
Property Address	20899 Black Canyon Rd
City	Ramona
County	San Diego
State	CA
Zip Code	92065
Lender/Client	Meloche Family Living Trust
Address	20899 Black Canyon Road, Ramona, CA 92065

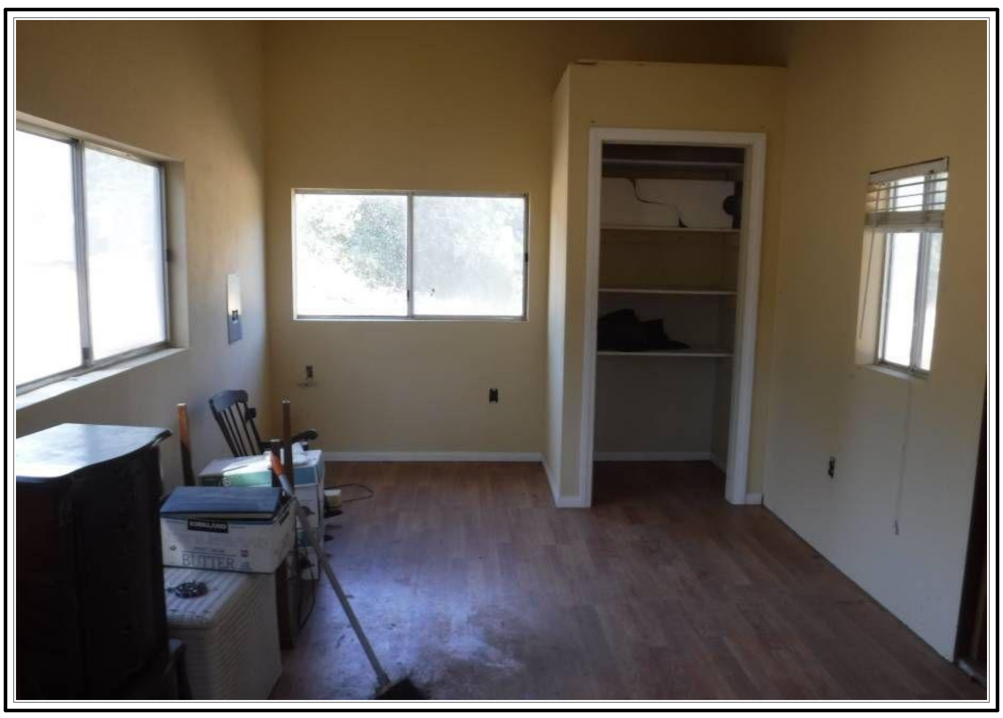
well

detached garage

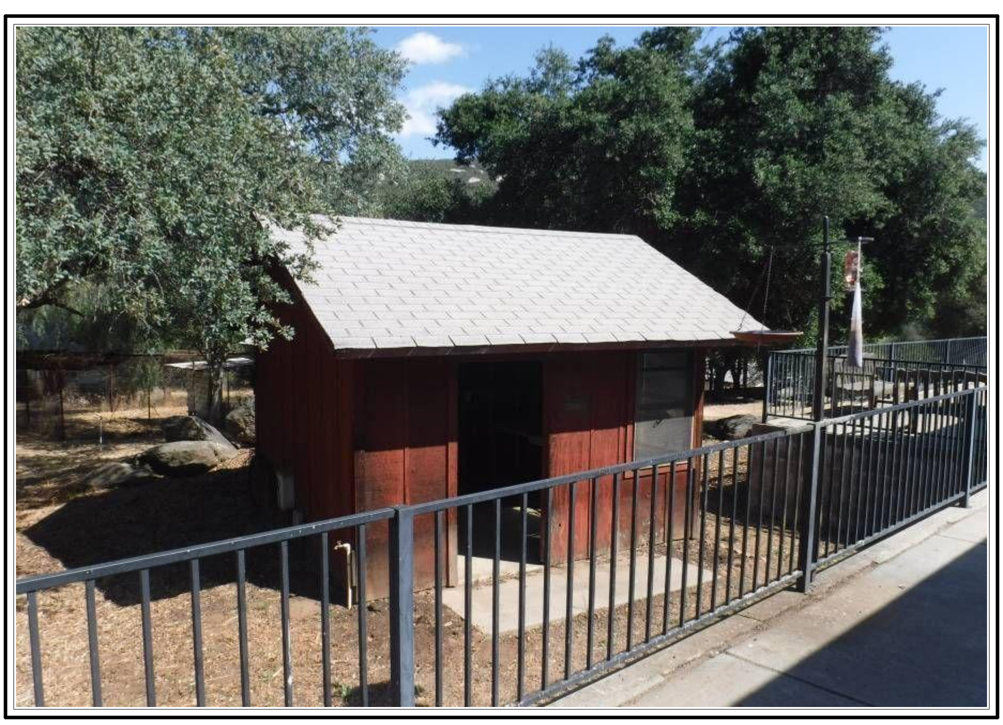
detached garage

Borrower	n/a
Property Address	20899 Black Canyon Rd
City Ramona	County San Diego · State CA · Zip Code 92065
Lender/Client Meloche Family Living Trust	Address 20899 Black Canyon Road, Ramona, CA 92065

shed



shed



