



TRENDYREPORTS

EXCLUSIVELY PREPARED FOR YOU

# Seller's *Report*

---

1358 5th Street

LA VERNE, CA 91750



Zoe Noelle

REAL ESTATE SPECIALIST

☎ (213) 309-7286   ✉ zoe@trendyreports.com

TR

# Contents

---

<b>O1</b>	Aerial Property View	03
<b>O2</b>	Property Information	04
<b>O3</b>	Area Sales Analysis	05
<b>O4</b>	Comparable Sales	06
<b>O5</b>	Estimated Value Range	07

# Aerial View



## Neighborhood Context

This aerial view showcases your property's prime location within the neighborhood, highlighting proximity to parks, schools, and major thoroughfares.

Elegant Collection

## Quarter-Mile Radius

Properties within this radius provide the most accurate comparables, sharing similar neighborhood characteristics and market dynamics.

# Prospective Property

---

## ■ Owner & Legal Information

---

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

## ■ Property Specifications

---

Bedrooms	2	Year Built	1949
Bathrooms	1.0	Property Type	Single Family Residential
Square Feet	786	Zoning	LVPR4.5D*
Lot Size	6,155 sq ft	Pool/Spa	None

## ■ Tax & Assessment

---

Assessed Value	\$428,248	Annual Tax	\$5,198
Land Value	\$337,378	Tax Year	2024

# Area Sales Analysis



Metric	Subject	Low	Medium	High
Distance	0	0.24	0.54	0.58
Living Area	786	698	912	940
Price/Sq.Ft.	\$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
Bathrooms	1	1	1	1
<b>Sale Price</b>	<b>\$369,000</b>	<b>\$470,000</b>	<b>\$610,750</b>	<b>\$635,000</b>

# Sales Comparables



\$631,500

📍 1889 Bonita Ave, La Verne

Sold  
5/10/23

Sq.Ft.  
940

Bed/Bath  
2/1

\$/Sq.Ft.  
\$671



\$635,000

📍 1507 2nd St, La Verne

Sold  
3/15/23

Sq.Ft.  
912

Bed/Bath  
3/1

\$/Sq.Ft.  
\$696



\$470,000

📍 1845 Walnut St, La Verne

Sold  
4/25/22

Sq.Ft.  
770

Bed/Bath  
3/1

\$/Sq.Ft.  
\$610



\$590,000

📍 1848 1st St, La Verne

Sold  
4/8/22

Sq.Ft.  
698

Bed/Bath  
1/1

\$/Sq.Ft.  
\$845

# Range of Sales



04

TOTAL COMPS

830

AVG. SQFT

02

AVG. BEDS

01

AVG. BATHS

\$470k

\$635k



The above statistics represent average property details for comparable homes sold within the last 12 months. The price range indicates the low and high sale prices for properties matching your home's characteristics including square footage, bedrooms, bathrooms, and lot size.