

TABLE OF CONTENTS

Client: County of Humboldt	File No.: e2202-3007-15-l-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
City: Eureka	State: CA Zip: 95501

David M. Tidwell & Associates
Real Estate Appraisal Services



Order1

Invoice2

Table of Contents3

Title4

Letter of Transmittal5

GPAR™ Residential Appraisal (2010).....6

 Addendum13

USPAP 2014 with Type.17

Sketch18

Dimension List24

Subject Photos26

Subject Property Photo Addendum27

Subject Property Photo Addendum28

Subject Property Photo Addendum29

Subject Property Photo Addendum30

Comps 1,2,3 Photos.....31

Comps 4,5,6 Photos.....32

Regression Worksheet: Gross Living Area33

Plat Map.....34

Plat Map Enlargement35

Aerial Map36

Flood Map37

Location Map38

Appraiser License.....39

APPRAISAL OF



SFR Improved Lot with Second Vacant Lot

LOCATED AT:

3007 & 3015 I St
Eureka, CA 95501

CLIENT:

County of Humboldt
1106 Second Street
Eureka, CA, 95501

AS OF:

February 21, 2022

BY:

David M. Tidwell
AG016742

March 3, 2022

Tom deAge, Sr. Real Property Agent
County of Humboldt
1106 Second Street
Eureka, CA, 95501

File Number: e2202-3007-15-I-gpar

Attn: Mr. deAge:

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

3007 & 3015 I St
Eureka, CA 95501

The purpose of this appraisal is to develop an opinion of the defined 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 defined value of the property as of February 21, 2022 is:

\$355,000
Three Hundred Fifty-Five Thousand Dollars

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

Sincerely,



David M. Tidwell
AG016742

enc/dt.

Appraisal Report
Residential Appraisal Report

Project #162843
File No. e2202-3007-15-l-gpai

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.
Client Name/Intended User County of Humboldt
E-mail tdeage1@co.humboldt.ca.us
Client Address 1106 Second Street
City Eureka
State CA
Zip 95501
Additional Intended User(s) See Attached Addendum.

Intended Use See Attached Addendum.

SUBJECT

Property Address 3007 & 3015 I St
City Eureka
State CA
Zip 95501
Owner of Public Record PWM Inc.
County Humboldt
Legal Description No Preliminary Title Report provided or reviewed.
Assessor's Parcel # 011-063-001-000 & 011-063-006-000
Tax Year 2021
R.E. Taxes \$ 3,438.54
Neighborhood Name Greater Central Eureka Neighborhood
Map Reference 40.780948; -124.159805
Census Tract 0006.00
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

SALES HISTORY

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.
Prior Sale/Transfer: Date See Comments Price Source(s)
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) The subject property has not been sold or transferred within the three year period prior to the effective date of this appraisal. The improved subject parcel (AP#011-063-001-000) was last sold on 08/28/2009 for \$171,000 under Document #2009-019841. The unimproved parcel (AP#011-063-006-000) was last sold on 04/22/2011 for \$160,000 under Document #2011-08852. With the exception of Sales #2 and #3, there have been no sales or transfers of the comparable properties used within the one year period prior to the current sale. Sale #2 included a prior non-monetary transfer on 03/17/2021 under Doc. #2021-006037. Sale #3 included a prior non-monetary transfer on 04/13/2021 under Doc. #2021-008213.

Offerings, options and contracts as of the effective date of the appraisal This appraiser is unaware of any offerings, options or contracts with respect to the subject property as of the effective date of value. The appraiser is aware that the County of Humboldt is engaging Scott Pesch of C.B. Commercial Pacific Partners Real Estate as an interested party in a potential acquisition.

NEIGHBORHOOD

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	☐ Urban ☒ Suburban ☐ Rural	Property Values	☒ Increasing ☐ Stable ☐ Declining	PRICE	AGE	One-Unit	70 %	
Built-Up	☐ Over 75% ☒ 25-75% ☐ Under 25%	Demand/Supply	☐ Shortage ☒ In Balance ☐ Over Supply	\$(000)	(yrs)	2-4 Unit	6 %	
Growth	☐ Rapid ☒ Stable ☐ Slow	Marketing Time	☒ Under 3 mths ☐ 3-6 mths ☐ Over 6 mths	150	Low	1	Multi-Family 2 %	
Neighborhood Boundaries Humboldt Bay on the north; Madrone Avenue on the south; Broadway on the west; Harrison Avenue on the east: Known as the greater Central Eureka Neighborhood.				1,000	High	120	Commercial 12 %	
Neighborhood Description See Attached Addendum				375	Pred.	25	Other Vacant 10 %	

Market Conditions (including support for the above conclusions) See Attached Addendum

SITE

Dimensions 60.0' x 122.5'
Area 7350 sf
Shape Rectangular
View N;CtyStr;
Specific Zoning Classification OR
Zoning Description Office Residential Zone with no minimum parcel size
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe. See Attached Addendum

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	☒		Water	☒	Street Asphalt	☒	☐
Gas	☒		Sanitary Sewer	☒	Alley None	☐	☐

Site Comments See Attached Addendum

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION		INTERIOR	
				materials		materials	
Units	☒ One ☐ One w/Acc. unit ☐	☐ Concrete Slab	☒ Crawl Space	Foundation Walls	Post-Pier/Fair	Floors	Fir;Vinyl/Fair
# of Stories	1	☐ Full Basement	☐ Partial Basement	Exterior Walls	Wood Lap/Fair	Walls	Drywall/Fair
Type	☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area sq. ft.		Roof Surface	CompShingle/Fair	Trim/Finish	Wood/Fair
	☒ Existing ☐ Proposed ☐ Under Const.	Basement Finish %		Gutters & Downspouts	None/Average	Bath Floor	Vinyl/Fair
Design (Style)	Bungalow	☐ Outside Entry/Exit	☐ Sump Pump	Window Type	Wood/Fair	Bath Wainscot	Wood/Fair
Year Built	1930			Storm Sash/Insulated	Single Pane/Fair	Car Storage	☒ None
Effective Age (Yrs)	30			Screens	None/Average	☐ Driveway	# of Cars 0
Attic	☐ None	Heating	☐ FWA ☐ HW ☐ Radiant	Amenities	☐ WoodStove(s) #0	Driveway Surface	
☐ Drop Stair	☐ Stairs	☒ Other Floor	Fuel NG	☐ Fireplace(s) # 0	☒ Fence Lndscp.	☐ Garage	# of Cars 0
☐ Floor	☒ Scuttle	Cooling	☐ Central Air Conditioning	☐ Patio/Deck None	☒ Porch Cvd.Ent.	☐ Carport	# of Cars 0
☐ Finished	☐ Heated	☐ Individual	☒ Other None	☐ Pool None	☐ Other None	☐ Att.	☐ Det. ☐ Built-in
Appliances ☐ Refrigerator ☒ Range/Oven ☐ Dishwasher ☐ Disposal ☐ Microwave ☐ Washer/Dryer ☐ Other (describe)							
Finished area above grade contains: 4 Rooms 2 Bedrooms 1.0 Bath(s) 864 Square Feet of Gross Living Area Above Grade							
Additional Features See Attached Addendum							
Comments on the Improvements See Attached Addendum							

Appraisal Report
Residential Appraisal Report

Project #162843
File No. e2202-3007-15-l-gpai

SALES COMPARISON APPROACH

FEATURE	SUBJECT			COMPARABLE SALE NO. 1				COMPARABLE SALE NO. 2				COMPARABLE SALE NO. 3			
3007 & 3015 I St Address Eureka, CA 95501				3527 F St Eureka, CA 95503				1512 I St Eureka, CA 95501				2520 B St Eureka, CA 95501			
Proximity to Subject				0.42 miles SW				0.89 miles NW				0.59 miles NW			
Sale Price	\$					\$ 260,000				\$ 300,000				\$ 341,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.			\$ 274.84 sq. ft.				\$ 266.19 sq. ft.				\$ 314.58 sq. ft.			
Data Source(s)				Brkr/MLS #260767;DOM 6				Brkr/MLS #259764;DOM 11				Brkr/MLS #260639;DOM 7			
Verification Source(s)				Doc. #2022-01332.				Doc.#2021-021660				Doc. #2021-029343.			
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment	
Sale or Financing				ArmLth				ArmLth				ArmLth			
Concessions				Cash;0				Conv;0				Cash;0			
Date of Sale/Time				s01/22;c01/22				s09/21;c08/21				s12/21;c12/21			
Location	N;Res;BsyRd			N;Res;BsyRd				N;Res;BsyRd				N;Res;		-10,000	
Leasehold/Fee Simple	Fee Simple			Fee Simple				Fee Simple				Fee Simple			
Site	7350 sf			4480 sf		5,700		3920 sf		6,900		5400 sf		0	
View	N;CtyStr;			N;CtyStr;				N;Res;				N;CtyStr;			
Design (Style)	DT1;Bungalow			DT1;Bungalow				DT1;Cottage				DT1;Mid-Century			
Quality of Construction	Average			Average				Average				Average			
Actual Age	92			93				94				71			
Condition	Fair			Fair				Average		-30,000		Average		-30,000	
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths	
Room Count	4	2	1.0	4	2	1.0		5	2	1.0		5	2	1.0	
Gross Living Area60	864 sq. ft.			946 sq. ft.		0		1,127 sq. ft.		-15,800		1,084 sq. ft.		-13,200	
Basement & Finished Rooms Below Grade	0sf			0sf				0sf				0sf			
Functional Utility	Average			Average				Average				Average			
Heating/Cooling	NG Floor			Space				NG FA				NG Wall			
Energy Efficient Items	None			None				Insul./Thermo				Partial			
Garage/Carport	None			1gd1dw		-5,000		1gd1dw		-5,000		2gd2dw		-10,000	
Porch/Patio/Deck	Cvd.Porch			Cvd.Porch				Cvd.Porch				Porch;Patio			
Fireplace	None			1 F/P		-1,500		1 W/S		-1,500		None			
Other	2nd Lot:7350sf			None		100,000		None		100,000		None		100,000	
Landscape	Basic Landscape			Basic Landscape				Landscaped		-5,000		Basic Landscape			
Net Adjustment (Total)				☒ +	☐ -	\$ 99,200		☒ +	☐ -	\$ 49,600		☒ +	☐ -	\$ 36,800	
Adjusted Sale Price of Comparables				Net Adj.	38.2%			Net Adj.	16.5%			Net Adj.	10.8%		
				Gross Adj.	43.2%	\$ 359,200		Gross Adj.	54.7%	\$ 349,600		Gross Adj.	47.9%	\$ 377,800	