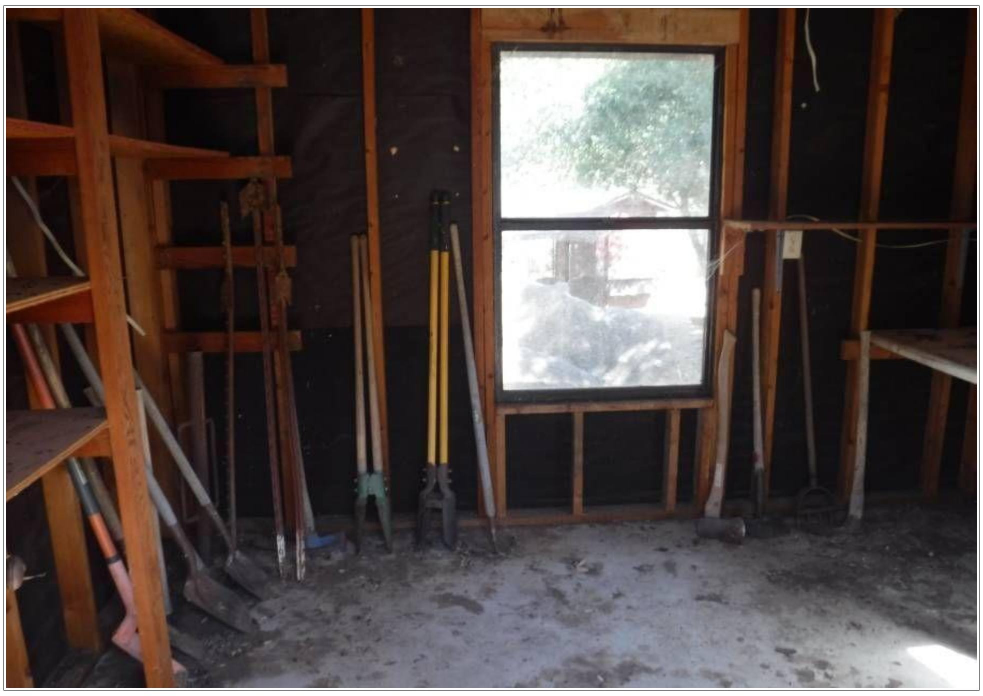
shed

Country Appraisal Service

SUBJECT PHOTO ADDENDUM

File No. 24412038

Borrower	n/a
Property Address	20899 Black Canyon Rd
City	Ramona
County	San Diego
State	CA
Zip Code	92065
Lender/Client	Meloche Family Living Trust
Address	20899 Black Canyon Road, Ramona, CA 92065



shed

rear of parcel

Borrower	n/a
Property Address	20899 Black Canyon Rd
City	Ramona · County: San Diego · State: CA · Zip Code: 92065
Lender/Client	Meloche Family Living Trust · Address: 20899 Black Canyon Road, Ramona, CA 92065

