

11248 BERTHA ST

CERRITOS, CA 90703 | LOS ANGELES County

APN 7050-005-027 | CLIP 3153910381



Owner(s): HOWELL CLEODIS, HOWELL BETTY

ESTIMATED MARKET VALUE

\$915,853

Low

\$844,840

High

\$986,866

Confidence Score 89

FSD 8



SUBJECT PROPERTY DETAILS

LIVING AREA

1,347

BEDROOMS

3

BATHROOMS

2

YEAR BUILT

1970

LOT SIZE

8539

Land Use: SFR

Parking: 0

A/C:

Owner Occupied: Yes

of Stories: 0

Pool:

Total Rooms: 0

Census Tract: 5545222005.00

Fireplace:



COMPARABLES SNAPSHOT

Distance	Address	Sale Price*	Sale Date*
.05	11253 YEARLING ST, CERRITOS, CA 90703	\$960,000	08/05/2025
.22	11426 BERTHA ST, CERRITOS, CA 90703	\$950,000	01/31/2025
.36	20425 HARVEST AVE, LAKEWOOD, CA 90715	\$890,000	11/06/2025
.04	19735 WIERSMA AVE, CERRITOS, CA 90703	\$940,000	01/24/2025

* Last known PUBLIC record sale date and sale price (See Glossary for further detail)



TAX INFORMATION

Assessed Year: 2025
Assessed Value: \$104,493
Land Value: \$31,691
Improved Value: \$72,802



FEMA

(01/08/2025)