Summary of Sales Comparison Approach See Attached Addendum

COST APPROACH

COST APPROACH TO VALUE									
Site Value		Comments See Attached Addendum							
ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW					OPINION OF SITE VALUE Both Parcels..... = \$ 230,000				
Source of cost data Marshall and Swift Residential Cost Handbook					Dwelling 864 Sq. Ft. @ \$ 165.56..... = \$ 143,044				
Quality rating from cost service Average Effective date of cost data 01/2022					Sq. Ft. @ \$ = \$				
Comments on Cost Approach (gross living area calculations, depreciation, etc.)					Cvd.Porch 3,500				
The square footage value is derived from Marshall and Swift					Garage/Carport Sq. Ft. @ \$ = \$				
Residential Cost for Average Quality (UAD: Q4) Construction and					Total Estimate of Cost-New = \$ 146,544				
for similar construction in this area. Land site value is derived through extraction and sales in the market; the land to value ratio is typical for this area. The estimated remaining economic life of 30 years is based on an overall effective age of 30 years with physical depreciation taken at 50 percent (Straight Line).					Less 60	Physical	Functional	External	
					Depreciation	\$71,522	\$0	\$0	= \$ (71,522)
					Depreciated Cost of Improvements				= \$ 75,022
					"As-is" Value of Site Improvements				= \$ 15,000
					INDICATED VALUE BY COST APPROACH..... = \$ 320,000				

INCOME

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

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$355,000	Cost Approach (if developed) \$ 320,000	Income Approach (if developed) \$
See Attached Addendum		
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 ☐ subject to the following:		
This appraisal is made on an "as is" condition of the subject property.		
Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property		
that is the subject of this report is \$ 355,000 as of 02/21/2022, which is the effective date of this appraisal.		

Project #162843
File No. e2202-3007-15-l-gpar

SALES COMPARISON APPROACH

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Appraisal Report
Residential Appraisal Report

Project #162843
File No. e2202-3007-15-l-gpai

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- 1. The statements of fact contained in this report are true and correct.
- 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
- 4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- 8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- 9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

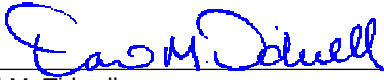
Definition of Value: ☒ Market Value ☐ Other Value: _____
Source of Definition: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions (f.)
The purpose of this appraisal is to provide an estimate of market value of the subject property as of the effective date. Market Value is defined by the regulatory agencies of federal financial institutions as follows:

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 and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is a 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 acting in what they consider their own best interests;
- (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.

ADDRESS OF THE PROPERTY APPRAISED:
3007 & 3015 I St
Eureka, CA 95501
EFFECTIVE DATE OF THE APPRAISAL: 02/21/2022
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 355,000

APPRAISER

Signature: 
Name: David M. Tidwell
State Certification # AG016742
or License # _____
or Other (describe): _____ State #: _____
State: CA
Expiration Date of Certification or License: 06/22/2023
Date of Signature and Report: 03/03/2022
Date of Property Viewing: 02/21/2022
Degree of property viewing:
☒ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

SUPERVISORY APPRAISER

Signature: _____
Name: _____
State Certification # _____
or License # _____
State: _____
Expiration Date of Certification or License: _____
Date of Signature: _____
Date of Property Viewing: _____
Degree of property viewing:
☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

ADDENDUM

Client: County of Humboldt	File No.: e2202-3007-15-I-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
City: Eureka	State: CA Zip: 95501

Intended Users

This is an appraisal of the current fair market value of the subject property, as of the specified date, February 21, 2022 (Date of Inspection). The information contained in this report is specific to the needs of the client named in this report and for the intended use stated in this report. Possession of this report does not elevate the holder to an intended user. The appraiser is not responsible for unauthorized use of this report. Any other use of this report may be misleading.

The intended users of this report include the County of Humboldt. It is further understood that this report may be provided to legal, accounting and/or other real estate professionals that are working toward the same intended use.

Intended Use

The purpose of this appraisal is to provide an estimate of fair market value (fee simple) of the subject real property as of the effective date of February 21, 2022 (Date of Inspection). The intended use of this appraisal report will be to function as a guide for the establishment of an estimate of fair market value and to be utilized for decision making purposes on a potential acquisition of the subject real property. This report is not intended for any other use.

Neighborhood Boundaries

The subject property neighborhood boundaries are defined as extending from Humboldt Bay on the north to Manzanita Street on the south and from Broadway on the west to Harrison Avenue on the east: Known as the greater Central Eureka Neighborhood.

Neighborhood Description

The subject is located within the Eureka City Limits (Population: 28,000+/-) within the greater Central Eureka Neighborhood. The neighborhood includes and is within walking distance or a short drive to employment, shopping and services in downtown Eureka and to the regional Bayshore Mall. The neighborhood is served by the Eureka Police Department and Fire Departments.

The greater Central Eureka Neighborhood includes the Eureka Downtown core and the Old Town sector of the City; the north section of the neighborhood borders the Humboldt Bay waterfront. The waterfront sector has been in transition over the last 20 years changing from industrial uses to a mix of new commercial shops and a waterfront board walk. The neighborhood includes a mix of predominantly older craftsman and bungalow style homes of average to good-plus quality construction that are situated mainly to the south of downtown Eureka and to the east of the Hendersen Center commercial district. The majority of commercial properties are situated on the north side along the 4th and 5th Street corridors (US Highway 101) and within the Old Town sector; there is also a commercial concentration within the Hendersen Center area on the neighborhood south side and along the Harrison Avenue corridor on the east side. The neighborhood includes a mix of multi-family and apartment properties that are scattered through both the residential and commercial cores.

The main employment industries in the area are Government-23.8 percent, Trade/Transportation/Utilities-16.1 percent, Education/Health Services-14.0 percent, Retail Trade-12.5 percent, and Manufacturing/Logging/Construction-7.0 percent. Tourism related employment plays an increasing and important role in the present and future health of Humboldt County's economy. The largest timber employers are Humboldt-Mendocino Redwood Company LLC (Former PALCO) and Green Diamond Timber Company. The largest government employer is Humboldt State University in Arcata.

Neighborhood Market Conditions

The average marketing time for single family residential properties over the course of the last year is averaging between 30 and 90 days with supply and demand tending toward slightly greater demand. Property values had seen a general increase from 2002 through July 2005 with appreciation rates of 15 to 25 percent per year; certain segments of the market had seen an increase in value of upwards of 30+ percent per year during the same time period. However, from 2007 through 2011, the market had slowed with a noted increase in the number of overall market listings and an associated 20 to 30 percent decline in property values. Since 2012, property values have begun to stabilize with increases in value and the market has remained relatively strong.

The Year-Over-Year Comparison statistics relating to single family residential properties within Humboldt County residing on parcels under 5 acres shows the following data. There has been an approximate 27 percent increase in total market volume (\$) within the last twelve months (January 2021 to January 2022) compared to the prior year. The number of closed sale transactions has increased from 1,261 to 1,316 properties sold over the last year. The Average Sale Price has shown an increase of 22 percent over the last year after showing an increase of 6 percent over the prior year and an increase of 4 percent over the post second year. The Average Sale Price over the last year was \$434,500 as compared to \$356,900 in the prior year, \$335,300 in the post second year, and \$322,100 in the post third year.

