



COMPREHENSIVE PROPERTY ANALYSIS

Seller's Report

1358 5th Street

La Verne, CA 91750

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TrendyReports

Your Property Partner

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LOCATION OVERVIEW

Aerial View



Neighborhood Context

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

Quarter-Mile Radius

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

Prospective Property

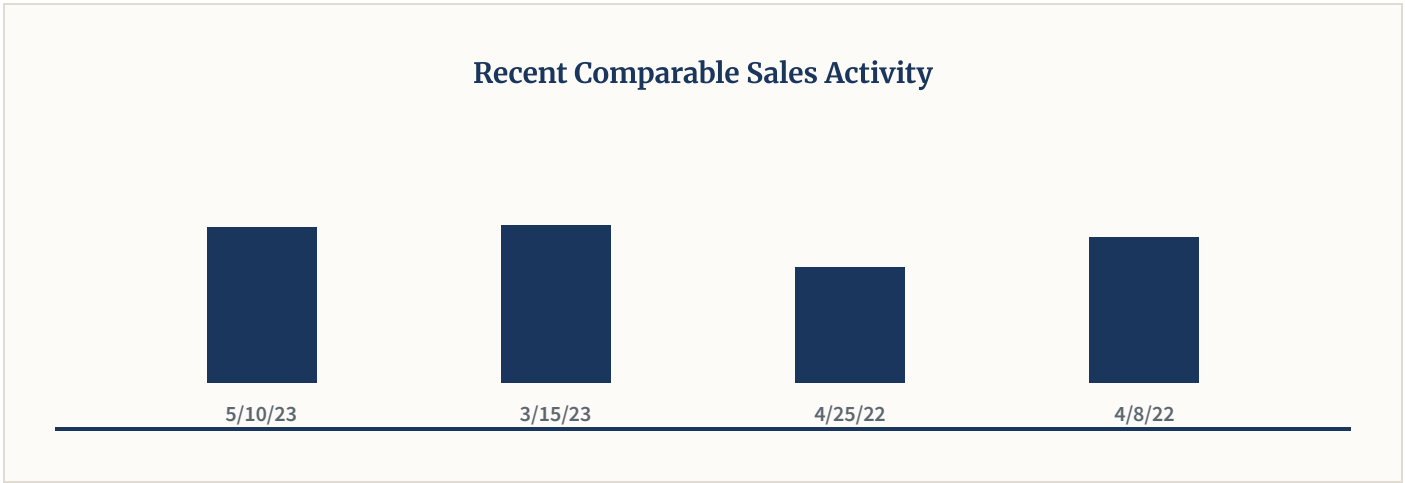
| Owner Information | |
|-------------------|---------------------------------|
| Primary Owner | HERNANDEZ GERARDO J |
| Secondary Owner | MENDOZA YESSICA S |
| Site Address | 1358 5th St, La Verne, CA 91750 |
| Mailing Address | 1358 5th St, La Verne, CA 91750 |

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

| Legal Information | |
|-------------------|----------------|
| APN | 8381-021-001 |
| County | LOS ANGELES |
| Census Tract | 4089.00 |
| Legal Description | LOT 44 TR#6654 |

| Property Details | |
|------------------|---------------------------|
| Bedrooms | 2 |
| Bathrooms | 1.0 |
| Square Feet | 786 |
| Lot Size | 6,155 sq ft |
| Year Built | 1949 |
| Property Type | Single Family Residential |

Area Sales Analysis



| Metric | Subject | Low | Medium | High |
|------------------|-----------|-----------|-----------|-----------|
| Distance (mi) | 0 | 0.24 | 0.54 | 0.58 |
| Living Area (sf) | 786 | 698 | 912 | 940 |
| Price/Sq.Ft. | \$469 | \$610 | \$696 | \$845 |
| Year Built | 1949 | 1910 | 1952 | 1953 |
| Lot Size (sf) | 6,155 | 4,917 | 6,261 | 7,446 |
| Bedrooms | 2 | 1 | 3 | 3 |
| Bathrooms | 1 | 1 | 1 | 1 |
| Sale Price | \$369,000 | \$470,000 | \$610,750 | \$635,000 |

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. SQ.FT.

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.