

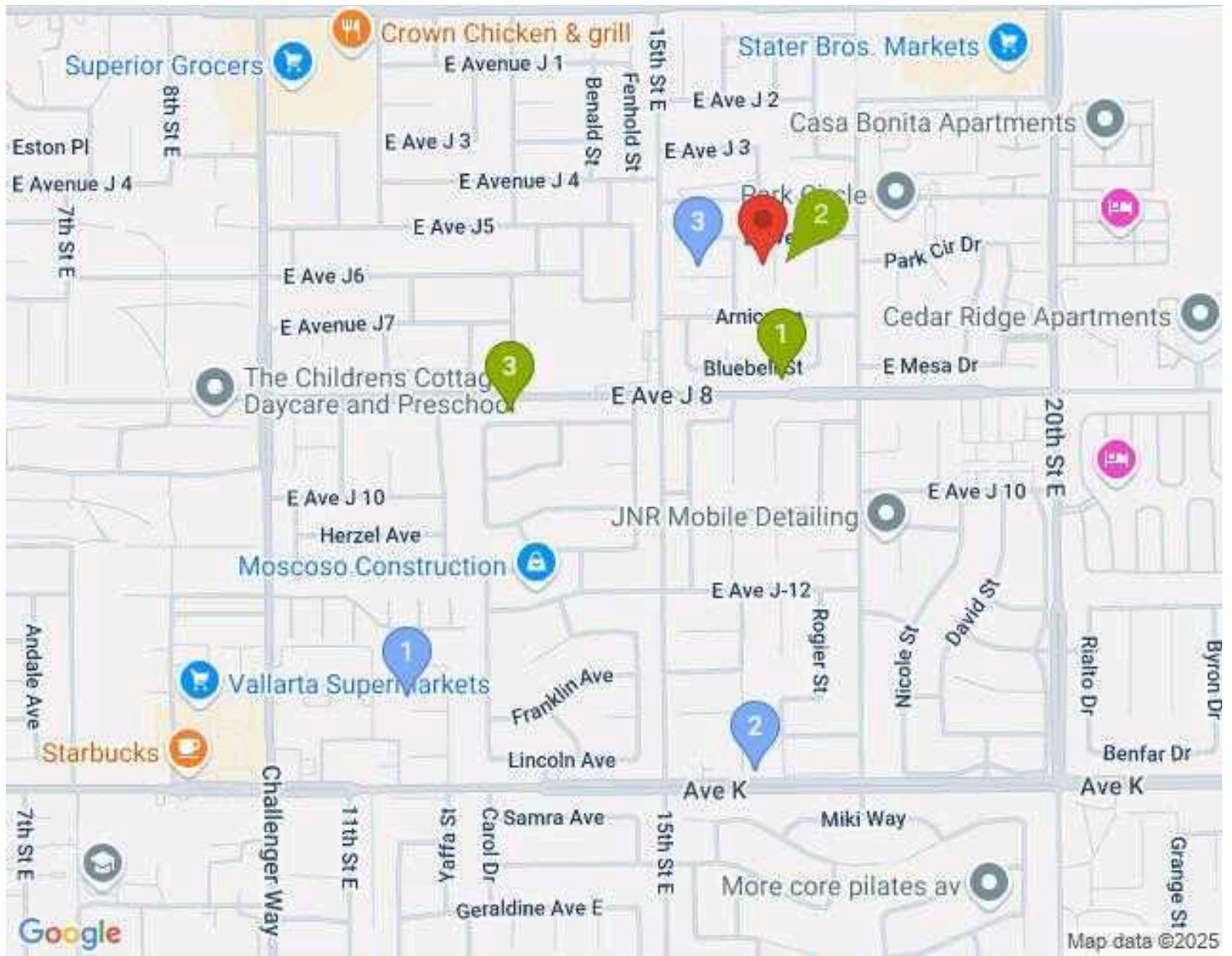
Property Address:	44123 SUNDANCE COURT	Vendor ID:	17138640.1_203803
City, State, Zip:	LANCASTER, CA 93535	Deal Name:	
Loan Number:	2749	Inspection Date:	06/16/2025
2nd Loan / Client #:		Subject APN:	3148-045-047
Borrower / Owner of Record	Jon Linton	Lender / Client	Premier Money Source, Inc.