In December 2015, the Federal Reserve increased the Federal Funds Rate by 0.25 percent, for the first time since 2008. Prior to this, monetary policy had kept rates at historic lows in an effort to make the cost of borrowing more appealing to investors and spur economic growth. After December 2015, the Federal Funds Rate was increased a total of eight additional times; the most recent rate increase occurred in December 2018 with an increase of 0.25 percent. However, beginning on August 1, 2019, the Fed reversed course and began decreasing the key rate due to slowing economic growth forecasts. The two most recent rate cuts occurred on March 3 and

ADDENDUM

Client: County of Humboldt	File No.: e2202-3007-15-I-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
City: Eureka	State: CA Zip: 95501

March 16, with 0.50 and 1.00 decreases respectively. The Federal Funds Rate now stands once again at the "zero lower bound" of 0.00 to 0.25 percent, a rate range not seen since 2015; these two large decreases were in response to reduced global economic activity and concerns over the COVID-19 outbreak that is currently classified as a "global pandemic." Current mortgage rates are averaging around 3.10 percent on 30 year fixed rates. Both conventional and governmental financing are typical for this area.

Zoning Description

The subject parcel and the adjacent second parcel are zoned Office Residential (OR). The OR Zoning District provides areas for customer-serving and non-customer-serving professional offices, clinics and related retail and services, as well as residential uses. The OR District allows a mix of single-family and multi-family housing, offices, converted residential buildings and lodging where the intent is to generally retain the character, scale and form of the residential neighborhood. The OR Zoning District provides a mix of office and residential uses in an environment with a different character and lower intensity than the other mixed-use commercial districts of the city.

Highest and Best Use

The Highest and Best Use is SFR as based on the parameters of Legal Permissibility, Physical Possibility, Financial Feasibility and Maximum Profitability. The subject parcel and the second adjacent parcel include an Office Residential Zone with no minimum parcel size, and the primary legally permitted use includes office and residential uses. The site size of 7,350 square feet on the residential improved parcel and 7,350 square feet on the south adjacent and unimproved parcel include adequate size and a mix of public utilities (electrical, water, sewer, natural gas) which would tend to meet the physically possible elements of legal development at office and residential use. While the two parcels are being sold together, the south lot (AP #011-063-006-000) lacks any structural improvements and would allow for separate and independent development. No other legal uses besides Office and residential would be financially feasible or produce maximum profitability.

Site Comments

The subject property includes two separate and independent parcels. The north parcel (AP#011-063-001-000) is a residential improved lot, and the south parcel (AP#011-063-006-000) is a vacant and unimproved lot. The following outlines both parcels:

Improved Lot: AP#011-063-001-000 is a 7,350 square foot parcel located on the northeast corner of I Street and Wood Street within the central section of the City of Eureka. The site is level above street grade and is landscaped to include lawn area, limited planters, and concrete walks.

Unimproved Lot: AP#011-063-006-000 is a 7,350 square foot parcel located south of the above improved parcel and fronting onto I Street. This parcel was previously developed and includes both a public water and sewer lateral; the sewer lateral will require upgrade upon any new construction. The site is level above grade and includes an open parcel with fencing to the south and east.

Both parcels include complete public utilities (water, sewer, electric and natural gas) complete or available. Both parcels front I Street which is a 3 lane and one-way street that would tend to include a traffic noise element. The parcels back to a church facility that includes communication transmission towers; both parcels will include a 15 foot wide easement that runs along the east boundary of the subject property and for the benefit of the communications company servicing needs. No adverse encroachments were noted.

Additional Features:

The subject is a 92 year old and 864 square foot home of Bungalow Style Home of original Average Quality Construction (UAD:Q4) that conforms to the neighborhood quality and design. The subject includes a post and pier foundation, redwood lap exterior siding, composition shingle roof, and single pane wood frame windows. The interior includes original wood panel kitchen cabinets with an older laminate counter top, fir wood floors in the living room and bedrooms, vinyl type flooring in the kitchen and bath, solid panel interior doors, wood trims, original floor furnace, and a 48 square foot covered entry porch.

Condition of the Property

The subject property is a 92 year old home of Average Quality Construction (UAD Rating: Q4) that appears to have been neglected for many years with significant deferred maintenance and is on the lower end of fair condition. The "bones" of the dwelling structure appeared to be sound and the structure would include good rehabilitation potential. The post and pier foundation appeared in fair condition and typical of age with no obvious signs of settlement; the appraiser made a visual inspection of the crawl space but did not enter the sub-area. The roof appeared to be nearing the end of it's physical life but there was no sign of interior leakage; the roof eaves included some sign of deterioration. The exterior siding and majority of windows (boarded up) appeared to be intact with no sign of any significant rot or deterioration; the siding was in need of paint and general maintenance.

The interior shows no evidence of recent updating or remodeling and overall it appears to have been neglected. The kitchen and bath are intact and would tend to be operational in the current state. However, the complete interior is in need of general remodeling and updating. The floor plan is functional for this size, quality and age of home. The mechanical systems (plumbing system, heating system, electrical service) are assumed to be functioning in some capacity.

Comments on Sales Comparison

ADDENDUM

Client: County of Humboldt	File No.: e2202-3007-15-I-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
City: Eureka	State: CA Zip: 95501

The parameters utilized in the search for "Comparable Properties" include the following: 1. South Bay Sub-Market of Eureka within a 2+/- mile radius; 2. Average Quality Construction; 3. Main House Square Feet between 400 and 1,400; and 4. Situated on a lot size of under one acre with emphasis given to second lot properties. Given the lack of sales that are similar in condition and including the second parcel, the search parameters were expanded to include competing neighborhoods within the Humboldt Bay Market.

The South Bay area market is limited with respect to a comparable sales bank, and the comparable sales as utilized are considered to be among the only and best available. The geographic range as utilized is both typical and absolutely necessary. It is acknowledged that most of the sales exceed the 25 percent gross adjustments guideline and the 15 percent net adjustments guideline. As stated above the South Bay Market is very limited with respect to a comparable sales bank, and the comparable sales as utilized are among the only and best available. Furthermore, the comparable sales utilized are considered most representative of the subject property.

An adjustment is made for a difference in square footage at \$60 per square foot on all comparables used; any difference in room count is taken into consideration in the square footage adjustment. The market had been showing signs of appreciation over the last two years, a trend which appears to have accelerated over the last 12-months. In this case market conditions adjustments are warranted on sales that entered into contract greater than six months prior to the effective date of appraisal. The adjustments are based on the data contained within the neighborhood market conditions section of this appraisal report.

Location Adjustment: The adjustment for location is made based on a determination of broader market participant reaction to differences in location (busy road), as best as it can be measured. In this case, Sale #1, #2, #4 and #5 are all located on relatively similar busy roads and within the Eureka area neighborhood. The remaining sales are situated within similar sectors but lack the busy road element and warrant positive adjustment. Historic analysis has supported similar adjustments for differences in location (busy road).

GLA Adjustment: The adjustment for GLA is set at \$60 per square foot difference. This adjustment is considered a supported adjustment as based on the Average Quality Construction of the subject property and the differences in square footage. It is extremely rare to find a matched pair for analysis of a given element and especially within this more limited market area. This adjustment is based on a regression worksheet that has been included as an addendum to this report. The regression analyzes closed sales within the South Bay Market and supports an adjustment for GLA difference at as high as \$69 per square foot on existing construction. The appraiser has reconciled a conservative adjustment for GLA difference at \$60 given the subject's existing construction and market area.

Condition Adjustment: The subject is in fair condition with physical depreciation estimates at 50 percent on improvements. Sale #1 and #4 are in similar overall condition and do not require adjustments. The sales that were in Average Condition included an effective age range estimate from 15 to 20 years or physical depreciation estimates from 25 to 33 percent on improvements. The \$30,000 adjustment for a difference in effective age (condition) is from a cost perspective, but takes into consideration the modest differences between these comparables and the subject. Historical analysis has supported similar modest adjustments for condition and the adjustment is well supported within the current grid.

Site Comments for Adjustments: The site sales as utilized within the Opinion of Site Value section of this report are not only utilized as a basis for the opinion of the subject site value, but also provide data in support of the adjustments for the differences in site size between the subject and comparable sales as utilized within the Sales Comparison Approach to value.

The adjustments taken for difference in site size are based on the contributory value of the differences in site size. The factors that impact on site value are not only the size of the parcel but also include elements of topography, usability, access, views, utility availability, subdivision potential, etc. In general and all things equal, the smaller the parcel-the higher the price per unit (square foot or acre). **Site size adjustments are applied at approximately \$1.00 to \$2.00 per square foot difference based on the criteria outlined above; No adjustment is applied for differences of less than 2,500 square feet of site size. Comparable #5 includes a larger parcel but with reduced usability due to slope into gulch area.**

Second Lot Adjustment: The subject parcel includes the second independent and unimproved parcel. The adjustment for the second lot is based on the estimated lot value of \$115,000 but tempered to a \$100,000 adjustment as based on the bulk transaction with the improved adjacent parcel. The first four sales are adjusted for the lack of the second parcel with no adjustment required on Pending Sales #5 and #6 with second independent lots.

Auxiliary Structure and Amenity Adjustments: The other major adjustments that require comment include auxiliary structures such as garages, basements, accessory units, shop/storage improvements, etc., as well as amenities such as bath count, fireplace/stove count, landscaping, etc. The adjustments for auxiliary structures and amenities are made based on a determination of broader market participant reaction as best as it can be measured. This includes the evaluation of the elements of quality and condition associated with the improvements in conjunction with their overall utility. It is important to note that not all auxiliary structures for

ADDENDUM

Client: County of Humboldt	File No.: e2202-3007-15-I-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
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example are constructed to the same size and quality, nor that they are necessarily maintained in the same condition. While the contributory costs would tend to be more significant, the adjustments as applied provide a reflection of market reaction to size, quality and condition. The adjustments as considered are based on historic market reaction and analysis of the sales as utilized.