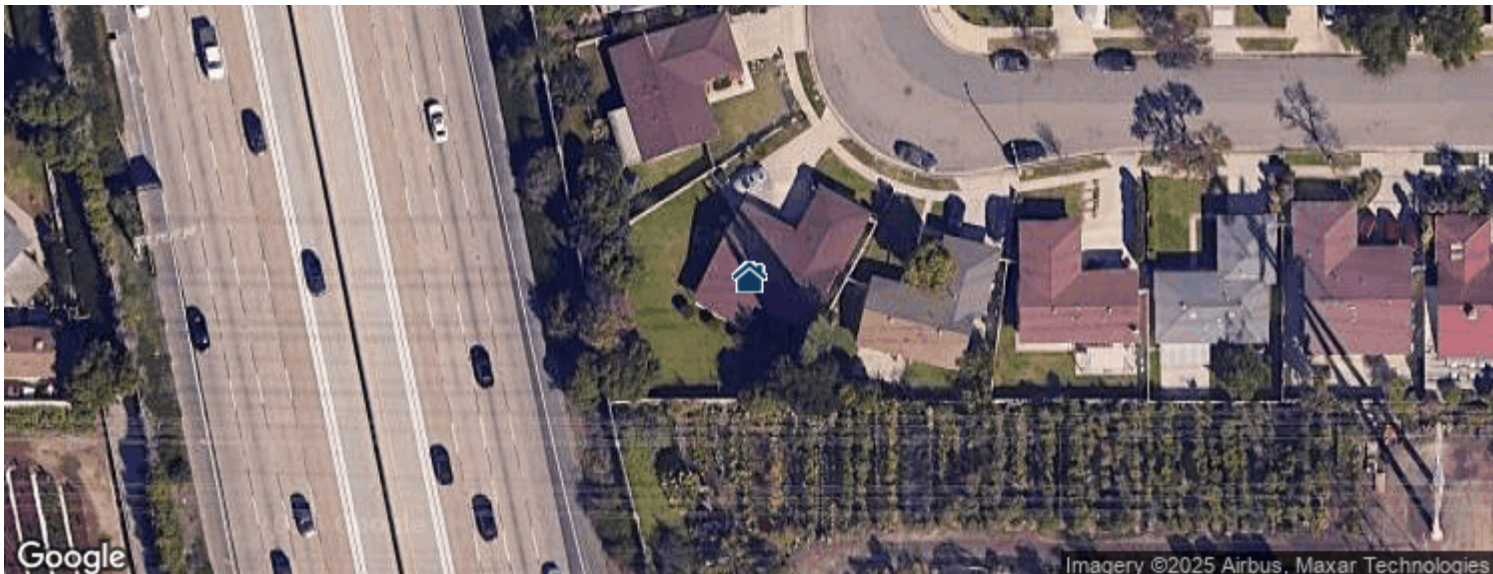
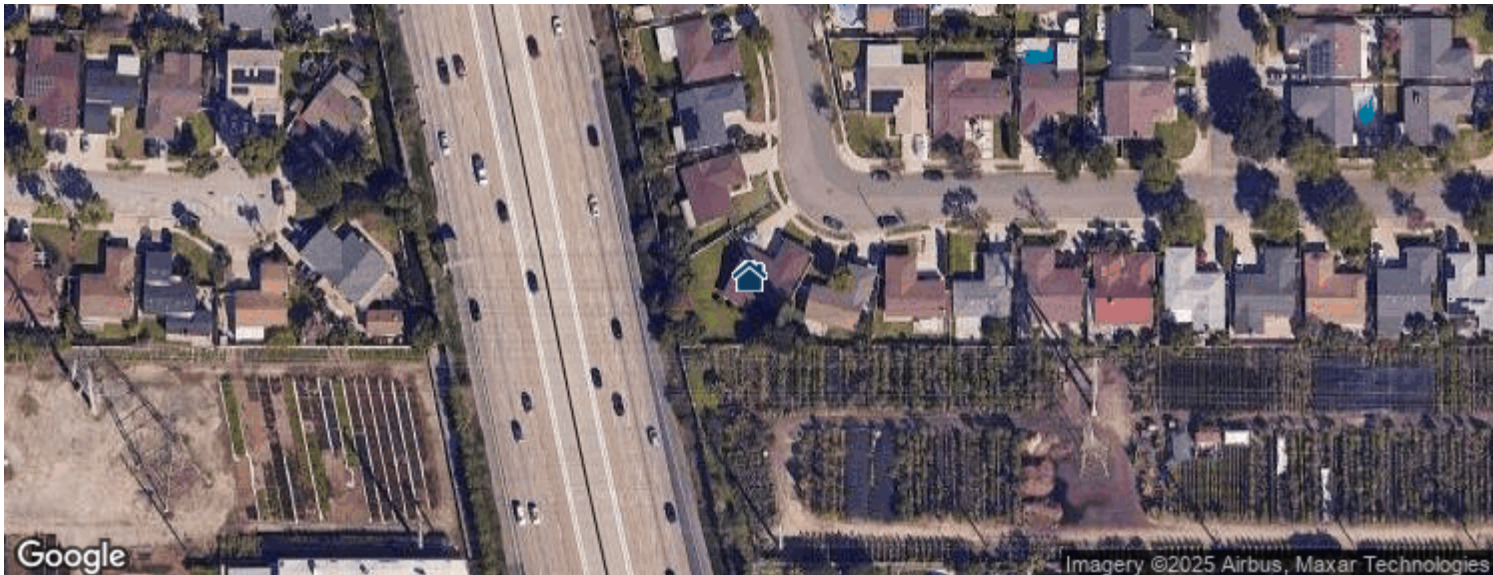