Property Occupancy Status	Owner	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$3,000	Sold in the last	
Currently Listed	Currently List Broker	List Broker Contact #	Initial List Price	Initial List Date	Current List Price	DOM / CDOM	12 Months?
No						/	Sale Price:
Is the Subject Listing Currently Pending?		Date of Contract		CDOM to Contract			Sale Date:

Subject Property Comments / External Influences
The home has similar appeal when compared to other homes in the neighborhood with no economic/functional obsolescence.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
							
Address	44123 SUNDANCE COURT LANCASTER, CA 93535	1123 AMOROSA DR LANCASTER, CA 93535	43602 16TH ST E LANCASTER, CA 93535	1523 E AVENUE J6 LANCASTER, CA 93535	1616 BLUEBELL ST LANCASTER, CA 93535	44124 SUNDANCE CT LANCASTER, CA 93535	1217 CAMRAN AVENUE LANCASTER, CA 93535
Proximity		0.72	0.65	0.08	0.15	0.03	0.38
Sale/List Price		\$450,000	\$515,000	\$550,000	\$439,900	\$519,900	\$565,900
Sale Date		12/26/2024	05/27/2025	09/10/2024			
Price Per Sq.ft.	\$210.43	\$259.22	\$238.10	\$247.30	\$236.51	\$208.71	\$231.07
Initial List Price		\$460,000	\$549,900	\$575,000	\$439,900	\$519,900	\$565,000
Initial List Date		11/06/2024	12/19/2024	04/18/2024	05/14/2025	06/03/2025	03/31/2025
Current/Final List		\$449,900	\$510,000	\$549,900	\$439,900	\$519,900	\$565,900
DOM/CDOM		31 / 31	95 / 95	69 / 69	6 / 6	13 / 13	1 / 1
Sales Type		REO	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives		0	0	0	0	0	0
Living Area	2224	1736	2163	2224	1860	2491	2449
#Rooms/Bed/Bath All	7 / 3 / 3	7 / 3 / 3	7 / 4 / 2.5	8 / 4 / 3	7 / 4 / 3	10 / 5 / 3	10 / 5 / 3
Year Built	1997	1992	1988	1997	1989	1997	1986
Basement SF/% Fin							
Lot Size	0.15	0.18	0.20	0.14	0.15	0.15	0.16
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4	2-Story Conv / Q4
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C3	C4	C4	C3	C3
Pool/Spa	None / No	None / No	None / No	None / No	None / No	None / No	None / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Design/Appeal	Good	Good	Good	Good	Good	Good	Good
Porch/Patio/Deck	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No	Yes / Yes / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	3 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subdivision	REMBRANDT	PALMDALE	MEDALLION	REMBRANDT	REMBRANDT	REMBRANDT	Unknown
School District	Eastside High	Eastside High	Eastside High	Eastside High	Eastside High	Eastside High	Eastside High
Data Source - ID	County Tax	MLS-24008342	MLS-SR24252453	MLS-24002845	MLS-25003745	MLS-25004320	MLS-25002455

Market Time 90-120 days	As-Is Price Estimate	As-Repaired Price Estimate	Land Only Price	30-Day Quick Sale Price
90-Day Marketing Time	\$468,000	\$548,000	\$33,827	\$457,000
Recommended List Price	\$470,000	\$550,000	Recommended Sales Strategy: <input checked="" type="checkbox"/> As - Is <input type="checkbox"/> Repaired	



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	44123 SUNDANCE COURT	LANCASTER	3	3	0.15		1997		
1	1123 AMOROSA DR	LANCASTER	3	3	0.18	12/26/2024	1992	\$450,000	0.72
2	43602 16TH ST E	LANCASTER	4	2.5	0.20	05/27/2025	1988	\$515,000	0.65
3	1523 E AVENUE J6	LANCASTER	4	3	0.14	09/10/2024	1997	\$550,000	0.08
1	1616 BLUEBELL ST	LANCASTER	4	3	0.15	05/14/2025	1989	\$439,900	0.15
2	44124 SUNDANCE CT	LANCASTER	5	3	0.15	06/03/2025	1997	\$519,900	0.03
3	1217 CAMRAN AVENUE	LANCASTER	5	3	0.16	03/31/2025	1986	\$565,900	0.38

Neighborhood Data:

Location Type: Market Trend: Economic Trend: Neighborhood Trend:
Housing Supply: REO Driven? Avg Age of Home:
Avg Marketing Time of Comparable Listings:
Price Range: to Median Price: Predominate Value: Average DOM:
Number of units for rent: Number of units in complex for sale:

Negative Neighborhood Factors that will detract from the subject:

Neighborhood Comments:

None Noted

The subject is consistent with the neighborhood with the surrounding homes having mostly good condition with well/average-maintained lawns and shrubbe

Marketability of Subject

Most Likely Buyer: Types of Financing the Subject will NOT qualify for:

Will this be a problem for resale? If yes, please explain:

Comparable Comments

Sale 1	Same bedroom and bathroom count. Inferior in square footage+24400. Equal in garage count. Inferior in age+5000. Superior lot size-600.
Sale 2	Superior in bedroom count. Same bathroom count. Inferior in square footage+3050. Equal in garage count. Inferior age+9000. Superior lot size-1000. Remodeled.
Sale 3	Superior in bedroom count. Same bathroom count. Same square footage. Same garage count and age. Similar lot size. Pool adjustment-50000.
List 1	Superior in bedroom count. Same bathroom count. Inferior in square footage+18200. Equal in garage count. Inferior in age+8000. Same lot size.
List 2	Superior in bedroom count. Same bathroom count. Superior in square footage-13350. Superior garage count-5000. Same age. Same lot size. Updated.
List 3	Superior in bedroom count. Same bathroom count. Superior in square footage-11250. Equal in garage count. Inferior in age+11000. Similar lot size-200. Remodeled.

Service Provider Comments

The subject's current value is based on sales and listings available at this time. Subject is unique and larger in lot size in comparison to homes within the area. Agent has used the best available comparable(s) with respect to relative distance, size, age and property type, suggesting they are good measures of value for the subject. Further research to find similarly sized properties that could tighten the value returned no properties, suggesting agent has used the best available. The comparable(s) appear to be reasonable substitutes for the subject, providing adequate support for the suggested list and sale prices. Subject sale price has been bracketed within the sold comps. Due to a shortage of inventory, limited similar comps were available at time of inspection. Expansion of all data was needed to locate comps and determine value. Adjustments have been made accordingly. Most weight placed on List 3 Similar in style, age and location. Most weight placed on Sale 2 Similar in style, location and square footage.

Vendor Comments

None noted.

Subject Sale History

Sale Date	Sale Price	List Date	List Price	Data Source	Comments
<i>No events found from last three years.</i>					

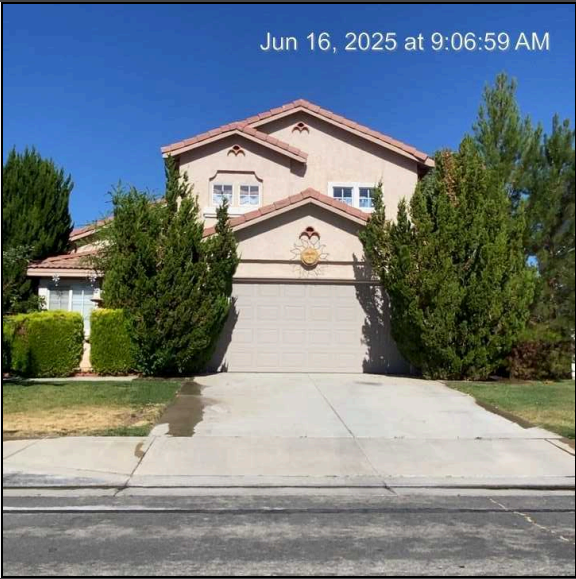
Signature *	/s/ Gisela Hernandez	Report Date	06/17/2025
Service Provider Name	Gisela Hernandez	License Number	01360976
Service Provider Company	Gisela Hernandez	License State	CA

* Service Provider agreed to digital signature upon submission.

RepairsRecommended repairs would bring the subject to: **\$548,000**

Internal Repairs	Comment	Total
Painting		\$ 0
Walls/Ceiling		\$ 0
Carpet/Floors		\$ 0
Cabinet/Counter		\$ 0
Plumbing		\$ 0
Electrical		\$ 0
Heating/AC		\$ 0
Appliances		\$ 0
Doors/Trim		\$ 0
Cleaning/Trash Removal		\$ 0
Other	Misc repairs	\$ 50000
Internal Repair Total:		\$ 50000
External Repairs	Comment	Total
Roof		\$ 0
Siding/Trim		\$ 0
Structural		\$ 0
Windows/Doors		\$ 0
Painting		\$ 0
Foundation		\$ 0
Garage		\$ 0
Landscaping		\$ 0
Fence		\$ 0
Other		\$ 0
External Repair Total:		\$ 0
Repair Total:		\$ 50000