COMPARABLE SALE #1: (3527 F Street, Eureka) This sale is a 93 year old and similar size home of similar overall quality and similar overall condition; this property did include some recent upgrades to portions of the interior but was in need of completion. The property is located within the greater subject neighborhood and is situated on an inferior size parcel; the property also lacked the separate and independent lot. The sale included a garage and fireplace. Adjustments are made for site size, garage, fireplace and second lot.

COMPARABLE SALE #2: (1512 I Street, Eureka) This sale is a 94 year old and superior size home of similar overall quality and superior overall condition. The property is located within the subject neighborhood and is situated on an inferior size parcel; the property also lacked the separate and independent lot. The sale included a garage, wood stove and superior landscape. Adjustments are made for site size, condition, square footage, garage, wood stove, second lot and landscape.

COMPARABLE SALE #3: (2520 B Street, Eureka) This sale is a 71 year old and superior size home of similar overall quality and superior overall condition. The property is located within the subject neighborhood and is situated on an similar size parcel; the property lacked both the busy road element and the separate and independent lot. The sale included a double car garage. Adjustments are made for busy road, condition, square footage, garage and second lot.

COMPARABLE SALE #4: (1630 Harrison Avenue, Eureka) This sale is a 107 year old and superior size home of similar overall quality and in very similar overall condition; this property was an REO that had also suffered from long term deferred maintenance. The property is located within a similar neighborhood and is situated on a similar size parcel; the property lacked the separate and independent lot. The sale included a a fireplace and wood stove. The property included significant clean-up issues with household furnishings and trash as left over from the prior occupants. Adjustments are made for square footage, fireplace/wood stove, second lot and clean-up. A market conditions adjustment of 20 percent is applied to account for the positive changes in the market over the 12 months between the contract date and the effective date of value.

COMPARABLE SALE #5: (2102 S Street, Eureka) Comparable #5 is currently pending and due to close escrow within days. The pending sale price for both the main improved parcel and the separate unimproved lot are confirmed at \$425,000. This sale is a 112 year old and superior size home of similar overall quality and superior overall condition. The property is located within the subject neighborhood and is situated on a superior size parcel but with some limited usability due to slope into gulch area. This property also includes the separate and independent lot at 7,740 square feet and similar to the subject's separate lot. Adjustments are made for site size, view, condition and square footage.

COMPARABLE SALE #6: (3071 Edgewood Road, Eureka) Comparable #6 is currently pending and due to close escrow within days. The pending sale price for both the main improved parcel and the separate unimproved lot are confirmed at \$453,000. This sale is a 74 year old and superior size home of similar overall quality and superior overall condition. The property is located within the Myrtle Town Neighborhood and is situated on a similar size parcel but lacking the busy road element. This property also includes the separate and independent lot at 6,180 square feet and similar to the subject's separate lot. Adjustments are made for busy road, condition, square footage and garage.

Support for the Opinion of Site Value

The estimated site value is based on the following site sales and among others within the subject neighborhood or competing area:

1. AP#013-041-002 is an approximate 14,560 square foot (0.33 acre) parcel located at 1824 Carson Street, Eureka and within the Greater Central Eureka Neighborhood. The parcel is situated at the corner of Carson and S Streets, S Street being a modestly busy road. The site includes flat topography with water on site and utilities at the street. The site was developed with a storage outbuilding. Sold on 05/21/2021 for \$130,000. MLS #259135. This property included a prior sale on 06/21/2018 for \$105,000. MLS #250775.
2. AP#017-061-052 is a 6,900 square foot parcel located at 3510 Mary Lane in Eureka and within a similar area and a developing new subdivision. The parcel includes a mild topography with utilities at the street. Sold on 01/19/2021 for \$150,000. MLS #258153.
3. AP#019-131-033-000 is approximate 8,276 square foot parcel located at 1285 Sydni Court in Eureka. This parcel includes a flat topography. The property is located within a new and developing subdivision. The parcel included utilities at the street. Sold on 08/20/2020 for \$110,000 or \$13.29 per square foot. MLS #255975.
4. AP #012-141-034 is an approximate 10,000 square foot lot located off of Black Bear Lane within the Central Eureka Neighborhood. The site included public utilities at the street. Sold on 08/12/2021 for \$135,000 under MLS #258628.

ADDENDUM

Client: County of Humboldt	File No.: e2202-3007-15-I-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
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5. AP #019-102-022 is an approximate 5,890 square foot lot located at 1020 Sea Avenue within the Highland Park-Pine Hill area of Eureka. The site includes mild topography with public utilities at the street. Sold on 12/27/2021 for \$96,000 under MLS #260593.

6. AP #008-181-002 is an approximate 4,800 square foot lot located on Oregon Street within the Highland Park area of Eureka. The site includes mild topography with public utilities at the street. Sold on 09/02/2021 for \$80,000 under MLS #259419.

Final Reconciliation

Most weight is given to the Market Approach because the sales used have good similarities to the subject and because this approach best reflects the realities of the market place. The Income Approach is not developed and is not considered the most appropriate tool for analysis as the typical buyer would plan to improve the property and either sell it to an owner-occupant or occupy the main residence themselves. The Cost Approach supports a slightly lower value, but is most applicable to new construction and is given little weight in this analysis.

The comparable sales range from \$200,000 to \$341,000 before adjustments with the pending sales at \$425,000 and \$453,000 (respectively). The adjusted sales price range is from \$335,000 to \$378,000 with the pending sales at \$355,000 and \$379,000 (respectively). While the adjusted sales price range is wider than optimal, the sheer lack of comparable sales and the individual nature of competitive properties are factors that contribute to pricing inefficiencies within the subject market sector. No one sale was found to be significantly more or less comparable than the rest, and thus equal weight is assigned to all closed sales. However, Pending Sale #5 and #6 with confirmed sale prices and including second parcels provide significant support for the opinion of value. After a thorough review of the best and most recent sales available, the opinion of fair market value can be supported and is reconciled at \$355,000 with most weight placed on the Sales Comparison Analysis.

USPAP ADDENDUM

Borrower: N/A				
Property Address: 3007 & 3015 I St				
City:	Eureka	County:	Humboldt	State: CA
Zip Code:	95501			
Lender: County of Humboldt				

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☒ **Appraisal Report** A written report prepared under Standards Rule 2-2(a).

☐ **Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 30 to 90 days

Marketing Time: The average marketing time over the course of the last 24 months is around 30 to 90 days with supply and demand tending toward slightly greater demand. Marketing time is defined as the estimation of time it takes a property to sell at market value after an effective date of appraisal.

Exposure Time: The estimated length of time 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; a retrospective opinion based on analysis of past events assuming a competitive and open market. This appraiser has determined the subject property would have to be exposed for 30 to 90 days on the open market in order to have a market value of \$355,000 on the effective date of this appraisal.

Additional Certifications

☒ I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

This appraiser has not had any prior involvement with the subject property within the 36 months prior to the acceptance date of this appraisal order.