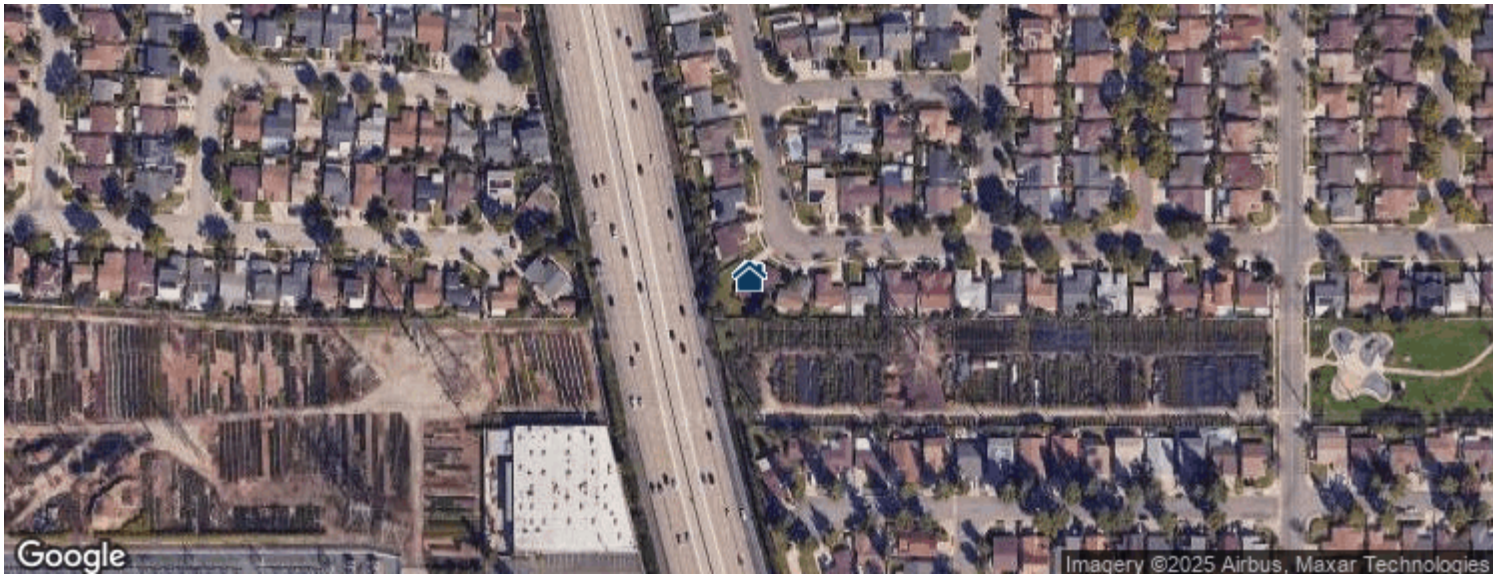
County declared FEMA disaster area