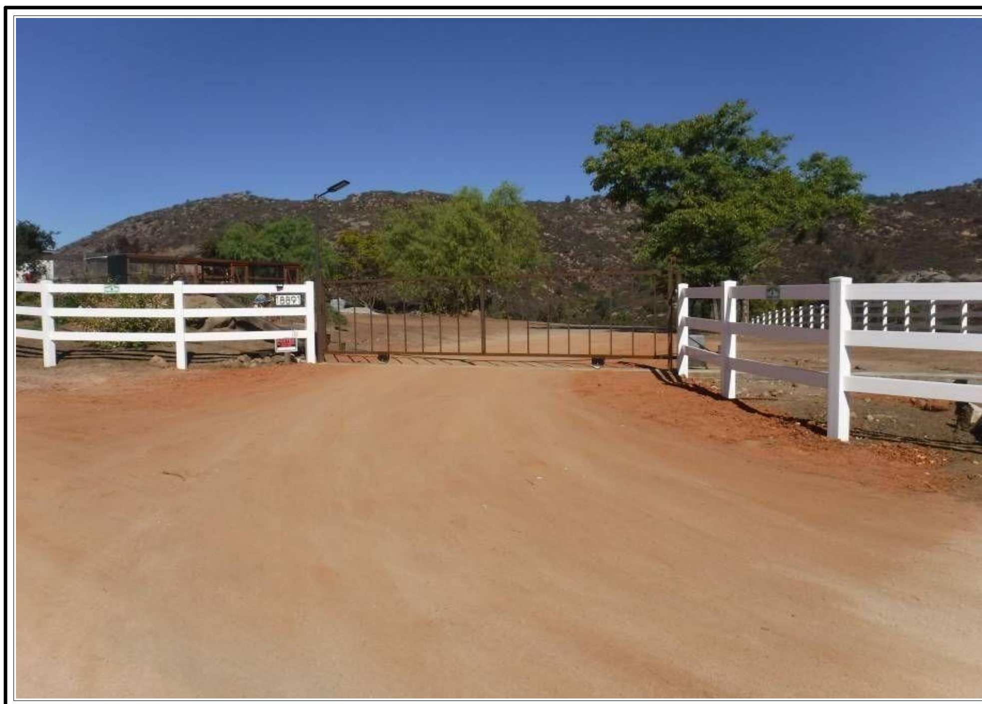
COMPARABLE SALE # 1
17056 Highway 67
Ramona, CA 92065

COMPARABLE SALE # 2
17048 Handlebar Rd
Ramona, CA 92065

COMPARABLE SALE # 3
2523 San Vicente Road
Ramona, CA 92065

Borrower	n/a						
Property Address	20899 Black Canyon Rd						
City	Ramona	County	San Diego	State	CA	Zip Code	92065
Lender/Client	Meloche Family Living Trust	Address	20899 Black Canyon Road, Ramona, CA 92065				