Additional Comments

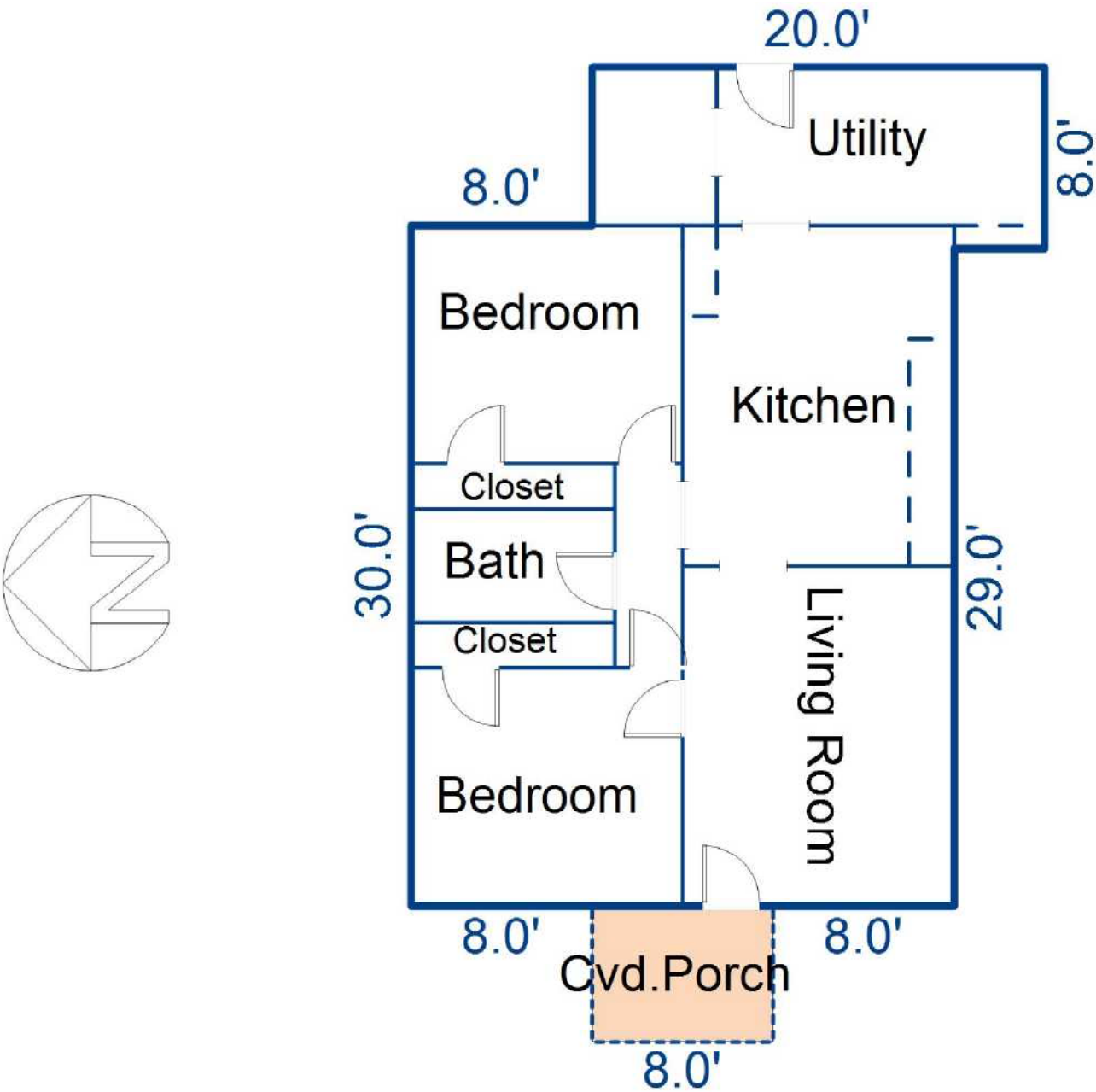
This is an appraisal of the current fair market value of the subject property, as of the specified date, February 21, 2022 (Date of Inspection). The information contained in this report is specific to the needs of the client named in this report and for the intended use stated in this report. Possession of this report does not elevate the holder to an intended user. The appraiser is not responsible for unauthorized use of this report. Any other use of this report may be misleading. The intended users of this report include the County of Humboldt. It is further understood that this report may be provided to legal, accounting and/or other real estate professionals that are working toward the same intended use. The purpose of this appraisal is to provide an estimate of fair market value (fee simple) of the subject real property as of the effective date of February 21, 2022 (Date of Inspection). The intended use of this appraisal report will be to function as a guide for the establishment of an estimate of fair market value and to be utilized for decision making purposes on a potential acquisition of the subject real property. This report is not intended for any other use.

This appraisal was prepared in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice.

APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature: 	Signature: _____
Name: <u>David M. Tidwell</u>	Name: _____
Date Signed: <u>03/03/2022</u>	Date Signed: _____
State Certification #: <u>AG016742</u>	State Certification #: _____
or State License #: _____	or State License #: _____
or Other (describe): _____ State #: _____	State: _____
State: <u>CA</u>	Expiration Date of Certification or License: _____
Expiration Date of Certification or License: <u>06/22/2023</u>	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: <u>February 21, 2022</u>	☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

FLOORPLAN SKETCH

Client: County of Humboldt	File No.: e2202-3007-15-I-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
City: Eureka	State: CA Zip: 95501



AREA CALCULATIONS SUMMARY						Sketch by Apex Sketch				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	864.0	130.0	864.0	First Floor		20.0 x	8.0 =	160.0
P/P	Cvd.Porch	1.0	48.0	28.0	48.0			8.0 x	1.0 =	8.0
								29.0 x	24.0 =	696.0
Net LIVABLE			(rounded)		864	3 total items			(rounded)	864

DIMENSION LIST ADDENDUM

Client: County of Humboldt	File No.: e2202-3007-15-I-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
City: Eureka	State: CA Zip: 95501

GROSS BUILDING AREA (GBA)			<u>864</u>
GROSS LIVING AREA (GLA)			<u>864</u>
Area(s)	Area	% of GLA	% of GBA
Living	<u>864</u>		<u>100.00</u>
Level 1	<u>864</u>	<u>100.00</u>	<u>100.00</u>
Level 2			
Level 3			
Other			
	GBA		
Basement	☐		
Garage	☐		
Other	☐	<u>48</u>	

Area Measurements					Area Type						
Measurements		Factor		Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage	
<u>20.00</u>	x	<u>8.00</u>	x	<u>1.00</u> = <u>160.00</u>	☒	☐	☐	☐	☐	☐	
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<u>29.00</u>	x	<u>24.00</u>	x	<u>1.00</u> = <u>696.00</u>	☒	☐	☐	☐	☐	☐	
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SUBJECT PROPERTY PHOTO ADDENDUM

Client: County of Humboldt	File No.: e2202-3007-15-I-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
City: Eureka	State: CA Zip: 95501



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: February 21, 2022
Appraised Value: \$ 355,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Subject Property Photo Addendum

Client: County of Humboldt	File No.: e2202-3007-15-l-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
City: Eureka	State: CA Zip: 95501



Northwest Exterior



Northeast Exterior



North Exterior



Northeast Exterior



East Exterior



South Exterior

Client: County of Humboldt	File No.: e2202-3007-15-l-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
City: Eureka	State: CA Zip: 95501



South Exterior



Kitchen



Living Room



Bedroom #1



Bedroom #2



Bath

Subject Property Photo Addendum

Client: County of Humboldt	File No.: e2202-3007-15-I-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
City: Eureka	State: CA Zip: 95501



Utility



Second Lot Looking East From I Street



Second Lot Front View



Second Lot to North Adjacent Improved Lot



East Side of Second Lot

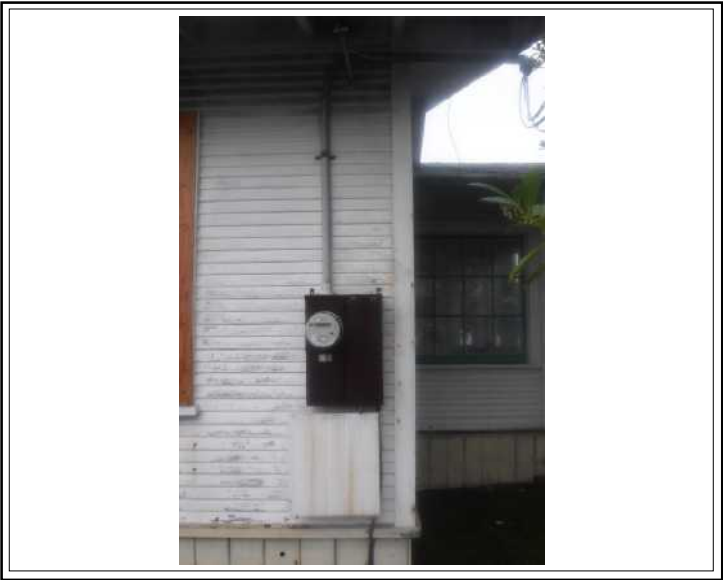


Area of 15 foot Wide Easement

Client: County of Humboldt	File No.: e2202-3007-15-I-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
City: Eureka	State: CA Zip: 95501



East Section of Lots from Wood Street



Electrical Utility



Gas Meter Utility



Additional I Street Scene



Wood Street Scene

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: County of Humboldt	File No.: e2202-3007-15-l-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
City: Eureka	State: CA Zip: 95501



COMPARABLE SALE #1

3527 F St
Eureka, CA 95503
Sale Date: s01/22;c01/22
Sale Price: \$ 260,000



COMPARABLE SALE #2

1512 I St
Eureka, CA 95501
Sale Date: s09/21;c08/21
Sale Price: \$ 300,000



COMPARABLE SALE #3

2520 B St
Eureka, CA 95501
Sale Date: s12/21;c12/21
Sale Price: \$ 341,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: County of Humboldt	File No.: e2202-3007-15-l-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
City: Eureka	State: CA Zip: 95501



