

Procision Power

19617 Thornlake Ave, Cerritos, CA 90703

APN: 7056-010-019

Los Angeles County Data as of: 10/16/2024



Valuation Summary

Estimated Value
\$1,020,000

Estimated Value Range
\$916,000 - \$1,136,000

Forecast Standard Deviation
1

Valuation Successful

Confidence Score
93

Last Market Sale

Seller: Hanson, Clifford R & Marilyn S
Buyer: Johnson, Judith E
Sale Date: 04/30/2003
Rec Date: 05/07/2003
Sale Price: \$395,000

Prior Market Sale

There is no prior market sale data available.

Current Listing Status

There is no listing data available.

Property Details

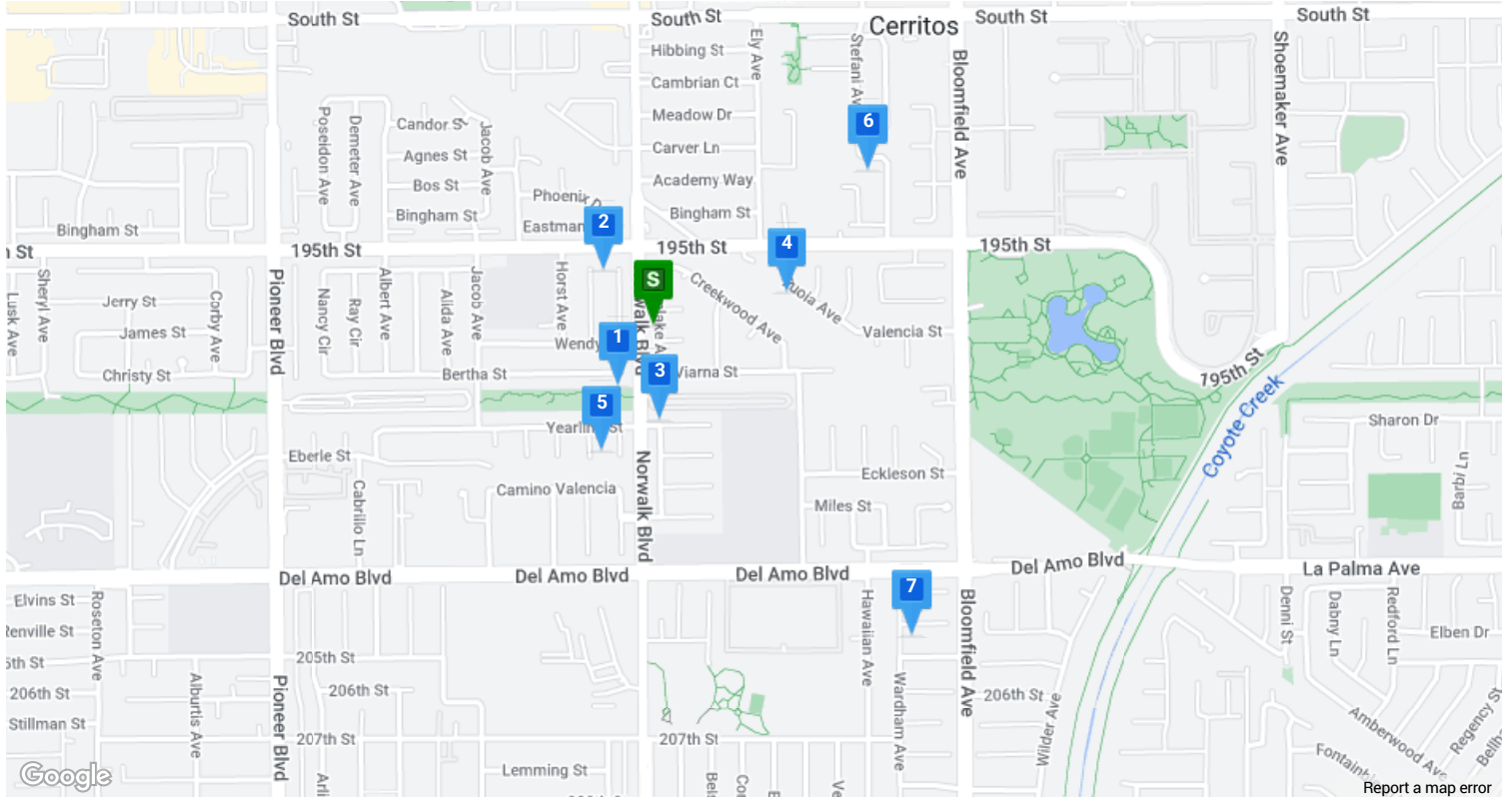
Land Use:	SFR	Bedrooms:	4	Living Area:	1,598 Sq. Ft.	Year Built / Eff:	1970 / 1970
Zoning:	CERS5000	Baths (F / H):	2 /	Lot Area:	5,001 Sq. Ft.	Stories:	1
Subdiv / Tct:	26133 / 26133	Total Rooms:	9	Basement:		Parking Type:	Attached Garage
Style:	Conventional	Pool:		Cooling:	Central	Garage #:	1
Exterior Wall:		Fireplace:		Heating:	Central	Price / Sq. Ft.:	\$247

COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.1		12142 Bertha St, Cerritos, CA 90703	08/26/2024	\$899,000			1,548	\$581	4 / 3	5,136	53
2	0.1		19510 Ibex Ct, Cerritos, CA 90703	05/21/2014	\$615,000			1,964	\$313	4 / 3	5,064	53
3	0.2		12209 Yearling Pl, Cerritos, CA 90703	05/31/2023	\$870,000			1,781	\$488	4 / 2	5,347	56
4	0.2		19601 Sequoia Ave, Cerritos, CA 90703	08/27/2024	\$1,020,000			1,964	\$519	4 / 3	5,266	53
5	0.2		19914 Ibex Ave, Cerritos, CA 90703	12/20/2013	\$583,000			1,824	\$320	3 / 3	5,228	55
6	0.4		19331 Stefani Ave, Cerritos, CA 90703	09/27/2024	\$1,005,000			1,658	\$606	4 / 2	6,007	54
7	0.6		12502 Renville St, Lakewood, CA 90715	11/03/2005	\$595,000			1,584	\$376	3 / 2	6,144	62

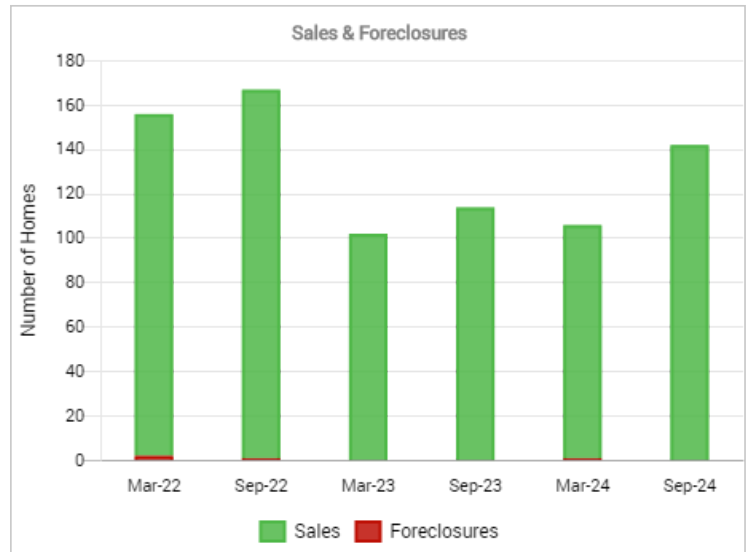
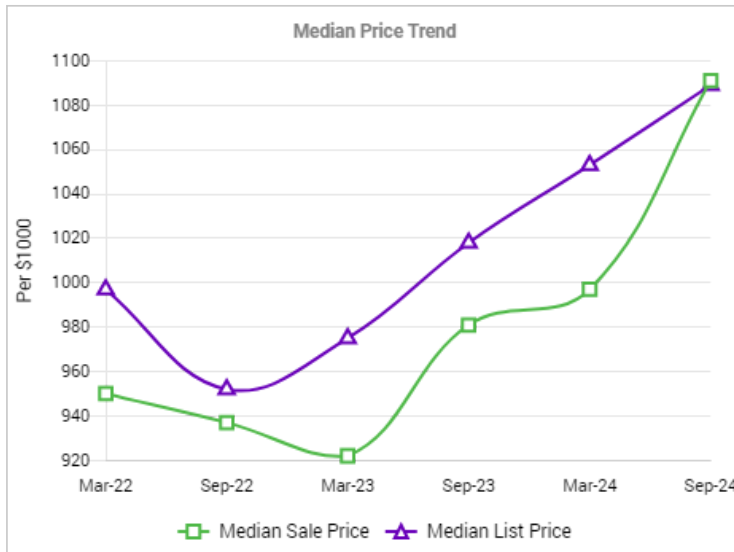
L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comparable Sales