COMPARABLE SALE # 4
23007 Arjo Lane
Ramona, CA 92065



COMPARABLE SALE # 5
18891 Old Julian Trl
Ramona, CA 92065

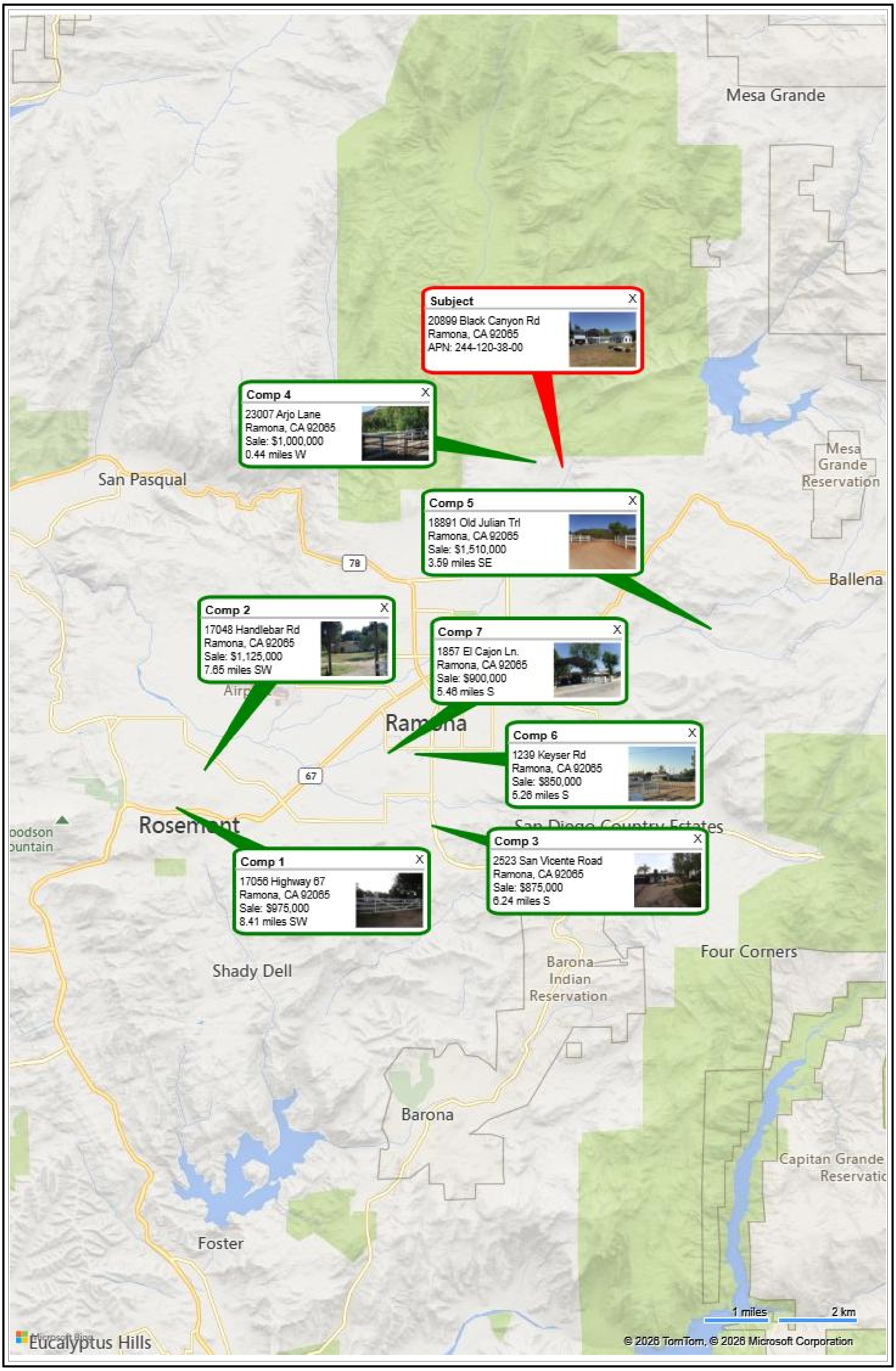
COMPARABLE SALE # 6

Borrower n/a
Property Address 20899 Black Canyon Rd
City Ramona County San Diego State CA Zip Code 92065
Lender/Client Meloche Family Living Trust Address 20899 Black Canyon Road, Ramona, CA 92065

