

SELLERS REPORT



1358 5th Street

LA VERNE, CA 91750

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TrendyReports

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WHAT IS IN YOUR LISTING PROPOSAL

Aerial
Snapshot

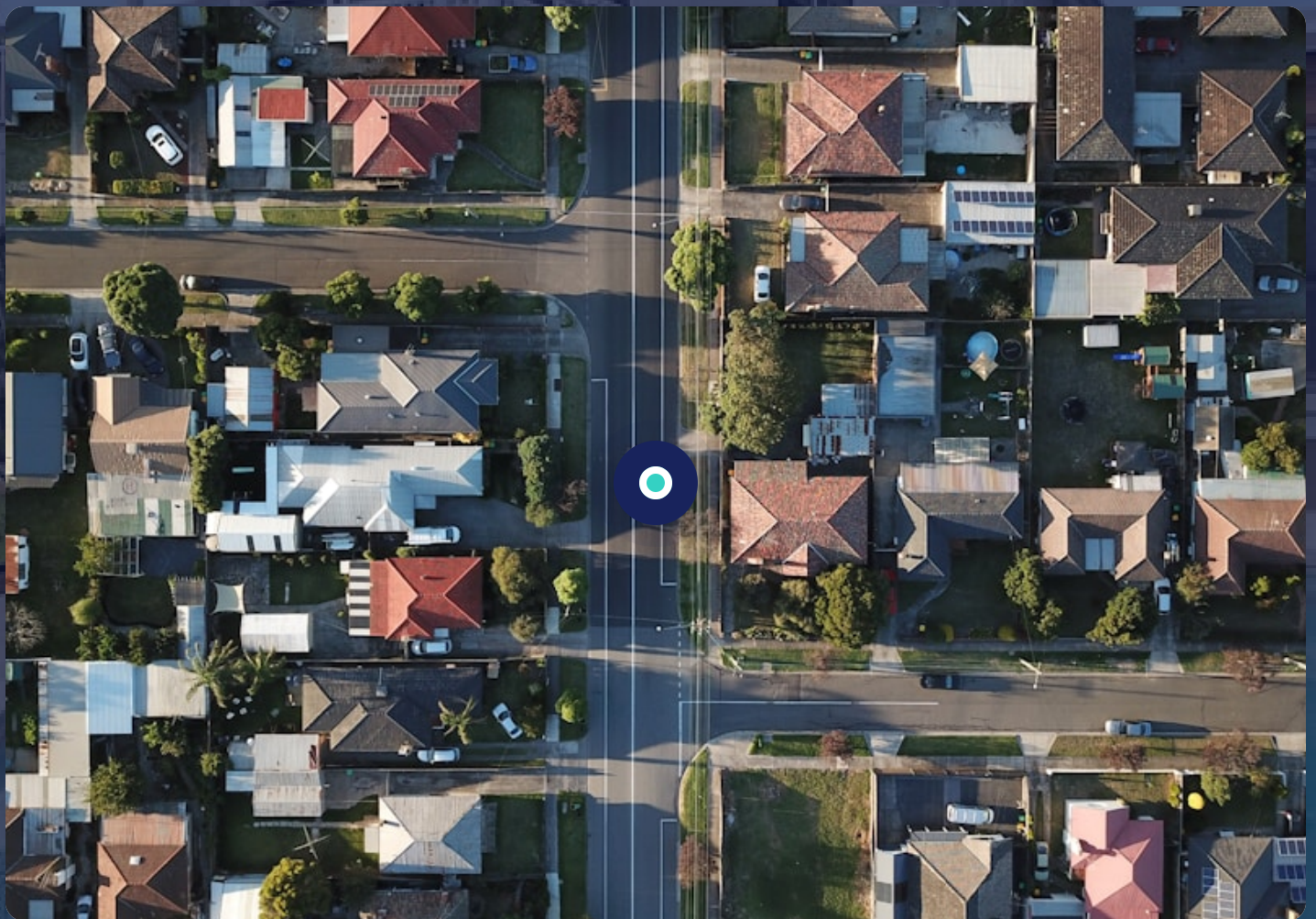
03

AERIAL VIEW

This is an aerial view of the neighborhood in which your prospective property is located. This will give you the opportunity to get a birds eye view of any local parks, major streets, & highways.

