



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

| | | |
|-----------|-----------------------|----|
| O1 | Aerial Property View | 03 |
| O2 | Property Information | 04 |
| O3 | Area Sales Analysis | 05 |
| O4 | Comparable Sales | 06 |
| O5 | 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 |
| 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. 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.