LOCATION MAP ADDENDUM

File No. 24412038

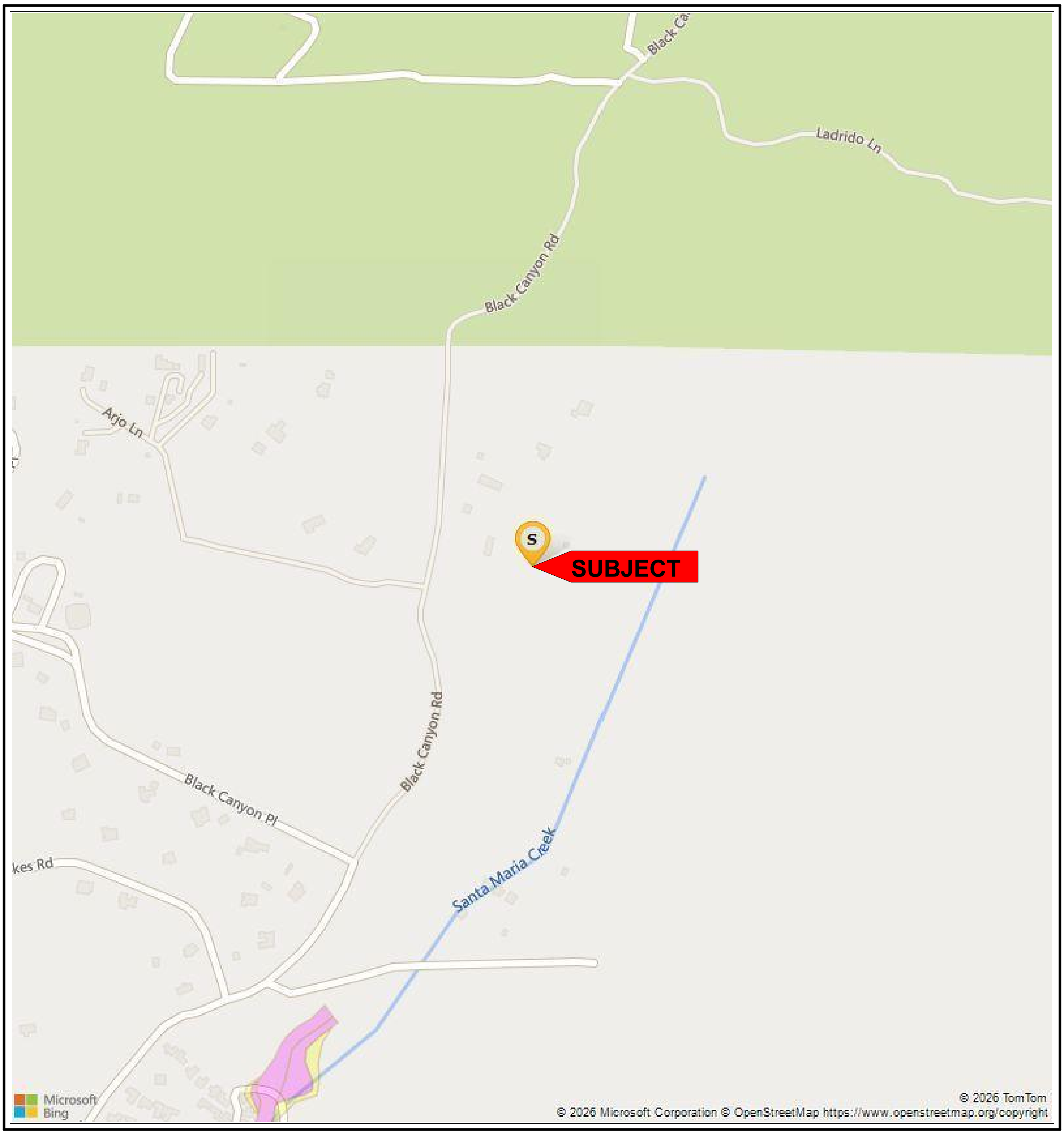
Borrower	n/a
Property Address	20899 Black Canyon Rd
City	Ramona
County	San Diego
State	CA
Zip Code	92065
Lender/Client	Meloche Family Living Trust
Address	20899 Black Canyon Road, Ramona, CA 92065