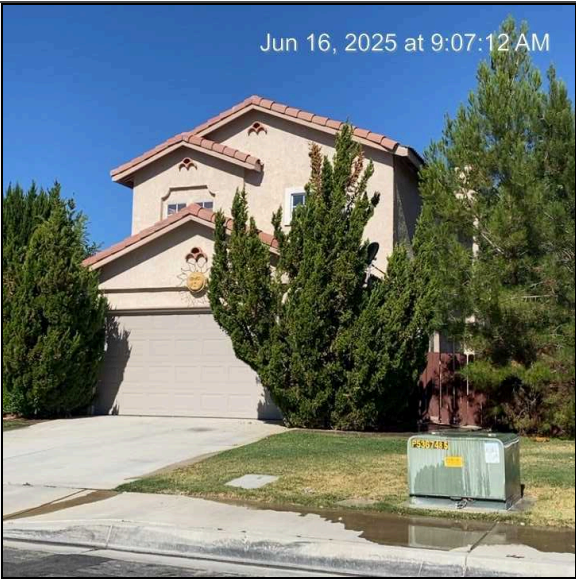
Jun 16, 2025 at 9:06:59 AM



Front

44123 SUNDANCE COURT
LANCASTER, CA 93535

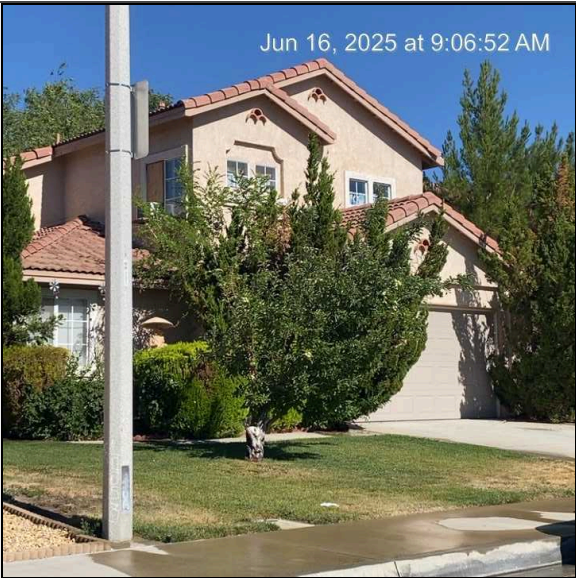
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Side