Area 4856

WILDFIRES AND STRAIGHT-LINE WINDS



AERIAL MAPS



COMPARABLES

	Address & Distance	Sale Date* Sale Price*	Beds Baths	Living Area Lot Size	Built
	1 11253 YEARLING ST CERRITOS, CA 90703 0.05	08/05/2025 \$960,000	3 2	1,305 5,694	1970
	2 11426 BERTHA ST CERRITOS, CA 90703 0.22	01/31/2025 \$950,000	3 2	1,170 5,115	1969
	3 20425 HARVEST AVE LAKEWOOD, CA 90715 0.36	11/06/2025 \$890,000	4 2	1,520 4,998	1964
	4 19735 WIERSMA AVE CERRITOS, CA 90703 0.04	01/24/2025 \$940,000	3 2	1,170 5,125	1970
	5 20107 MAPES AVE CERRITOS, CA 90703 0.21	04/14/2025 \$880,000	3 2	1,320 4,762	1971
	6 11413 ECKLESON CIR CERRITOS, CA 90703 0.25	02/01/2025 \$961,000	4 2	1,645 5,118	1969
	7 5307 IROQUOIS AVE LAKEWOOD, CA 90713 0.72	04/08/2025 \$865,000	3 2	1,400 5,095	1962

* Last known PUBLIC record sale date and sale price (See Glossary for further detail)



NEARBY ESTIMATED VALUES

	Address & Distance	Current THV* Estimated Value	Beds Baths	Living Area Lot Size	Built
	1 11179 BERTHA PL CERRITOS, CA 90703 0.07	\$1,000,300	4 2	1,396 8,398	1970
	2 11253 YEARLING ST CERRITOS, CA 90703 0.05	\$944,700	3 2	1,305 5,694	1970
	3 11426 BERTHA ST CERRITOS, CA 90703 0.22	\$979,500	3 2	1,170 5,115	1969
	4 20425 HARVEST AVE LAKEWOOD, CA 90715 0.36	\$888,000	4 2	1,520 4,998	1964
	5 19638 HARVEST AVE CERRITOS, CA 90703 0.17	\$944,100	3 2	1,170 5,090	1968
	6 19735 WIERSMA AVE CERRITOS, CA 90703 0.04	\$974,000	3 2	1,170 5,125	1970
	7 20107 MAPES AVE CERRITOS, CA 90703 0.21	\$885,800	3 2	1,320 4,762	1971
	8 11413 ECKLESON CIR CERRITOS, CA 90703 0.25	\$1,002,400	4 2	1,645 5,118	1969
	9 5338 KNOXVILLE AVE LAKEWOOD, CA 90713 0.63	\$920,700	3 2	1,660 5,054	1962
	10 5307 IROQUOIS AVE LAKEWOOD, CA 90713 0.72	\$903,700	3 2	1,400 5,095	1962