COMPARABLE SALE #4

1630 Harrison Ave
Eureka, CA 95501
Sale Date: s03/21;c01/21
Sale Price: \$ 200,000



COMPARABLE SALE #5

2102 S St
Eureka, CA 95501
Sale Date: c01/22
Sale Price: \$ 425,000

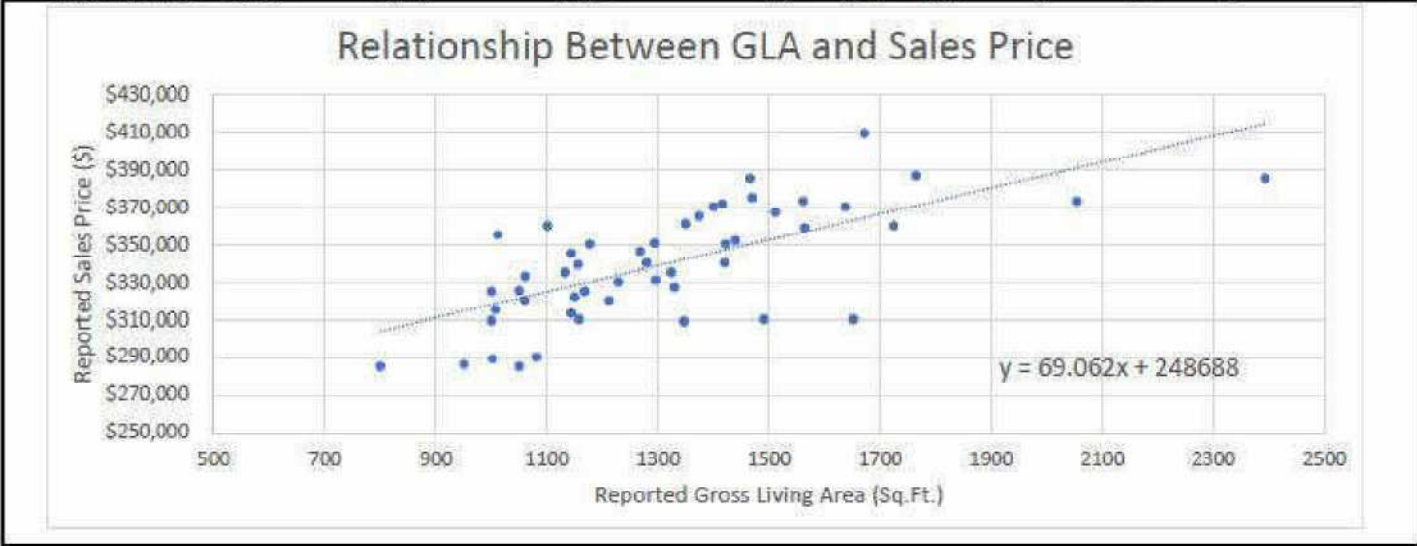


COMPARABLE SALE #6

3071 Edgewood Rd
Eureka, CA 95501
Sale Date: c02/22
Sale Price: \$ 453,000

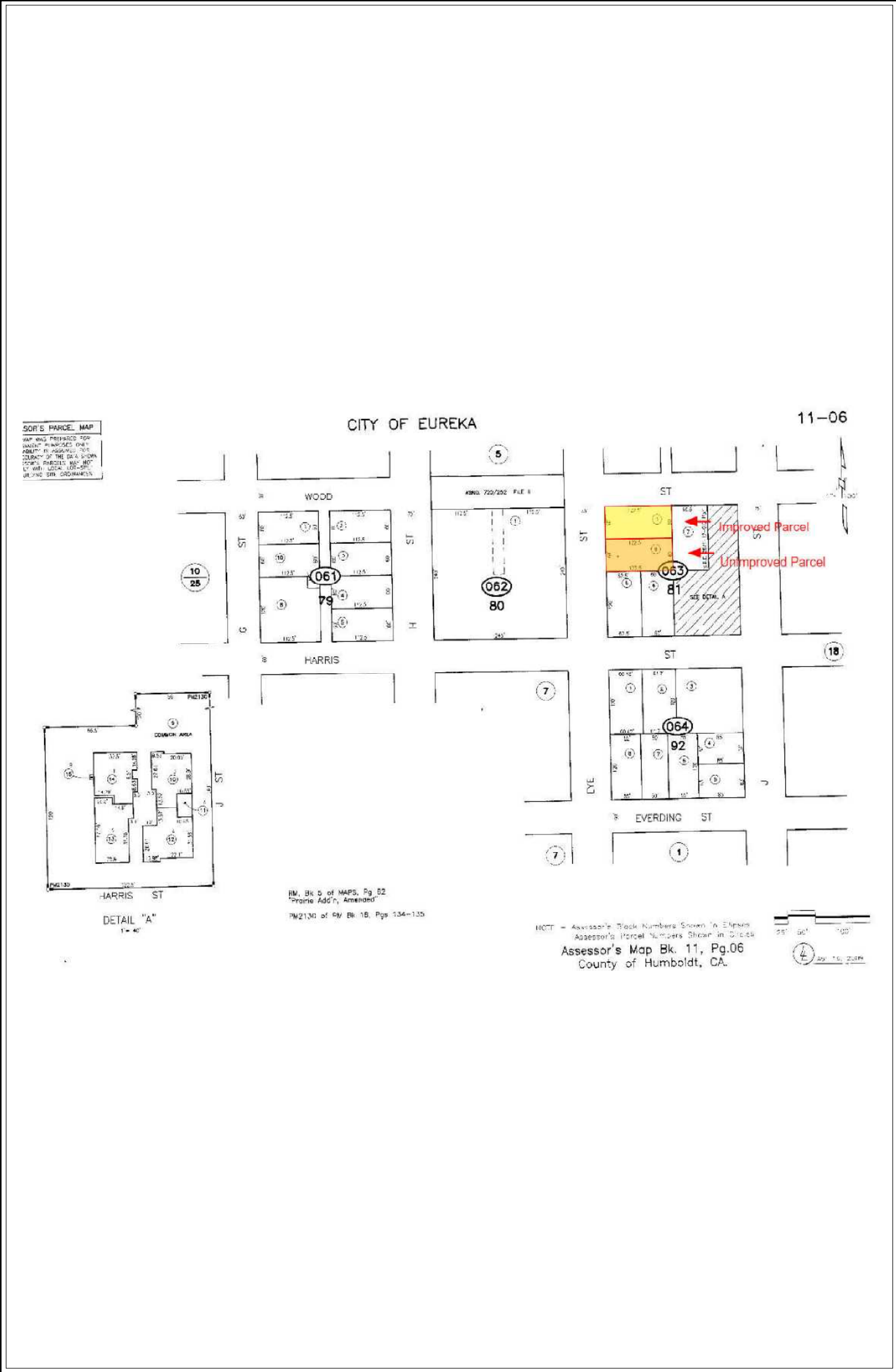
Client: County of Humboldt	File No.: e2202-3007-15-I-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
City: Eureka	State: CA Zip: 95501

Linear Regression Analysis - Gross Living Area												
List Number	Sold Date	Sold Price	House Number	Street Name	Street Suffix	Main House SqFt	Year Built	Lot Acres	Bedrooms	Baths	Gar Stls	Days on Market
256814	9/25/2020	373000	2135	Myrtle	Avenue	2055	1941	0.19	4	1.5	2	16
256516	10/1/2020	359000	3854	Lissa	Drive	1565	1988	0.13	3	2	2	23
256244	12/1/2020	370000	2932	Williams	Street	1400	1948	0.14	4	2	1	162
256396	9/14/2020	385000	1122	M	Street	2394	1898	0.14	3	2	2	49
256423	9/3/2020	352000	7265	David	Court	1440	1992	0	3	2	2	45
256759	9/1/2020	310000	2941	Williams	Street	1652	1950	0.14	3	1	1	19
256785	9/24/2020	290000	3290	Trinity	Street	1082	1956	0.12	3	1	1	12
256853	9/28/2020	313000	5153	Vance	Avenue	1144	1958	0.19	3	2	1	9
256881	9/1/2020	285000	1281	Allard	Avenue	1050	1937	0.25	2	2	0	8
256890	9/11/2020	310000	2039	Hodgson	Street	1158	1932	0.13	3	1	2	11
256904	10/9/2020	325000	1530	Harrison	Avenue	1168	1940	0.25	2	2	1	30
257039	9/4/2020	310000	2010	H	Street	1491	1910	0	3	1	2	6
257056	10/14/2020	339900	4597	Campton	Road	1420	1957	0.16	3	2	2	34
257076	9/22/2020	340000	3353	D	Street	1280	1993	5625	3	2	2	4
257108	10/6/2020	327000	3238	H	Street	1330	1950	0.17	3	1	1	4
257119	9/29/2020	325250	3392	Middlefield	Lane	1050	1955	0.15	3	1	1	3
257131	10/20/2020	375000	4869	Hidden Meadows	Lane	1470	1994	0.33	3	2.5	2	5
257173	10/1/2020	360000	3414	Russ	Street	1725	1956	0.16	4	2	2	5
257232	9/24/2020	289000	2931	A	Street	1002	1922	0.14	3	1	1	5
257361	10/2/2020	371500	4625	Excelsior	Road	1416	1953	0.26	3	2	4	6
257378	11/30/2020	339000	3212	O	Street	1156	1932	0.14	3	1	1	8
257383	11/4/2020	330000	529	Buhne	Street	1229	1934	0	3	2	1	4
257403	11/19/2020	373000	2305	Harris	Street	1562	1963	0.15	3	2	2	9
257474	11/9/2020	335000	3806	G	Street	1133	1941	0.17	3	1	0	6
257526	10/30/2020	322000	823	Eureka	Street	1150	1950	0.15	3	2	1	8
257532	11/24/2020	386500	1709	West	Avenue	1765	1912	0.09	3	2	2	4
257533	12/2/2020	370000	4755	Kincaid	Court	1638	2003	0	4	2	2	20
257577	12/8/2020	320000	6632	2nd	Street	1212	2003	0.16	3	2	2	2
257699	12/29/2020	309400	1990	Foxwood	Drive	1000	2006	0.11	2	2	2	43
257757	1/27/2021	286000	2502	A	Street	951	1948	0.09	2	1	1	6
257765	1/5/2021	346000	2342	15th	Street	1268	1985	0.14	3	2	2	5
257841	1/20/2021	335000	4610	Crane	Street	1324	1948	0.14	3	2	0	5
257881	1/15/2021	345000	950	Herrick	Avenue	1144	1978	0.16	3	2	2	11
257926	2/25/2021	385000	1030	Vista	Drive	1466	1995	0.67	3	2.5	2	8
257945	2/8/2021	365000	804	M	Street	1374	1913	0.16	3	2	2	7
257975	2/9/2021	315000	3801	Sunnyside	Avenue	1008	1989	0.14	3	1	2	4
257984	2/10/2021	285000	266	Grotto	Street	800	1931	0	2	1	1	18
257987	2/24/2021	331000	127	Cedar	Street	1296	1887	0.1	3	2	0	4
257999	1/13/2021	360000	2848	B	Street	1101	1939	0.16	2	1	2	6
258022	2/5/2021	367000	1103	Mocullen	Avenue	1512	1976	0.13	3	2	1	17
258038	2/4/2021	350500	1322	Gross	Street	1294	1953	0.2	3	1.25	2	14
258043	1/29/2021	361000	2948	C	Street	1350	1927	0.12	3	2	2	6
258061	2/9/2021	409000	1985	McClaskey	Lane	1672	1963	0.15	4	2	2	5
258077	1/7/2021	350000	2836	L	Street	1177	1941	0.1	3	2	1	1
258172	3/12/2021	350000	3864	Viale	Avenue	1422	1950	0.2	3	2	1	6
258219	1/28/2021	325000	2825	O	Street	1000	1947	0	3	2	1	1
258232	3/16/2021	333000	2935	N	Street	1061	1948	0.13	2	1	1	5
258256	2/19/2021	355000	2972	Hubbard	Lane	1012	1983	0.12	3	1	2	5
258342	2/17/2021	320000	850	Herrick	Avenue	1080	1978	0.16	3	1	2	1
258404	2/25/2021	309000	927	K	Street	1347	1894	0.13	2	1	0	1



