



Valuation Summary

Estimated Value	Estimated Value Range	Forecast Standard Deviation
\$932,000	\$836,000 - \$1,038,000	3
Valuation Successful		Confidence Score
		88

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.

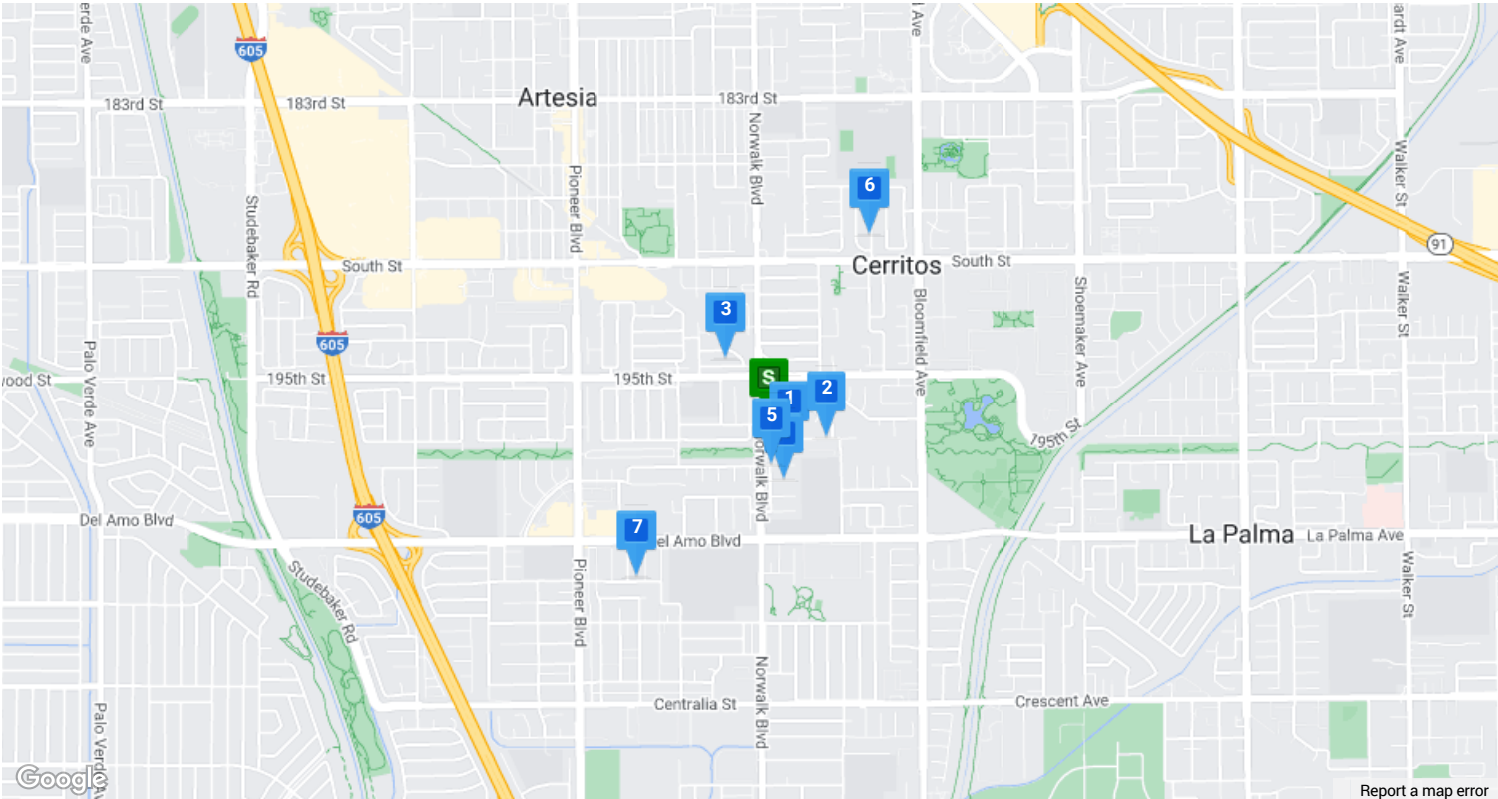
Property Details

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		12238 Viarna St, Cerritos, CA 90703	10/03/2022	\$810,000			1,616	\$501	4 / 3	5,100	54
2	0.2		12337 Viarna St, Cerritos, CA 90703	09/19/2022	\$825,000			1,638	\$504	4 / 2	5,820	53
