



Mentone
Sales Comparables - April 2023

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|---------|-------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|------------------|
| Mentone | 1319 Jasper Ave | 1216 | \$ 361.00 | 3 | 2 | 4/7/2023 | \$ 439,000.00 | 8800 | 0.2 | 0298-043-12-0000 |
| Mentone | 1121 Amethyst Ave | 2210 | \$ 463.00 | 4 | 2 | 4/20/2023 | \$ 1,025,000.00 | 206038 | 4.73 | 0298-272-17-0000 |

| | |
|-----------------------------|---------------------|
| Total Sales: | 2 |
| Average Sales Price: | \$732,000.00 |
| Average Square Feet: | 1713 |