44123 SUNDANCE COURT
LANCASTER, CA 93535

Jun 16, 2025 at 9:06:52 AM



Side

44123 SUNDANCE COURT
LANCASTER, CA 93535



Address Verification

44123 SUNDANCE COURT
LANCASTER, CA 93535



Street Sign

44123 SUNDANCE COURT
LANCASTER, CA 93535



Street

44123 SUNDANCE COURT
LANCASTER, CA 93535

Jun 16, 2025 at 9:06:39 AM



Street

44123 SUNDANCE COURT
LANCASTER, CA 93535

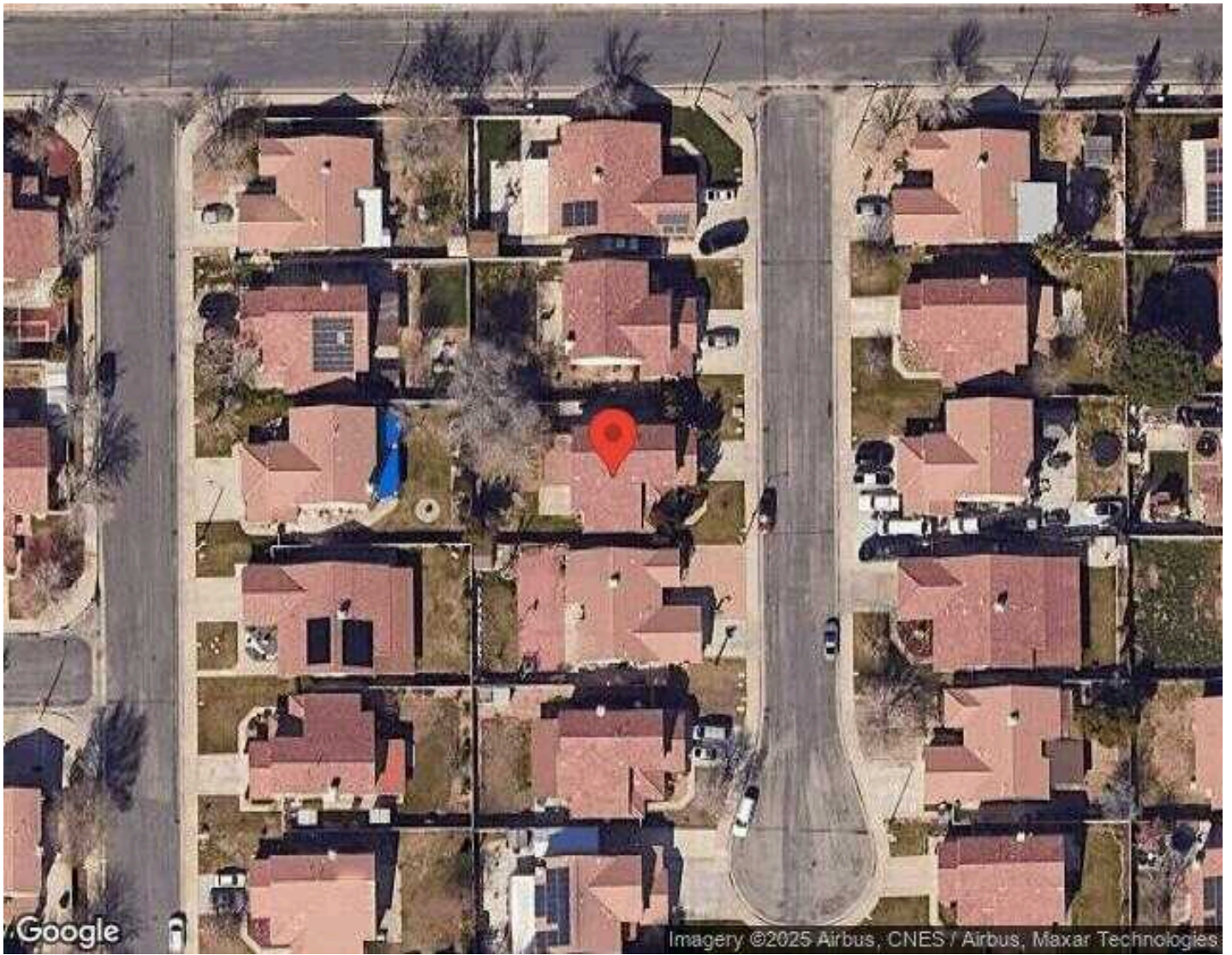
Jun 16, 2025 at 9:06:14 AM



What's across from Subject

44123 SUNDANCE COURT
LANCASTER, CA 93535

Subject Aerial Map





Comparable Sale #1

1123 AMOROSA DR
LANCASTER, CA 93535

Sale Date 12/26/2024

Sale Price \$450,000



Comparable Sale #2

43602 16TH ST E
LANCASTER, CA 93535

Sale Date 05/27/2025

Sale Price \$515,000



Comparable Sale #3

1523 E AVENUE J6
LANCASTER, CA 93535

Sale Date 09/10/2024

Sale Price \$550,000



Comparable Listing #1

1616 BLUEBELL ST
LANCASTER, CA 93535

List Date 05/14/2025

List Price \$439,900



Comparable Listing #2

44124 SUNDANCE CT
LANCASTER, CA 93535

List Date 06/03/2025

List Price \$519,900



Comparable Listing #3

1217 CAMRAN AVENUE
LANCASTER, CA 93535

List Date 03/31/2025

List Price \$565,900

Disclaimer

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Tuesday, June 17, 2025

LOCATION

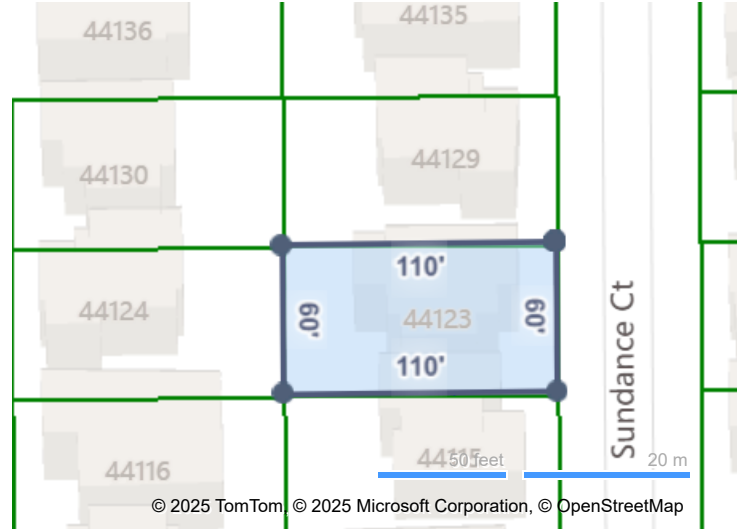
Property Address	44123 Sundance Ct Lancaster, CA 93535-5049
Subdivision	
County	Los Angeles County, CA
Map Code	4016C7