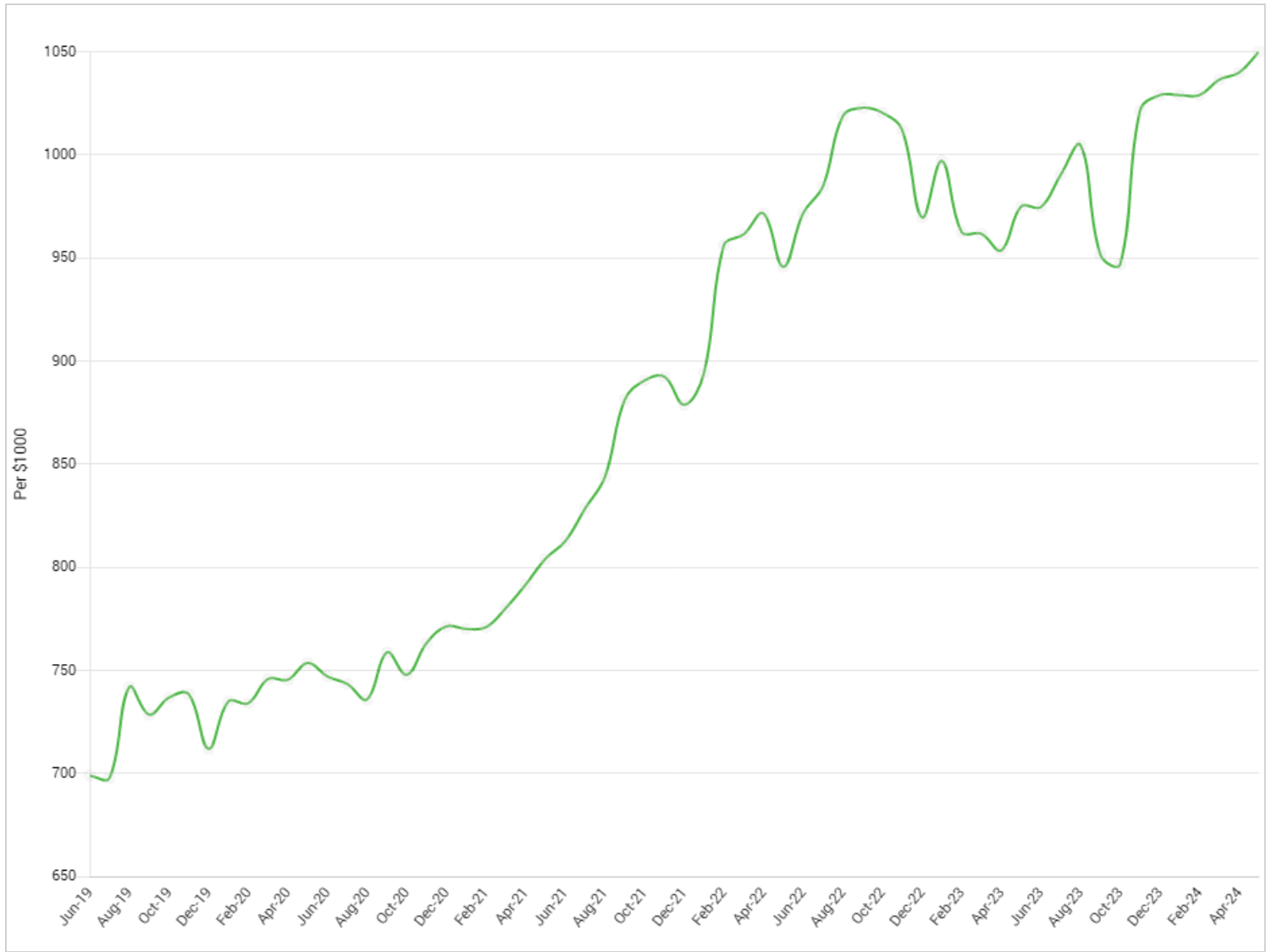



■ Subject Property
 ■ Comparables

Market Trends - Cerritos, CA (90703)



5 Year Value Trend



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