SUBJECT PROPERTY SALES HISTORY

Sale Date	Sale Recording Date	Sale Price	Buyer	Seller
	10/08/1975	\$43,500	HOWELL CLEODIS / HOWELL BETTY	
	05/07/1974	\$33,000		



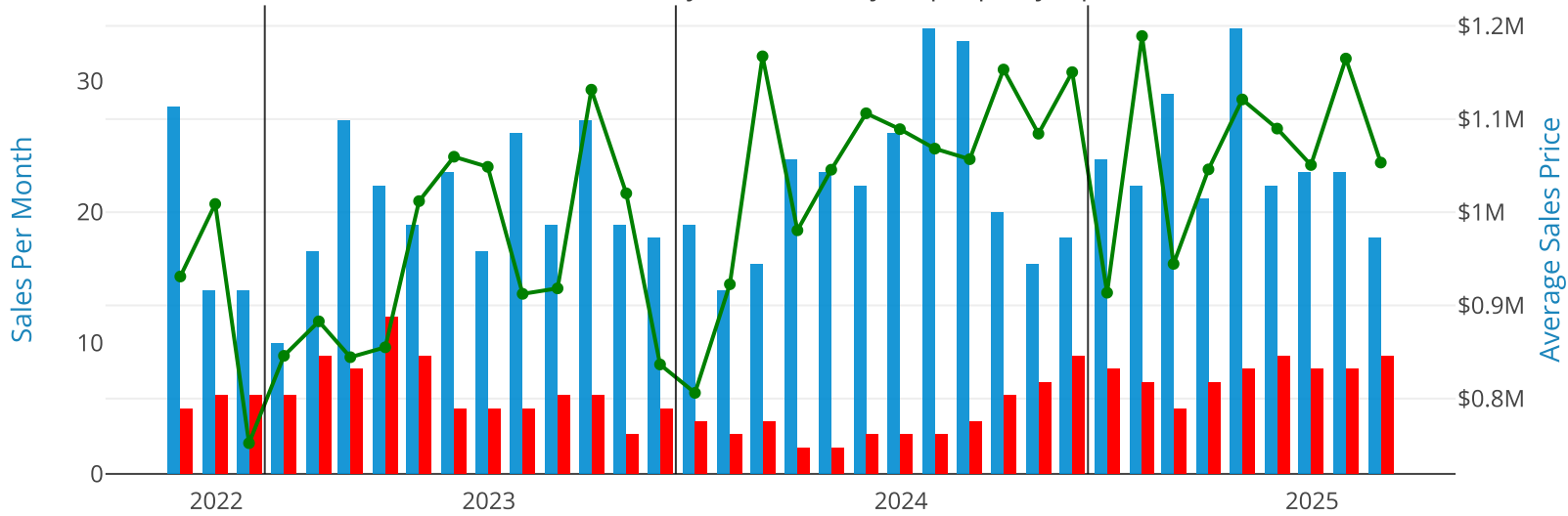
NEARBY LISTINGS

	Address & Distance	Listing Date Listing Price	Beds Baths	Living Area Lot Size	Built & Status
	<div>1</div> 11259 YEARLING ST CERRITOS, CA 907030.06	12/29/2023 \$3,925	3 2	1,458 5,496	1970 Active
	<div>2</div> 11164 BERTHA PL CERRITOS, CA 907030.10	03/17/2023 \$774,888	3 2	1,240 5,694	1969 Pending Sale
	<div>3</div> 11163 JAMES PL CERRITOS, CA 907030.12	06/23/2022 \$855,000	3 2	1,720 6,054	1969 Active
	<div>4</div> 11162 JERRY PL CERRITOS, CA 907030.13	05/19/2022 \$899,900	3 2	1,240 5,134	1970 Pending Sale
	<div>5</div> 11340 BERTHA ST CERRITOS, CA 907030.16	03/09/2022 \$800,000	4 2	1,429 5,504	1968 Active
	<div>6</div> 19703 GRIDLEY RD CERRITOS, CA 907030.18	08/15/2022 \$885,900	4 2	1,695 5,090	1968 Pending Sale
	<div>7</div> 19625 DONNA AVE CERRITOS, CA 907030.19	11/15/2021 \$1,099,000	3 3	2,160 5,003	1968 Active
	<div>8</div> 11140 GONSALVES PL CERRITOS, CA 907030.21	08/25/2022 \$855,000	3 2	1,440 5,502	1969 Pending Sale
	<div>9</div> 11143 GONSALVES PL CERRITOS, CA 907030.22	11/26/2025 \$1,099,000	3 2	1,240 5,109	1969 Active



SALES & PRICE TREND

Data based on nearby sales in subject property zip code

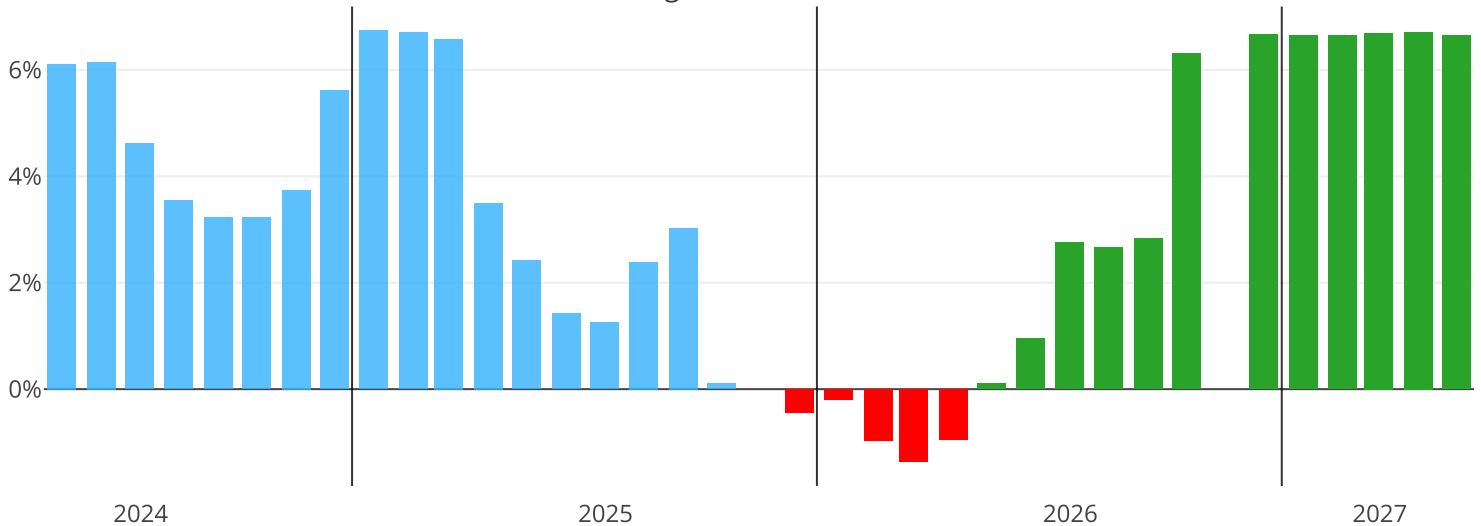


- Sales Count
- Foreclosures
- Average Sales Price

	1 Year Prior	Sep 2025 (latest available)	YOY % chg
# of sales	33	18	-45.45%
Avg Sales Price	1056955.0	1053306.0	-0.35%
# of Foreclosures	4	9	125.00%

