

860 FLORA ST

Barstow, CA 92311 | Prepared September 17, 2026

OFFERS DUE SEPTEMBER 19
Highest and best



VALUATION CONCLUSION

DOWNSIDE ARV

\$270,000

WORKING ARV

\$285,000

UPSIDE ARV

\$310,000

Working ARV reflects a renovated 3-bedroom/1-bath home while discounting for the single-bath layout, historic permit uncertainty, pool restoration exposure and the gap between county and prior MLS square footage.

SUBJECT PROPERTY

3 beds / 1 bath

County living area: approx. 1,477 sf

Lot: approx. 7,832 sf

Built 1945

Vacant fixer

Pool + detached garage

SELECTED CLOSED COMPARABLE SALES

Comparable	Beds/Baths	Sq Ft	Sold	Price	\$/Sf	ENDE Use
108 W Desert View Dr	3 / 2	1,449	8/10/26	\$315,000	\$217	Upper benchmark
850 Keith St	3 / 2	1,188	7/31/26	\$260,000	\$219	Smaller; extra bath
100 E Desert View	3 / 1	1,328	6/23/26	\$205,000	\$154	Bath-match floor
850 Linda	3 / 2	1,695	6/30/26	\$230,000	\$136	Size support; lower sale
1120 W Buena Vista St	3 / 1	1,020	4/22/26	\$226,000	\$222	Smaller bath match

ARV RECONCILIATION

The strongest renovated benchmark is \$315,000, but it has two bathrooms. One-bath sales establish a lower range. The \$285,000 working ARV is approximately \$193 per county-recorded square foot and sits between the low and upper closed-sale indications. The \$310,000 upside requires a high-quality renovation, functional pool, clean title and satisfactory permit resolution. Rehab cost remains Investor to Determine.

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