FLOOD MAP ADDENDUM

File No. 24412038

Borrower	n/a
Property Address	20899 Black Canyon Rd
City	Ramona · County: San Diego · State: CA · Zip Code: 92065
Lender/Client	Meloche Family Living Trust · Address: 20899 Black Canyon Road, Ramona, CA 92065



Flood Map Legends

Flood Zones

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards
- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

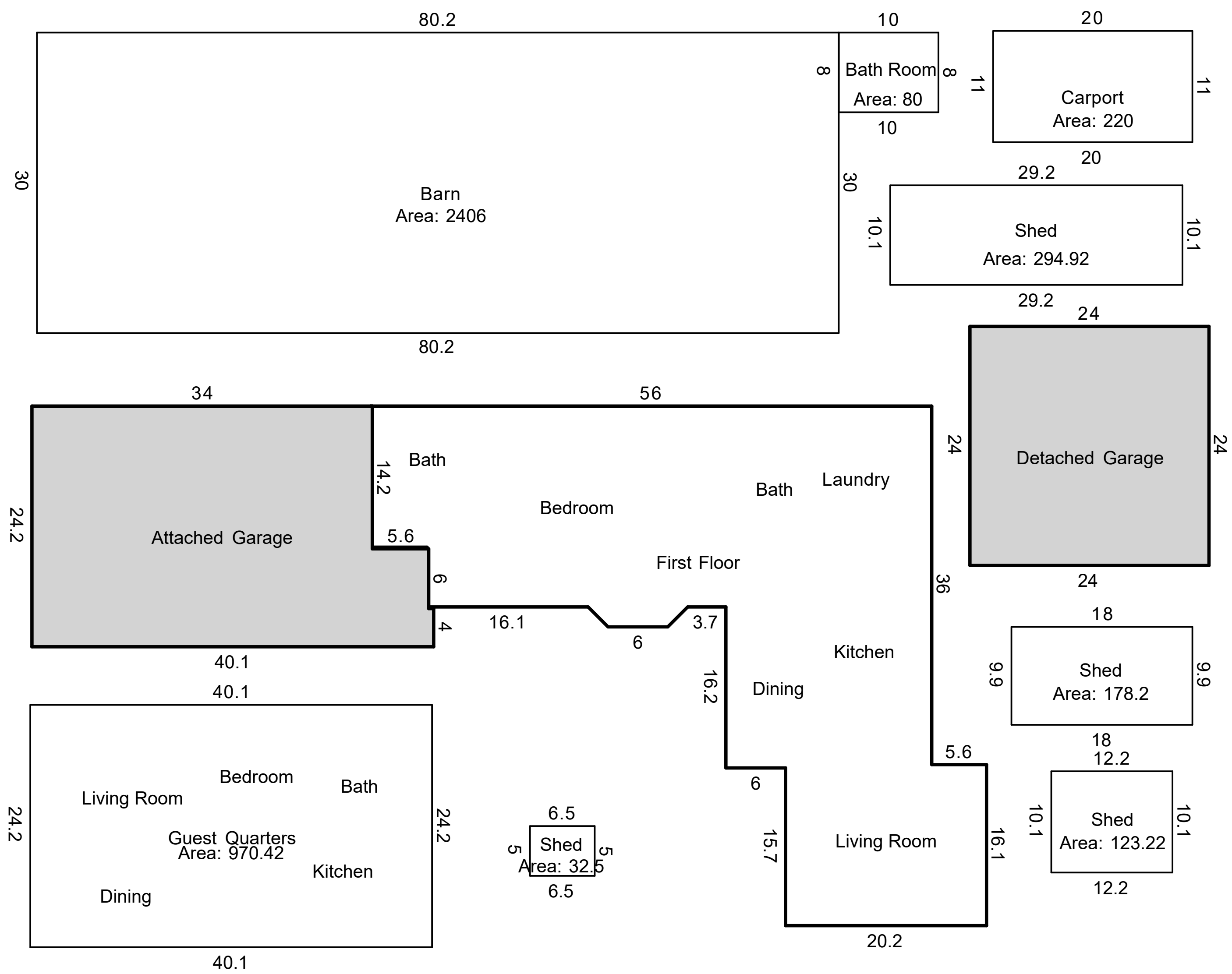
Flood Zone Determination

In Special Flood Hazard Area (Flood Zone):	Out
Within 250 ft. of multiple flood zones?	Not within 250 feet
Community:	060284
Community Name:	SAN DIEGO COUNTY
Map Number:	06073C1129G
Zone:	X
Panel:	06073C 1129G
Panel Date:	05/16/2012
FIPS Code:	06073
Census Tract:	0208.07

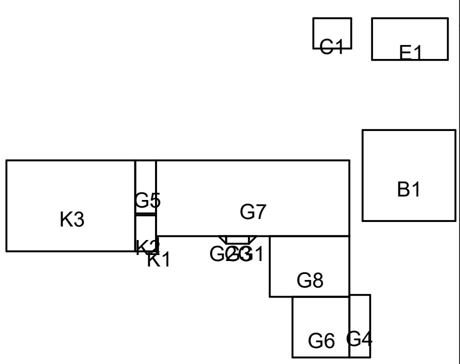
SKETCH ADDENDUM

File No. 24412038

Borrower	n/a						
Property Address	20899 Black Canyon Rd						
City	Ramona	County	San Diego	State	CA	Zip Code	92065
Lender/Client	Meloche Family Living Trust	Address	20899 Black Canyon Road, Ramona, CA 92065				



Calculation



Summary

Living Area	
First Floor	1766.7
Total Living Area	**1766.7**
Garage Area	
Attached Garage	880.8
Detached Garage	576.0
Total Garage Area	**1456.8**
Misc. Area	
Bath Room	80.0
Total Misc. Area	**80.0**
Parking Area	
Carport	220.0
Total Parking Area	**220.0**

Detail

Living Area	
First Floor	1766.7
G1: 1/2 * 2.0 * 2.0 = 2.0	
G2: 1/2 * 2.0 * 2.0 = 2.0	
G3: 2.0 X 6.0 = 12.0	
G4: 5.6 X 16.1 = 90.2	
G5: 5.6 X 14.2 = 79.5	
G6: 14.6 X 15.7 = 229.2	
G7: 20.2 X 50.4 = 1018.1	
G8: 16.2 X 20.6 = 333.7	
Total Living Area	**1766.7**
Garage Area	
Attached Garage	880.8
K1: 0.5 X 4.0 = 2.0	
K2: 5.6 X 10.0 = 56.0	
K3: 24.2 X 34.0 = 822.8	
Detached Garage	576.0
B1: 24.0 X 24.0 = 576.0	
Total Garage Area	**1456.8**
Misc. Area	
Bath Room	80.0
C1: 10.0 X 8.0 = 80.0	
Total Misc. Area	**80.0**
Parking Area	
Carport	220.0
E1: 20.0 X 11.0 = 220.0	
Total Parking Area	**220.0**