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	2224

GENERAL PARCEL INFORMATION

APN/Tax ID	3148-045-047
Alt. APN	
Account Number	
Tax Area	3-733
2020 Census Trct/BIK	9005.06/2
Assessor Roll Year	2024



CURRENT OWNER

Name	Hyman Rodrixia I Rodrixia I Hyman Trust
Mailing Address	44123 Sundance Ct Lancaster, CA 93535-5049

SCHOOL ZONE INFORMATION

Lincoln Elementary School	0.2 mi
Elementary: Pre K to 5	Distance
New Vista Middle School	1.1 mi
Middle: 6 to 8	Distance
Eastside High School	1.8 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 06/06/2025

Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/24/2018	4/23/2018		Hyman Rodrixia Isoulibs & Rodrixia Isquelibs Hyman	Hyman Rodrdua	Intrafamily Transfer & Dissolution		2018-0390932
1/29/2009	3/10/2009	\$134,000	Hyman Rodrixia	Hsbc Bank Usa National Association	Grant Deed		2009-0338487
8/4/2008	8/20/2008	\$195,200	Hsbc Bank Usa Na & The Asset Backed Pass Through C	Lara Maria Virginia	Trustees Deed		2008-1502235
5/26/2006	6/5/2006		Lara Maria Virginia	Lara Fernando	Intrafamily Transfer & Dissolution		2006-1222651
5/3/2006	6/5/2006	\$374,954	Lara Maria Virginia	Zecca Marco	Grant Deed		2006-1222650
6/18/2004	7/16/2004	\$265,000	Zecca Marco	Frias Heriberto & Frias Anabell	Grant Deed		2004-1821782
4/26/2002	6/12/2002	\$156,000	Frias Heriberto & Frias Anabell	Angel Gary L & Angel Janet L	Grant Deed		2002-1342935
10/8/1997	1/16/1998	\$117,500	Angel Gary L & Angel Janet L	Potrait Development LLC	Grant Deed		1998-0077337

TAX ASSESSMENT

Tax Assessment	2024	Change (%)	2023	Change (%)	2022
Assessed Land	\$33,827.00	\$663.00 (2.0%)	\$33,164.00	\$650.00 (2.0%)	\$32,514.00
Assessed Improvements	\$135,332.00	\$2,653.00 (2.0%)	\$132,679.00	\$2,601.00 (2.0%)	\$130,078.00
Total Assessment	\$169,159.00	\$3,316.00 (2.0%)	\$165,843.00	\$3,251.00 (2.0%)	\$162,592.00

Exempt Reason	Homeowners Exemption
% Improved	80%

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$3,446.60
2022			\$3,255.09
2021			\$2,863.15
2020			\$2,833.07
2019			\$2,788.16
2018			\$2,740.35
2017			\$2,711.73
2016			\$2,595.41
2015			\$2,565.59
2014			\$2,558.08
2013			\$2,522.95

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
05/08/2013	\$97,625	Rodrixia Hyman	Bank Of America	2013-0762114
01/29/2009	\$100,500	Rodrixia Hyman	Countrywide Bank Federal Savings Bank	2009-0338488
05/25/2006	\$74,990	Lara Maria Virginia	Fremont Investment And Loan	2006-1222653
05/03/2006	\$299,960	Lara Maria Virginia	Fremont Investment And Loan	2006-1222652
06/18/2004	\$212,000	Zecca Marco	Ownit Mortgage	2004-1821783
04/26/2002	\$124,800	Frias Heriberto Frias Anabell And Frias Anabel	Golden Empire Mortgage	2002-1342936

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	Condition		Units	
Year Built	1997	Effective Year		Stories	
BRs	3	Baths	3	Rooms	
Total Sq. Ft.	2,224				
Building Square Feet (Living Space)					
	Building Square Feet (Other)				

- CONSTRUCTION

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

- OTHER

Occupancy		Building Data Source	
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot	/47	Lot Square Feet	6,620
Latitude/Longitude	34.684712°/-118.101302°	Acreage	0.15

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	Lrra7500	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot	/47	Tax Area	3-733
Description	Tr=45178 Lot 47		

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.	060672-06037C0450F	09/26/2008

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