Home Price Index

YOY Change in Home Price Index

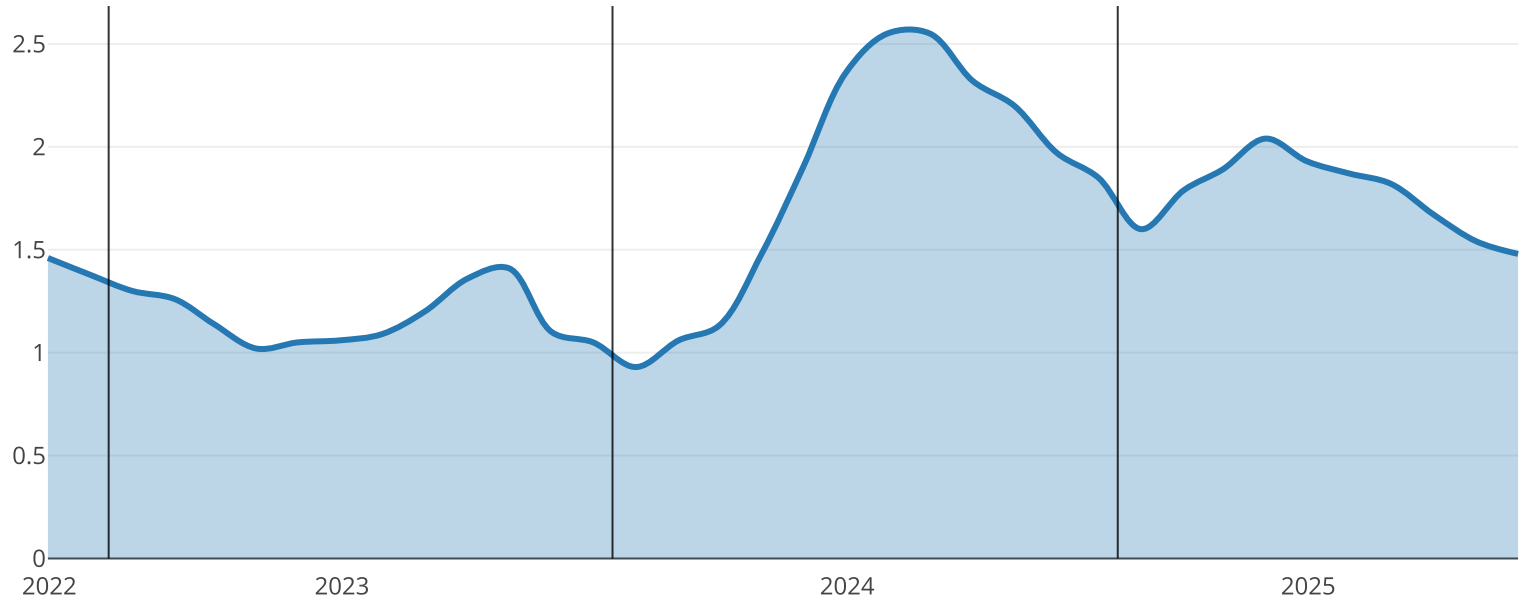


- Retrospective HPI
- Forecast HPI



MONTHS OF SUPPLY

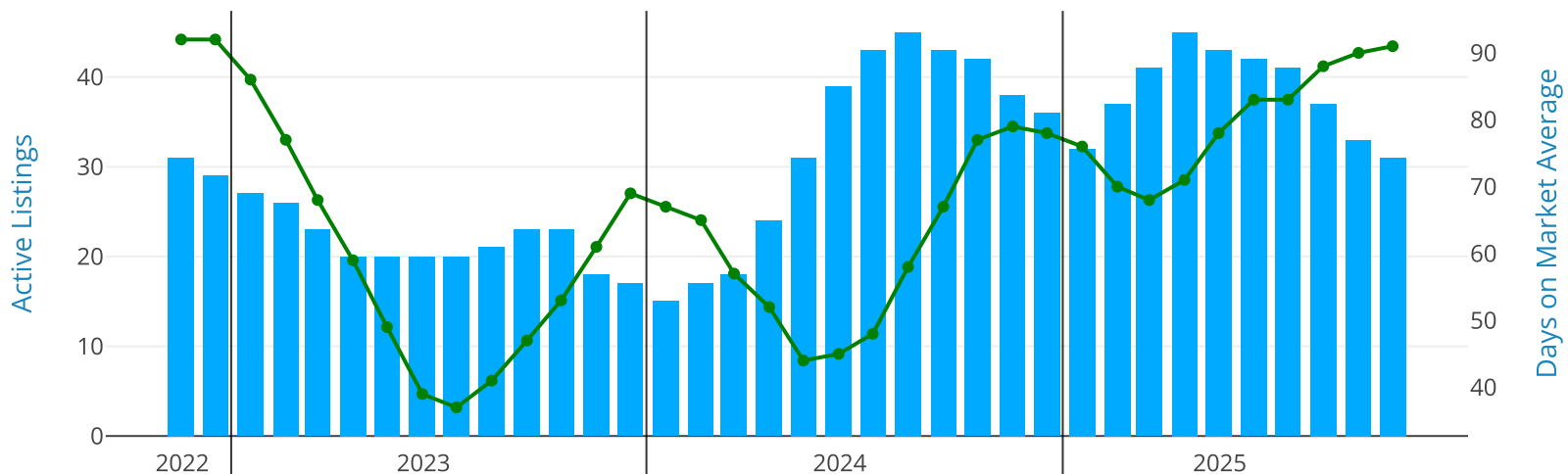
Months of Supply represents the number of months it would take for the current number of homes on the market to sale



	1 Year Prior	Oct 2025 (latest available)	YOY % chg
# of months supply	2.2	1.48	-32.73%

ACTIVE LISTINGS & DAYS ON THE MARKET

Data based on nearby sales in subject property zip code



	1 Year Prior	Oct 2025 (latest available)	YOY % chg
Active Listing	42	31	-26.19%
Avg Days on Market	77.0	91.0	18.18%



DATA SOURCES

Our AVM products draw from the most current, complete and relevant data collection available. CoreLogic's market specific data covers 98 percent of all U.S. ZIP codes and 3,085 counties in all 50 states and the District of Columbia, representing 99 percent of the U.S. population, 97 percent of all properties (145 million), more than 50 million active mortgages, and 96 percent of loan level non-agency mortgage securities. In addition to the public record data, our models also have data detailing which properties are currently for sale, the characteristics of the property, and current asking price for the property. We have many suppliers of the home listing information, the identities of which are proprietary.

APN

County Assessor Parcel Identifier

CLIP

CoreLogic Unique identification number assigned to each property.

Confidence Score

The probability (x100) that the Absolute Percentage Error is within 10%. Range is 0 - 100. The higher the number, the higher the confidence in accuracy.

Comparables

Up to 10 Comparable home sales utilized by our model in estimating market value of subject property displayed in rank order.

Comparables Snapshot

Up to 4 Comparable home sales utilized by our model in estimating market value of subject property displayed in rank order.

Estimated Market Value