Grand Total

Living Area		1766.7
Garage Area		1456.8
Porch Area		
Patio/Deck Area		
Misc. Area		80.0
Basement Area		
Storage Area		
Lot Area		

Country Appraisal Service

PLAT MAP

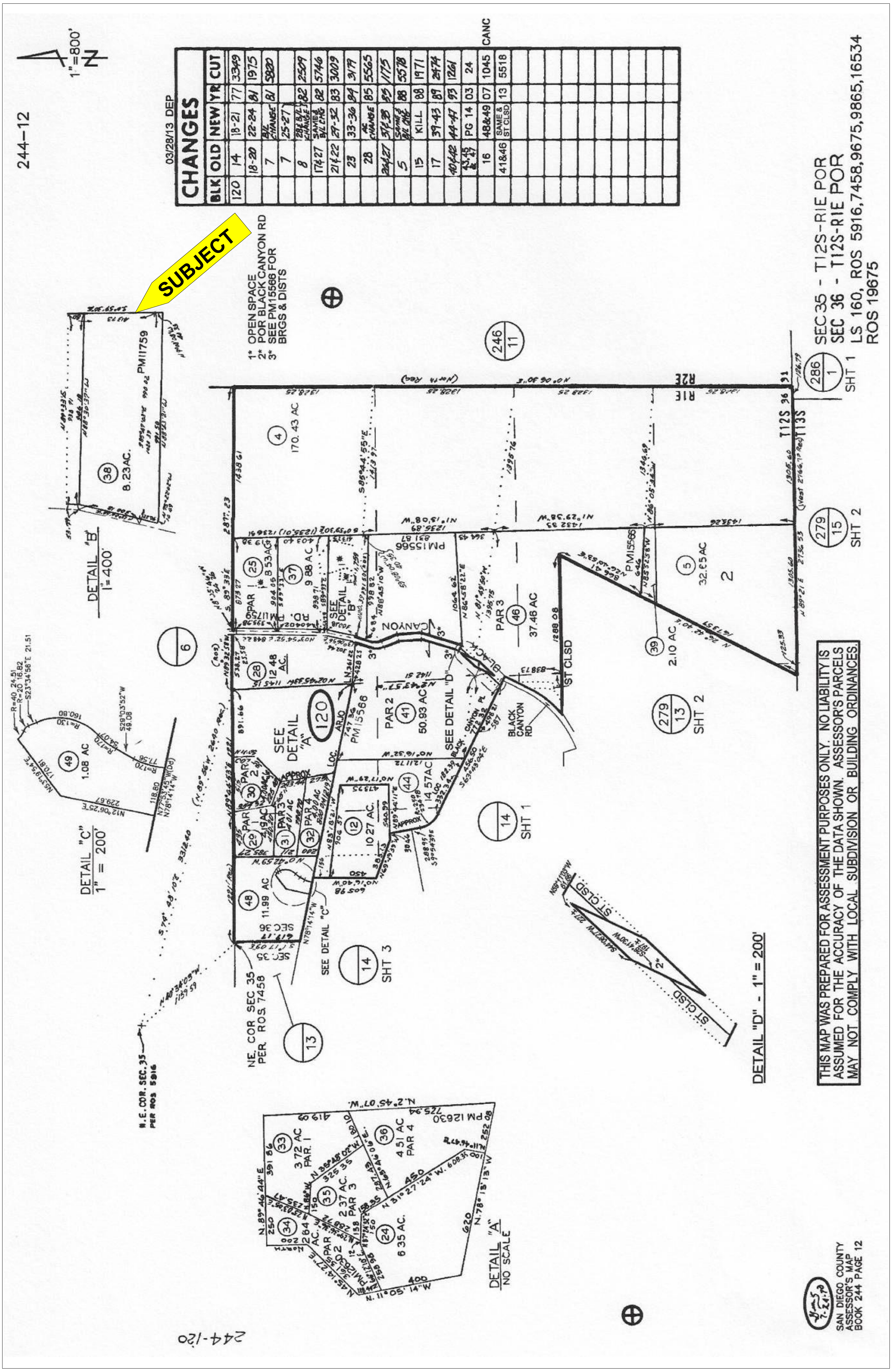
File No. 24412038

Borrower n/a

Property Address 20899 Black Canyon Rd

City Ramona County San Diego State CA Zip Code 92065

Lender/Client Meloche Family Living Trust Address 20899 Black Canyon Road, Ramona, CA 92065



