



TrendyReports

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COMPREHENSIVE PROPERTY ANALYSIS

# Seller's Report

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1358 5th Street

La Verne, CA 91750

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**TrendyReports**

Your Property Partner

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# 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

## 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



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
<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. 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.