WHY A 1/4-MILE RADIUS

A quarter mile radius has proven to yield the best results when it comes to properties that best match yours.



PROSPECTIVE PROPERTY —

OVERVIEW OF YOUR PROPERTY

OWNER, ADDRESS & LEGAL DESCRIPTION

Primary Owner:	HERNANDEZ GERARDO J	APN :	8381-021-001
Secondary Owner:	MENDOZA YESSICA S	County Name:	LOS ANGELES
Site Address:	1358 5th St, La Verne, CA 91750	Census Tract:	4089.00
Mailing Address:	1358 5th St, La Verne, CA 91750	Housing Tract #:	-
		Lot Number:	-
		Page Grid:	-
Brief Legal Description: LOT 44 TR#6654		Notes: -	

BEDS, BATHS, & SQUARE FOOTAGE

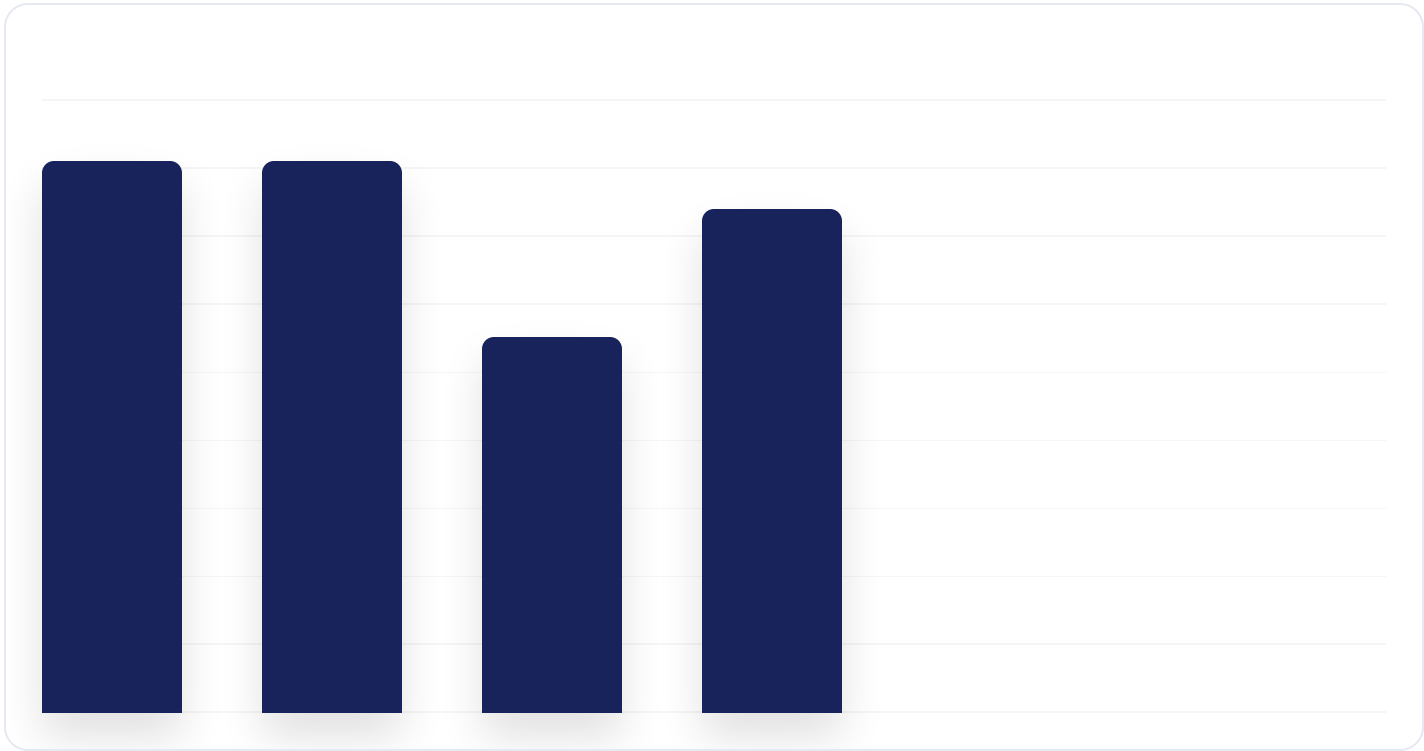
Bedrooms:	2	Year:	1949	Square Feet:	786
Bathrooms:	1.0	Garage:	1	Lot Size:	6,155
Partial Bath:	0	Fireplace:	No	# of Units:	0
Total Rooms:	-	Pool/Spa:	None	Zoning:	LVPR4.5D*
Property Type:		Single Family Residential			
Use Code:		Single Family Residential			

