

COMPREHENSIVE PROPERTY ANALYSIS

SELLER'S REPORT

1358 5TH STREET

LA VERNE, CA 91750

ZOE NOELLE

Real Estate Specialist • DRE #01234567

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

TRENDYREPORTS
YOUR PROPERTY PARTNER

CONTENTS

01	AERIAL PROPERTY VIEW	03
02	PROPERTY INFORMATION	04
03	AREA SALES ANALYSIS	05
04	SALES COMPARABLES	06
05	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.

QUARTER-MILE RADIUS

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

PROPERTY OVERVIEW

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

LEGAL INFORMATION

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

TAX & ASSESSMENT

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

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

RECENT COMPARABLE SALES ACTIVITY



5/10/23



3/15/23



4/25/22



4/8/22

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

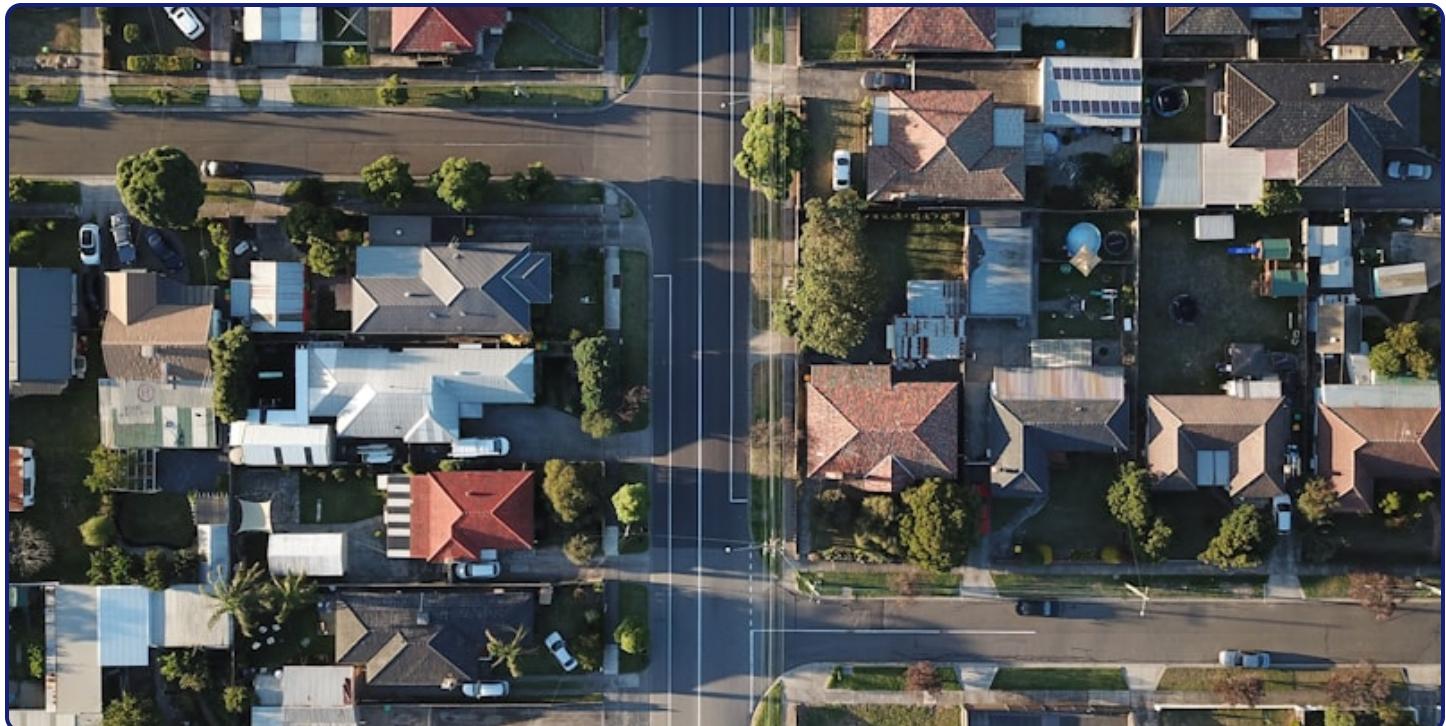
BED/BATH

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.