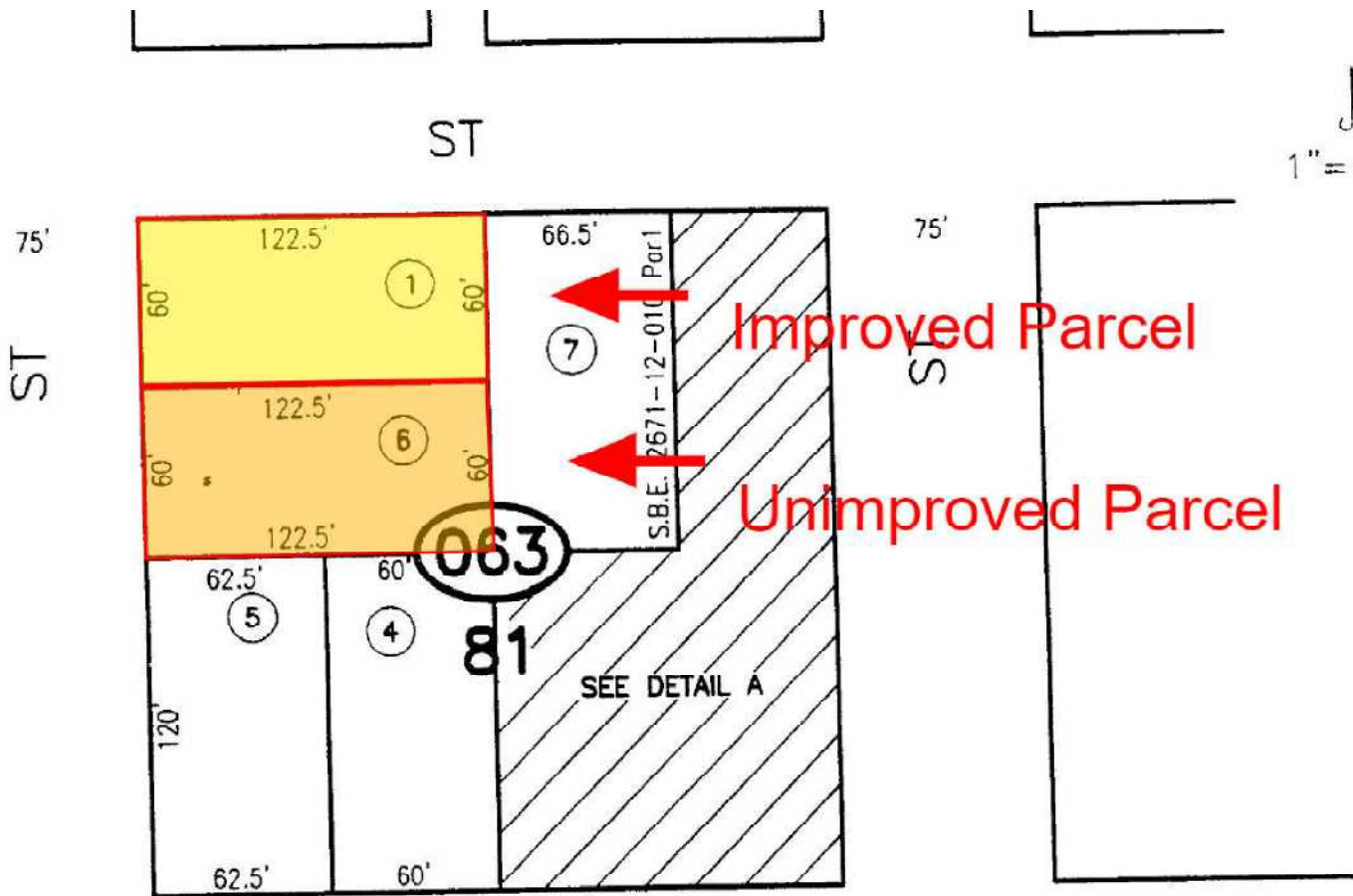
PLAT MAP

Client: County of Humboldt	File No.: e2202-3007-15-I-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
City: Eureka	State: CA Zip: 95501



