

Subject Property 2 1,5 1,232 6,464 1945

COMPS

<u>Address</u>	<u>Bd</u>	<u>Bt</u>	<u>Est SF</u>	<u>Lot Sz</u>	<u>Yr Blt</u>	<u>AMT</u>	<u>COE</u>	<u>SP</u>	<u>Notes</u>
9770 Oak Grove Dr Descanso	1	1	1,192	NA	1924	NA	12/11/2017	245,000	as-is on two wooded lots new electric and plumbing
9515 Oak Grove Dr Descanso	2	1	1,056	NA	1930	NA	9/15/2017	329,000	as-is nicer wood stove
9622 Oak Grove Dr Descanso	2	1	1,025	NA	1944	NA	8/1/2017	350,000	best comp double level house with stairs
24464 Lilac Ln Descanso	2	1	1,358	25700	1954	NA	7/31/2017	385,000	computer says 1916 sq. ft. 3/2 redfin has at 478k
24453 Manzanita Dr Descanso	3	2	1,772	NA	1982	NA	12/13/2017	400,000	1772 sq. ft. actually nice as-is
9510 Oak Grove Dr Descanso	2	1.5	912	NA	1970	NA	8/14/2017	297,500	
9754 Highway 79 Descanso	2	1	1,288	NA	1946	NA	11/21/2017	399,000	3/2 with 1/2 guest house better lot
24520 Summit Ln Descanso	2	1	552	NA	1931	NA	9/20/2017	125,000	