3	0.2		12102 Phoenix Dr, Cerritos, CA 90703	12/06/2023	\$680,000			1,593	\$427	4 / 2	6,183	50
4	0.2		12229 Eberle Pl, Cerritos, CA 90703	07/18/2022	\$700,000			1,491	\$469	3 / 2	5,329	55
5	0.2		12209 Yearling Pl, Cerritos, CA 90703	05/31/2023	\$870,000			1,781	\$488	4 / 2	5,347	56
6	0.6		18839 Stefani Ave, Cerritos, CA 90703	01/03/2024	\$988,000			1,534	\$644	3 / 2	5,610	54
7	0.7		20414 Violeta Ave, Lakewood, CA 90715	08/18/2023	\$785,000			1,599	\$491	4 / 2	5,596	69

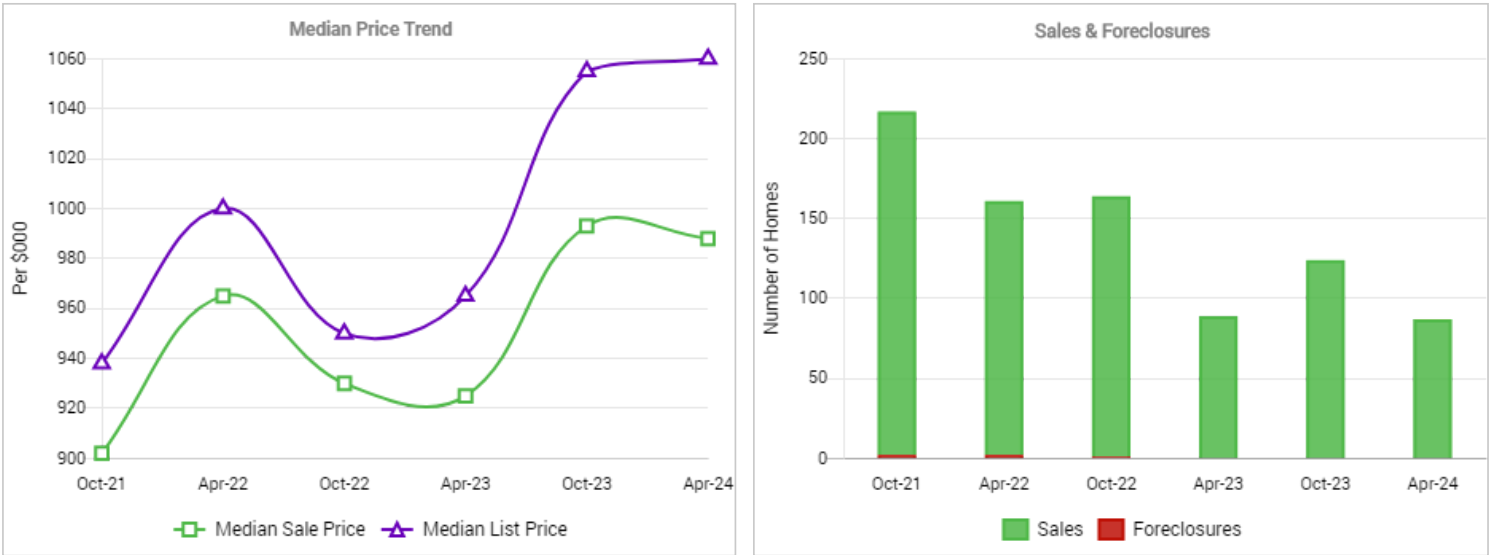
L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comparable Sales

