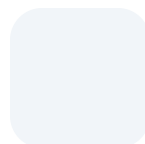


PREPARED EXCLUSIVELY FOR YOU

Seller's Report

1358 5th Street

La Verne, CA 91750



Zoe Noelle

Real Estate Specialist

📞 (213) 309-7286

✉ zoe@trendyreports.com

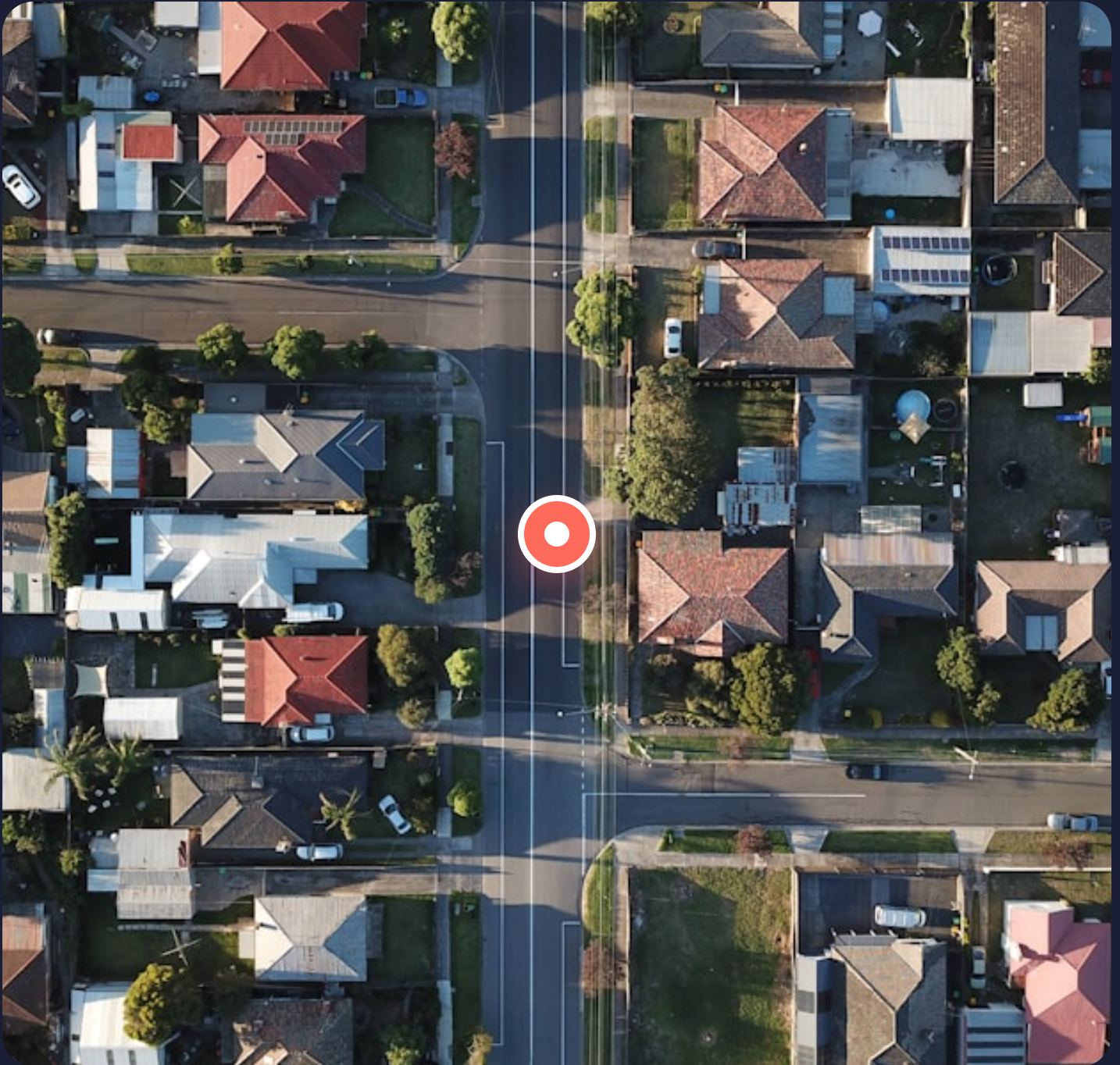
WHAT'S INSIDE

Your Property Report

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

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 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.