Borrower n/a
Property Address 20899 Black Canyon Rd
City Ramona County San Diego State CA Zip Code 92065
Lender/Client Meloche Family Living Trust Address 20899 Black Canyon Road, Ramona, CA 92065

No Images Available

LOCATION

Property Address	20899 Black Canyon Rd Ramona, CA 92065-5408
Subdivision	
Carrier Route	C002
County	San Diego County, CA
Map Code	

GENERAL PARCEL INFORMATION

APN/Tax ID	244-120-38-00
Alt. APN	
City	
Tax Area	65025
2020 Census Trct/Blk	208.07/1
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	2622
# of Buildings	1

CURRENT OWNER

Name	Meloche Family Living Trust
Mailing Address	20899 Black Canyon Rd Ramona, CA 92065-5408
Owner Occupied	Yes
Owner Right Vesting	Living Trust

SCHOOL ZONE INFORMATION

Ramona Elementary School	4.0 mi
Primary Middle: K to 6	Distance
Olive Peirce Middle School	5.1 mi
Middle: 7 to 8	Distance
Ramona High School	5.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 03/26/2026

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
9/25/2000	9/29/2000		Meloche Jerry A & Meloche Pollyanna	Meloche Jerry A & Pollyanna	Intrafamily Transfer & Dissolution		2000-0522479

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	$136,075.00	$2,668.00 (2.0%)	$133,407.00	$2,615.00 (2.0%)	$130,792.00
Assessed Improvements	$261,834.00	$5,134.00 (2.0%)	$256,700.00	$5,033.00 (2.0%)	$251,667.00
Total Assessment	$397,909.00	$7,802.00 (2.0%)	$390,107.00	$7,648.00 (2.0%)	$382,459.00
Exempt Reason	Homeowners Exemption				
% Improved	66%				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			$4,550.76
2024			$4,463.96
2023			$4,147.84
2022			$4,313.20
2021			$4,240.32
2020			$4,198.98
2019			$4,101.10
2018			$3,996.74
2017			$3,922.88
2016			$3,848.90
2015			$3,796.56
2014			$3,714.48
2013			$3,698.34

MORTGAGE HISTORY

Borrower n/a

Property Address 20899 Black Canyon Rd

City Ramona County San Diego State CA Zip Code 92065

Lender/Client Meloche Family Living Trust Address 20899 Black Canyon Road, Ramona, CA 92065

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	**Condition**		**Units**	
Effective Year Built	1986	**Stories**			
BRs	3	**Baths**	2 F H	**Rooms**	
Total Sq. Ft.	2,622				

Building Square Feet (Living Space)	**Building Square Feet** (Other)

- CONSTRUCTION

Quality		**Roof Framing**	
Shape		**Roof Cover Deck**	
Partitions		**Cabinet Millwork**	
Common Wall		**Floor Finish**	
Foundation		**Interior Finish**	
Floor System		**Air Conditioning**	
Exterior Wall		**Heat Type**	
Structural Framing		**Bathroom Tile**	
Fireplace		**Plumbing Fixtures**	

- OTHER

Occupancy		**Building Data Source**	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Garage	2 CAR		

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	**Lot Dimensions**	
Block/Lot		**Lot Square Feet**	358,498
Latitude/Longitude	33.091900°/-116.829768°	**Acreage**	8.23

PROPERTY CHARACTERISTICS: UTILITIES/AREA

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

LEGAL DESCRIPTION

Subdivision		**Plat Book/Page**	
Block/Lot		**Tax Area**	65025
Tract Number			
Description	Sec 36-12-1E Neq Doc85-001096 In Par 3 Per Pm 11759&In		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	060284-06073C1129G	05/16/2012

LISTING ARCHIVE

No Listings found for this parcel.

Borrower n/a

Property Address 20899 Black Canyon Rd

City Ramona County San Diego State CA Zip Code 92065

Lender/Client Meloche Family Living Trust Address 20899 Black Canyon Road, Ramona, CA 92065

Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Jeffrey M. Smith

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 006564

Effective Date: April 14, 2025

Date Expires: April 13, 2027

Angela Jemmott, Bureau Chief, BREA

3081711

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

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.*

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. 24412038

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
Glfvw	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