Estimated Market Value of the subject property where buyers and sellers are each acting on their own best interests.

Estimated Market Value High

AVM High Value is the highest likely property value estimate if the property is in better condition than the average condition for the neighborhood, and the buyers and sellers are each acting in their own best interests.

Estimated Market Value Low

AVM Low Value is the lowest likely property value estimate if the property is in worse condition than the average condition for the neighborhood, and buyers and sellers are each acting in their own best interests.

Sale Date and Sale Price

The Sales Date and Sales Price displayed is the last known publicly available record. Importantly, the model itself utilizes secondary source data, such as market listings and appraisals, that may have more current dates and values. These secondary source dates and values cannot be displayed due to licensing restrictions.

FSD

The FSD (Forecast Standard Deviation) score denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty. The lower the FSD, the higher the confidence in accuracy.

Land Use

Our model values residential land use only that includes buy may not be limited to Single Family Residence (SFR), Condo, Coop, and PUD.

Model Version

Numerical representation of model used for estimated value output where first number represents major or substantial model update, second number represents minor update to previous major version, and last number represented update to previous minor version.

Subject Property Sales History

Sales dates and price history for subject property from public record data.



NOTICES TO CORELOGIC CUSTOMERS:

This AVM report is not an appraisal of the subject property and does not include a physical or visual inspection of the property or an analysis of current market conditions by a licensed or certified appraiser, which is typically included in an appraisal.

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