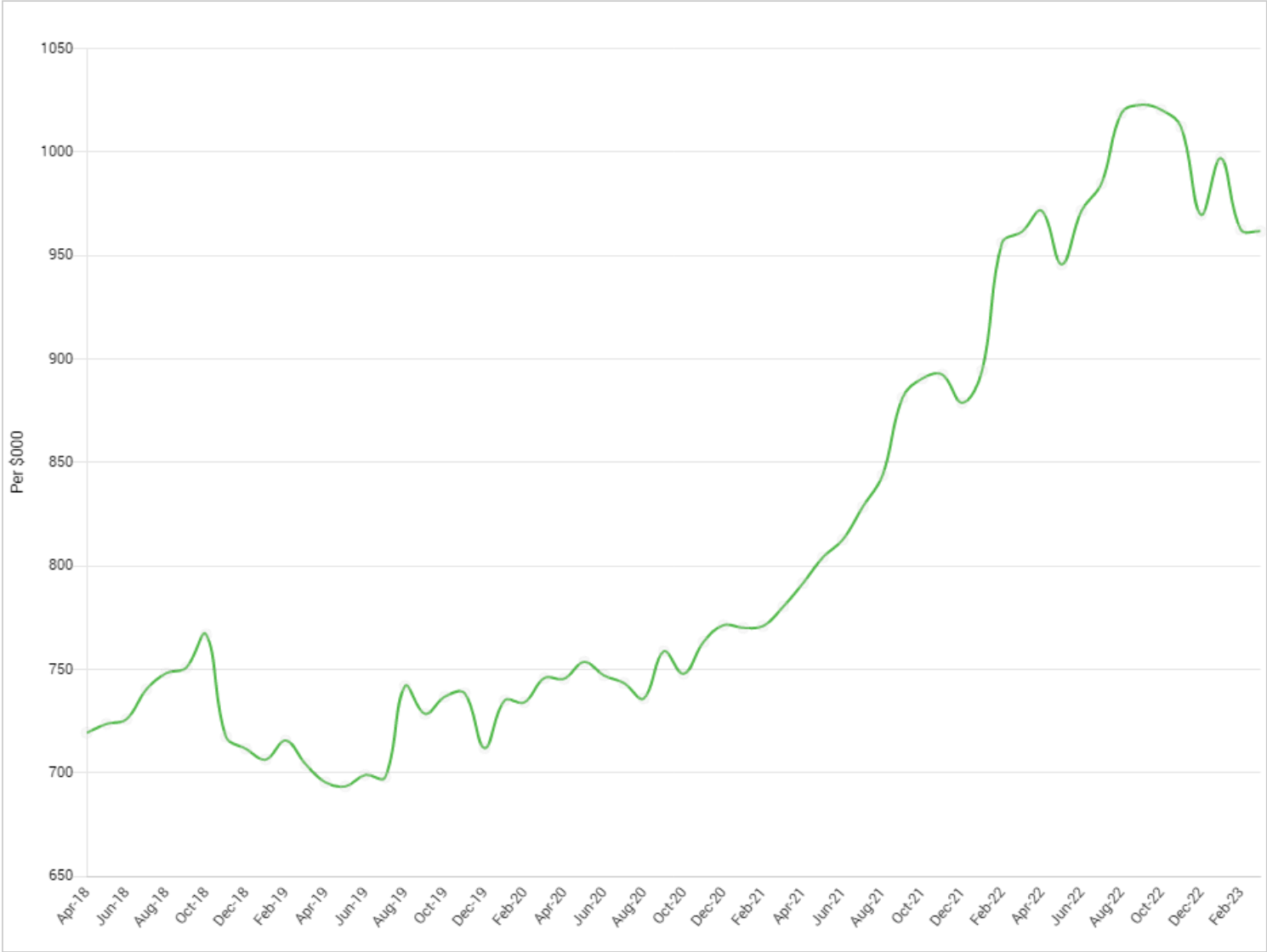



 Subject Property  Comparables

Market Trends - Cerritos, CA (90703)



5 Year Value Trend



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