ASSESSED VALUE & TAX DETAILS

Assessed Value:	\$428,248	Tax Amount:	\$5,198
Land Value:	\$337,378	Tax Status:	Current

AREA SALES ANALYSIS --

SALES IN THE PAST 12 MONTHS



Monthly Sales Overview	PIQ	Low	Medium	High
Distance	0	0.24	0.54	0.58
Living Area	786	698	912	940
Price Per Sqft	\$469	\$610	\$696	\$845
Year Built	1949	1910	1952	1953
Lot Size	6,155	4,917	6,261	7,446
Bedrooms	2	1	3	3
Baths	1	1	1	1
Stories	1	1	1	1
Pools	0	0	0	1
Sales Price	\$369,000	\$470,000	\$610,750	\$635,000

SALES COMPARABLES —

PROPERTIES THAT HAVE RECENTLY SOLD



 **1889 BONITA AVE, LA VERNE**

Sale Price **\$631,500**

Sold Date	Dist	Sq.ft	\$/Sqft
5/10/23	0.58	940	\$671

Bed/Bath	Year Blt	Lot Area	Pool
2/1	1953	7,446	No

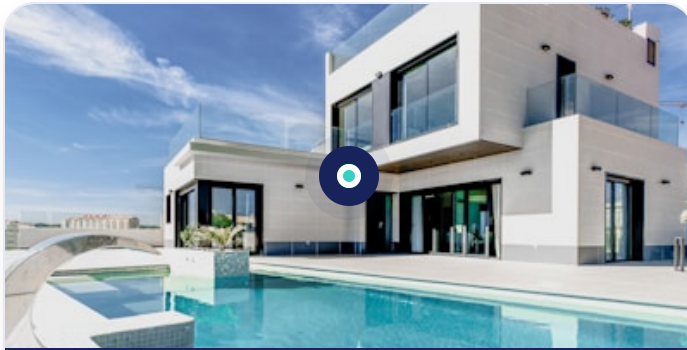


 **1507 2ND ST, LA VERNE**

Sale Price **\$635,000**

Sold Date	Dist	Sq.ft	\$/Sqft
3/15/23	0.54	912	\$696

Bed/Bath	Year Blt	Lot Area	Pool
3/1	1952	6,261	No

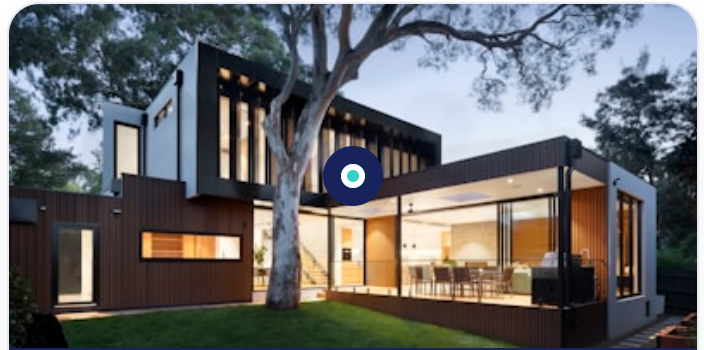