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

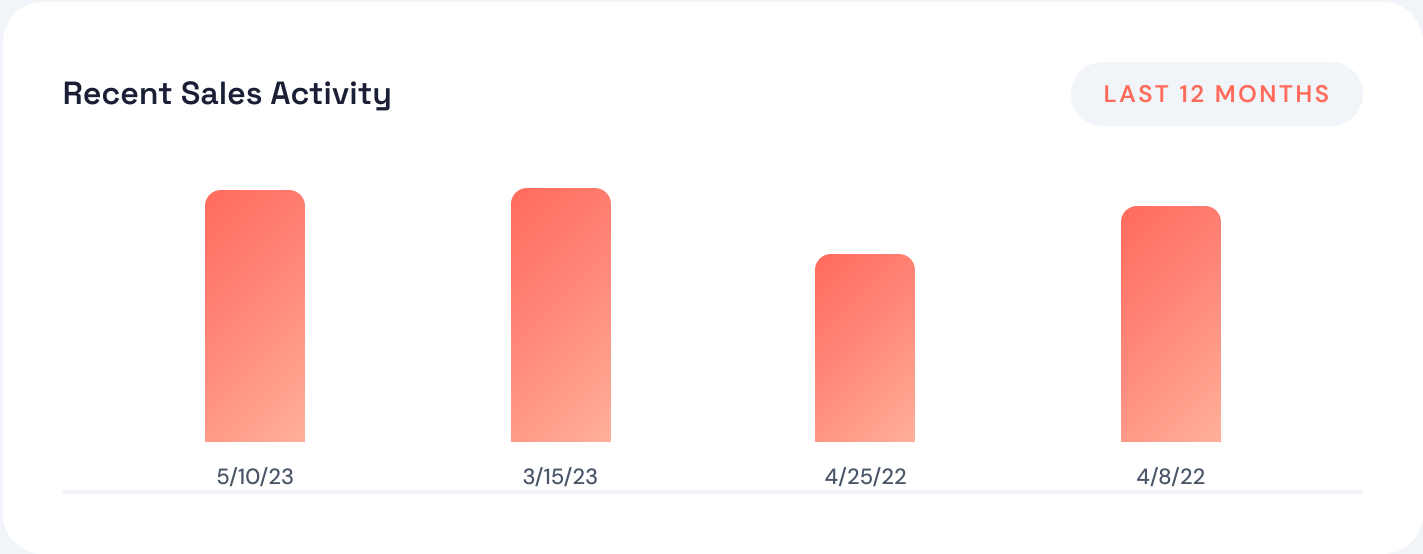
Bedrooms	2	Year Built	1949
Bathrooms	1.0	Property Type	Single Family Residential
Square Feet	786	Zoning	LVPR4.5D*
Lot Size	6,155 sq ft	Pool/Spa	None



Tax & Assessment

Assessed Value	\$428,248	Annual Tax	\$5,198
Land Value	\$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
Bedrooms	2	1	3	3
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

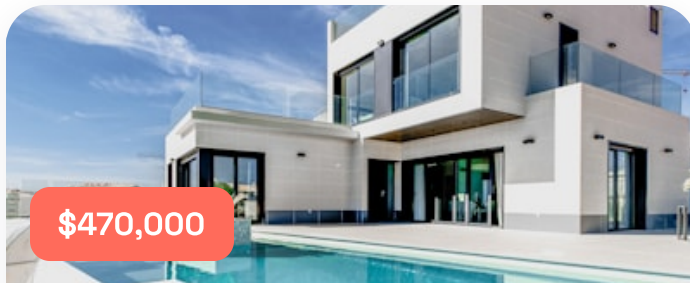
Bed/Bath 2/1 \$/Sq.Ft. \$671

**\$635,000**

📍 1507 2nd St, La Verne

Sold 3/15/23 Sq.Ft. 912

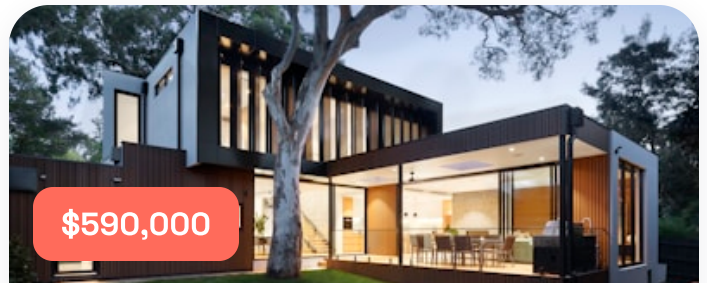
Bed/Bath 3/1 \$/Sq.Ft. \$696

**\$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

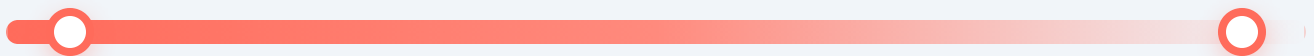
AVG. BEDS

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.