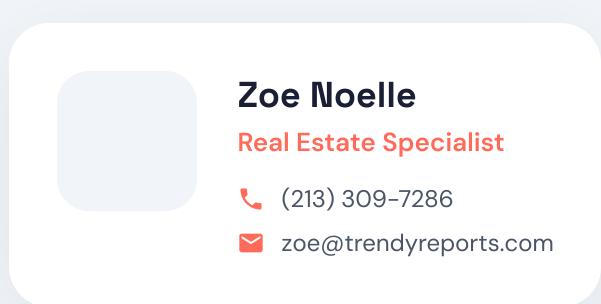


PREPARED EXCLUSIVELY FOR YOU

# Seller's Report

1358 5th Street

La Verne, CA 91750



WHAT'S INSIDE

# Your Property Report

A comprehensive analysis of your property including market comparables, valuation data, and neighborhood insights.

01 Aerial Property View

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02 Property Information

04

03 Area Sales Analysis

05

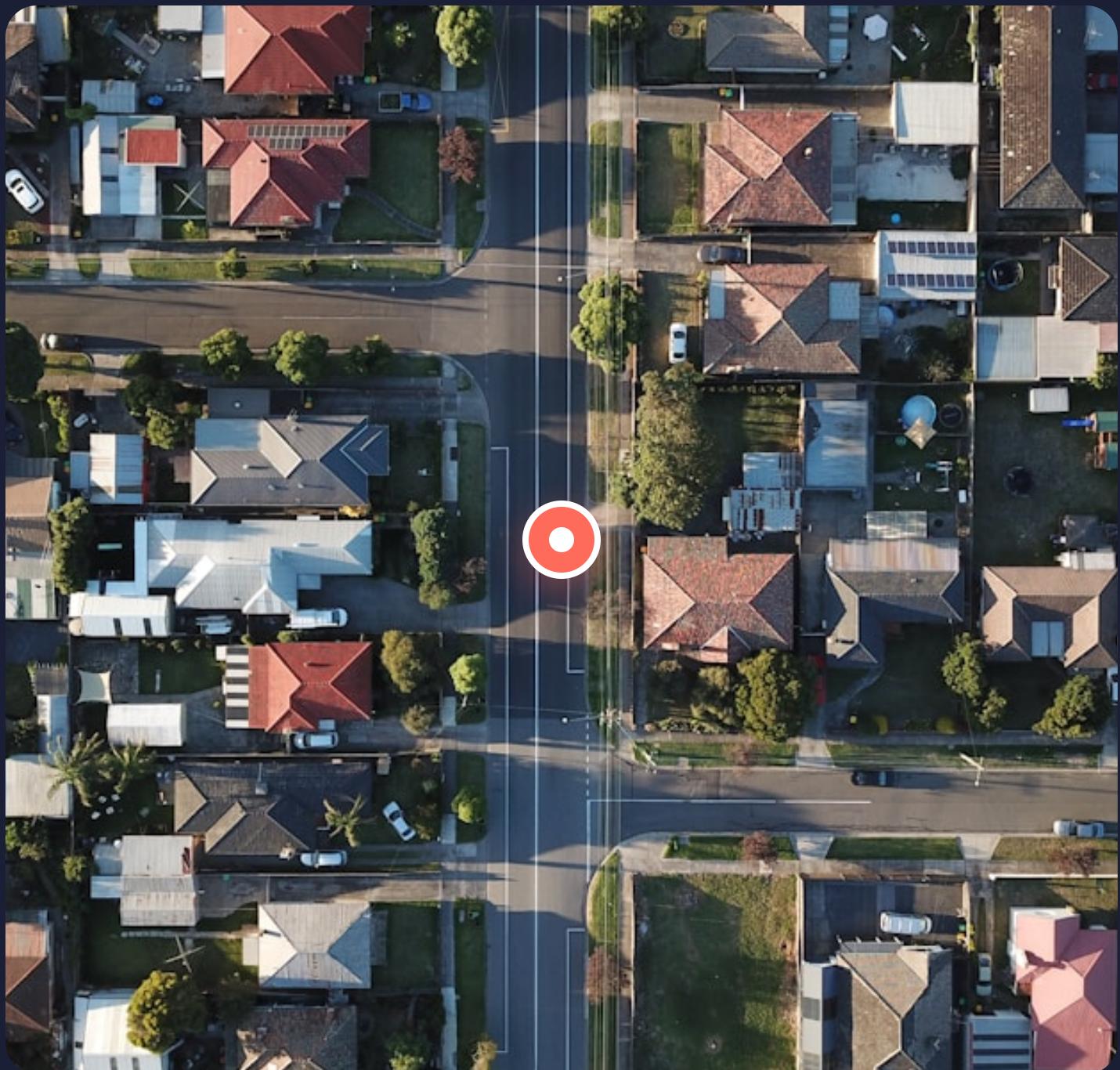
04 Sales Comparables

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05 Estimated Value Range

07

# Aerial View



## Neighborhood Context

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

## Quarter-Mile Radius

Properties within this radius provide the most accurate comparables with similar neighborhood characteristics.

## PROPERTY OVERVIEW

# 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 Street, La Verne

Legal

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  
Modern Collection

\$337,378

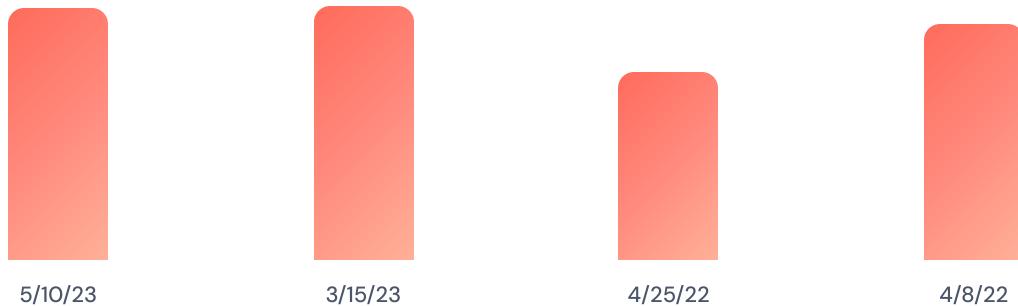
Tax Year

2024

# Area Sales Analysis

## Recent Sales Activity

LAST 12 MONTHS



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
Bedrooms	2	1	3	3
<b>Sale Price</b>	<b>\$369,000</b>	<b>\$470,000</b>	<b>\$610,750</b>	<b>\$635,000</b>

# Sales Comparables



📍 1889 Bonita Ave, La Verne

Sold	5/10/23	Sq.Ft.	940
Bed/Bath	2/1	\$/Sq.Ft.	\$671



📍 1507 2nd St, La Verne

Sold	3/15/23	Sq.Ft.	912
Bed/Bath	3/1	\$/Sq.Ft.	\$696



📍 1845 Walnut St, La Verne

Sold	4/25/22	Sq.Ft.	770
Bed/Bath	3/1	\$/Sq.Ft.	\$610



📍 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.