 **1845 WALNUT ST, LA VERNE**

Sale Price **\$470,000**

Sold Date	Dist	Sq.ft	\$/Sqft
4/25/22	0.24	770	\$610

Bed/Bath	Year Blt	Lot Area	Pool
3/1	1910	4,917	No



 **1848 1ST ST, LA VERNE**

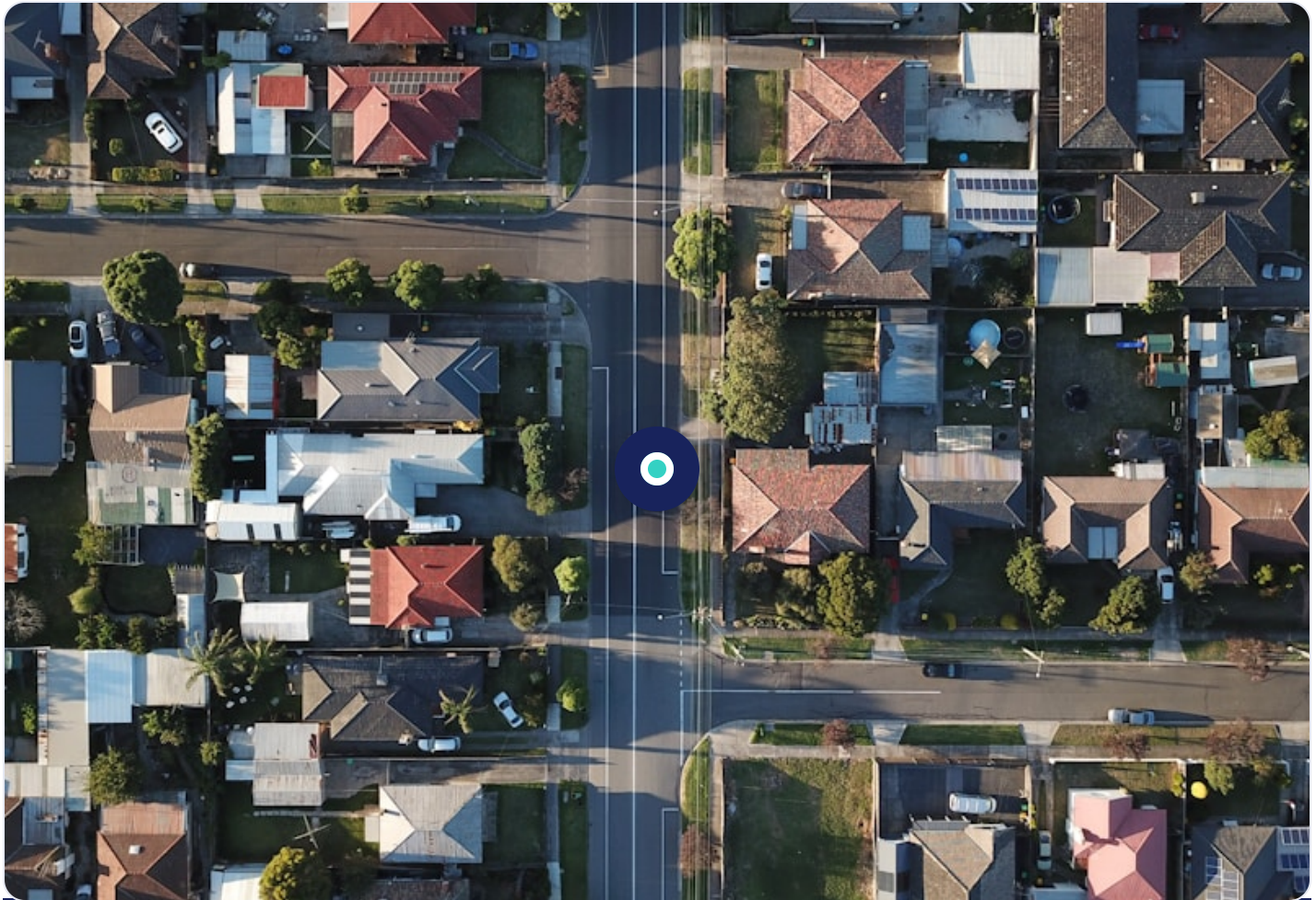
Sale Price **\$590,000**

Sold Date	Dist	Sq.ft	\$/Sqft
4/8/22	0.3	698	\$845

Bed/Bath	Year Blt	Lot Area	Pool
1/1	1950	5,500	Yes

RANGE OF SALES —

BASED ON RECENT COMPARABLE SALES.



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TOTAL COMPS

830

AVG. SQFT

02

AVG. #BEDS

01

AVG. #BATHS

▼ \$470k

\$635k ▼



Above are the average property details for homes that are close in proximity to yours AND have been sold within the last 12-months. The range represents the low AND the high sales price for the properties that were sold in the last 12-months. Only the properties that closely match yours were used. The factors that were analyzed were Square Footage, No. Of Beds, No. of Baths, & Lot Size.