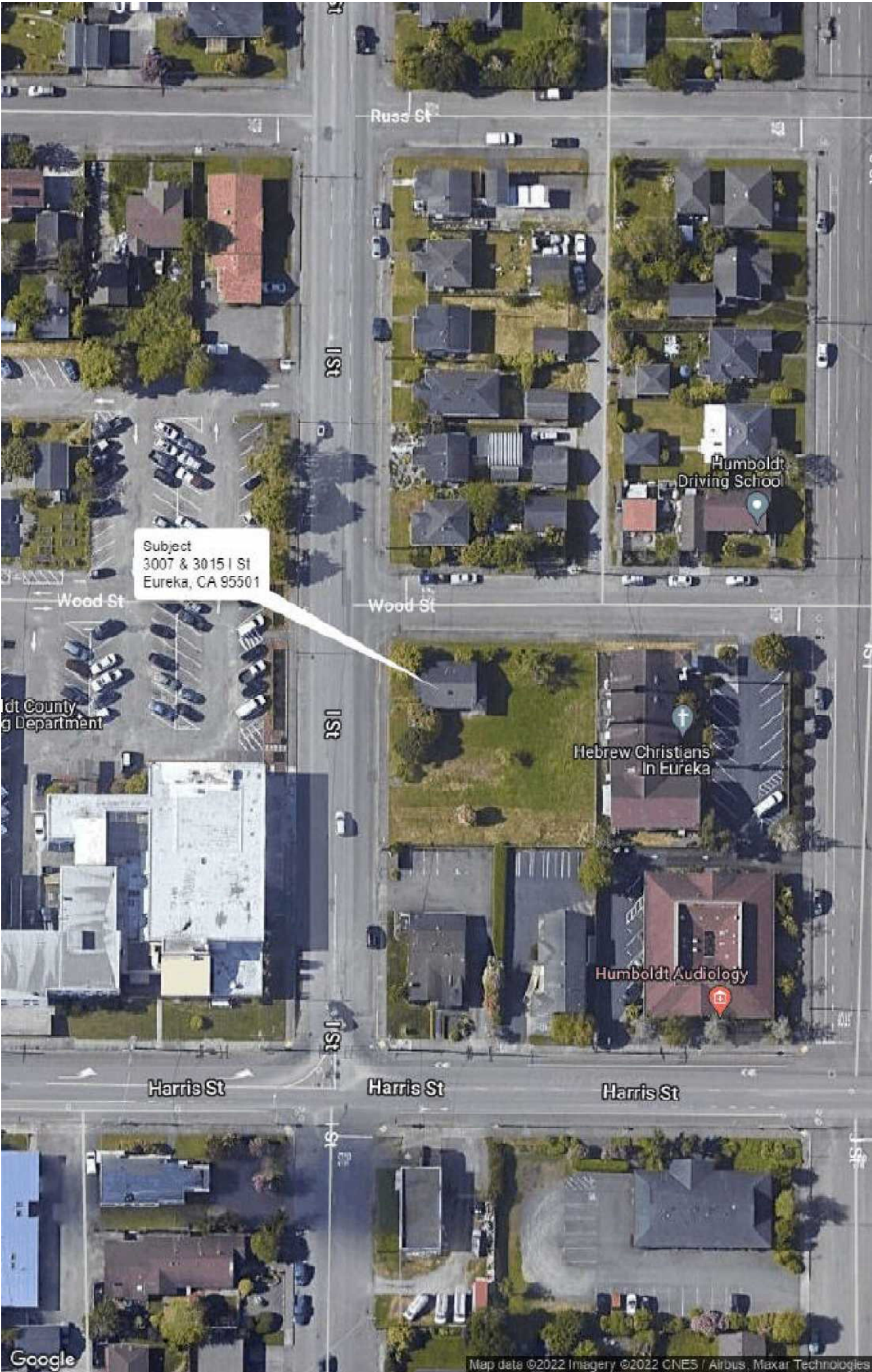
Plat Map Enlargement

Client: County of Humboldt	File No.: e2202-3007-15-I-gpar
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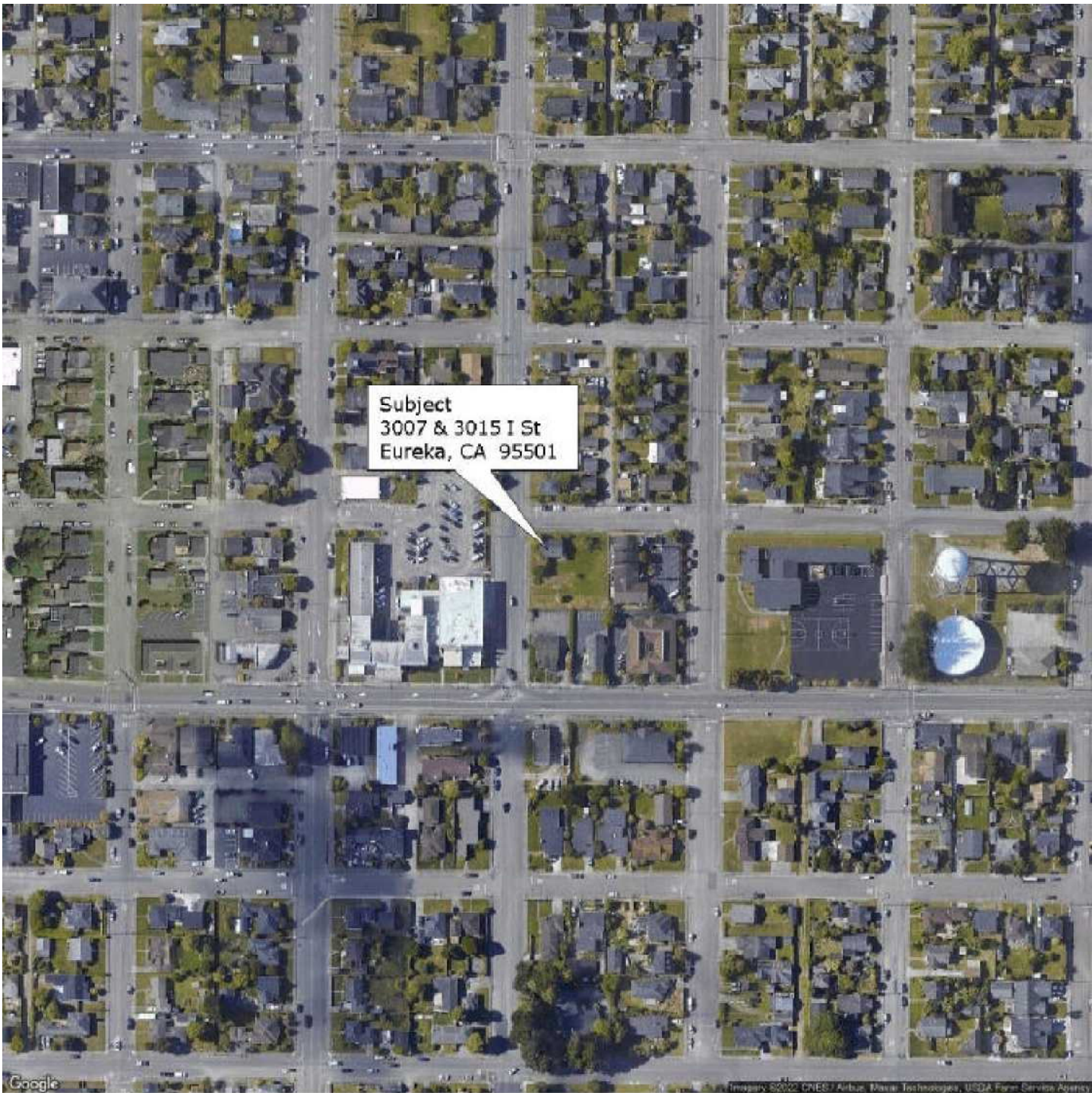
AERIAL MAP

Client: County of Humboldt	File No.: e2202-3007-15-I-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
City: Eureka	State: CA Zip: 95501



FLOOD MAP

Client: County of Humboldt	File No.: e2202-3007-15-I-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
City: Eureka	State: CA Zip: 95501



FLOOD INFORMATION

Community: City of Eureka
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 06023C0843G
Panel: 06023C0843
Zone: X
Map Date: 06-21-2017
FIPS: 06023
Source: FEMA DFIRM

LEGEND

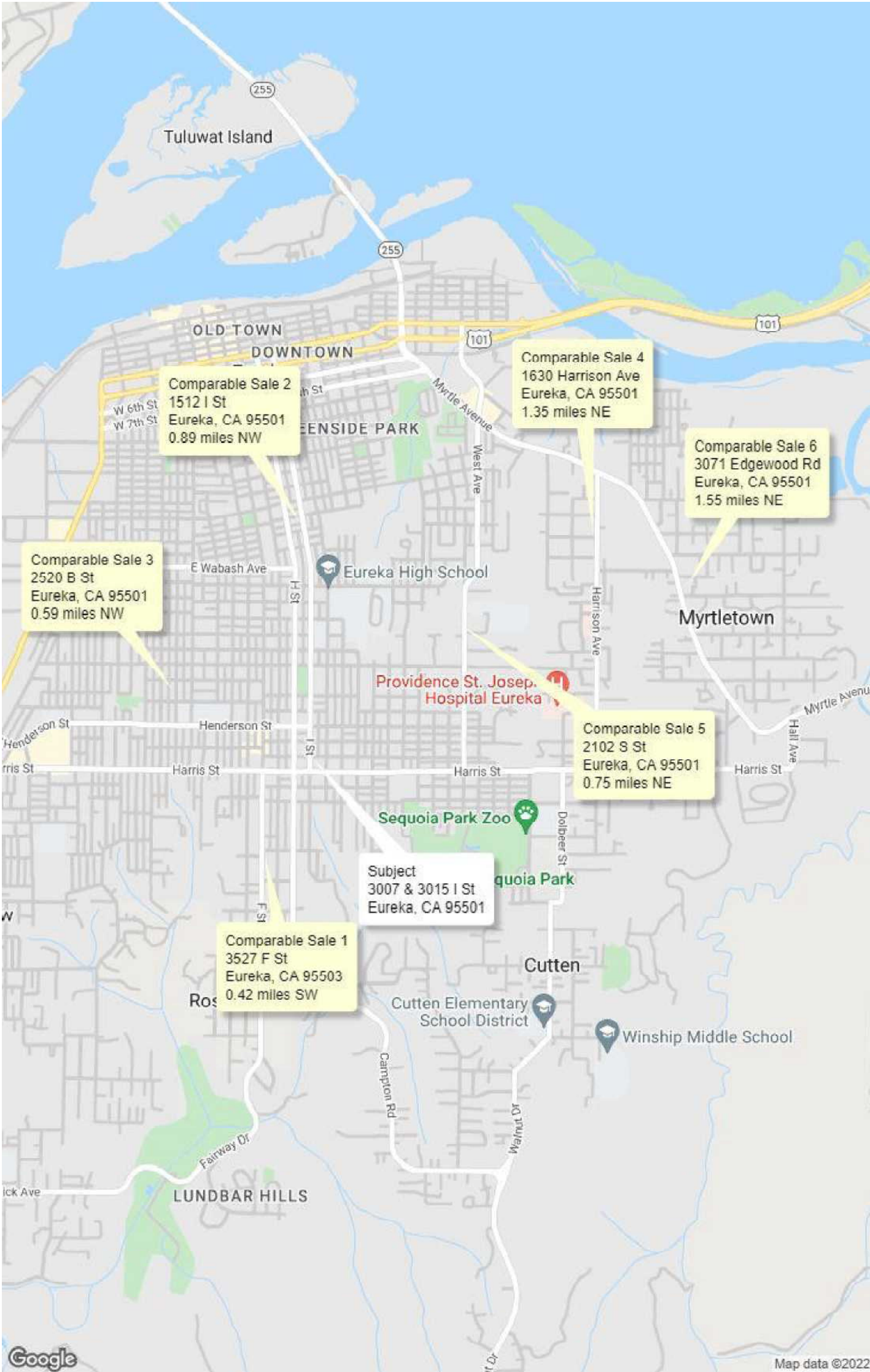
-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:
 -  = Forest
 -  = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this Flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

LOCATION MAP

Client: County of Humboldt	File No.: e2202-3007-15-I-gpar
Property Address: 3007 & 3015 I St	Case No.: Project #162843
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Appraiser License

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