

**499 Alvarado St, Monterey, CA 93940-2739, Monterey County**

APN: 001-574-012-000 CLIP: 2569260197

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Sale Price</b>	<b>Sale Date</b>
	N/A	N/A	2	\$1,025,000	N/A
	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Yr Built</b>	<b>Type</b>	
	5,364	5,458	1951	FIN'L BLDG	

OWNER INFORMATION			
Owner Name	Acv Associates	Tax Billing Zip	93940
Tax Billing Address	53 Skyline Crst	Tax Billing Zip+4	4111
Tax Billing City & State	Monterey, CA	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$992,828	School District	MONTEREY PENINSULA UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	10 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	6 / 100	Walkable Score	86 / 100
Total Incidents (1 yr)	219	Q1 Home Price Forecast	\$1,042,511
Standardized Test Rank	58 / 100	Last 2 Yr Home Appreciation	12%

LOCATION INFORMATION			
School District	Monterey Peninsula M	Property Carrier Route	C028
Community College District	Monterey Peninsula	Market Area	118
Census Tract	127.00	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
APN	001-574-012-000	Block ID	4
% Improved	70%	Lot Number	1
Tax Area	003012		
Legal Description	SEVERANCE MAP POR L 1 BLK 4 DESC IN VOL 1303 PG 325 TO 333 & EXC POR TO CITY		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$1,438,970	\$1,410,756	\$1,383,095
Assessed Value - Land	\$424,750	\$416,422	\$408,257
Assessed Value - Improved	\$1,014,220	\$994,334	\$974,838
YOY Assessed Change (\$)	\$28,214	\$27,661	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$16,626		
2022	\$16,960	\$335	2.01%
2023	\$17,135	\$175	1.03%

Special Assessment	Tax Amount
Monterey-Alvaradostmaint	\$1,150.56
Monterey Pen Unif SD 2010 Elec	\$742.78
Monterey Pen Coll 2002 Ser B	\$415.40
Mpwmd-Water Supply Charge	\$316.36
Csa74 Emsambcountywide	\$48.00
Monterey Peninsula Rpd Cfd No	\$39.48
Csa 74 Amb Svc Mty	\$20.00
Nosalinasvalleymosquitoabateme	\$12.68
<b>Total Of Special Assessments</b>	<b>\$2,745.26</b>

CHARACTERISTICS			
Land Use - CoreLogic	Financial Building	Building Sq Ft	5,364
Land Use - County	Bank Buildings	Total Rooms	6
Lot Acres	0.1253	Total Baths	2
Lot Area	5,458	Half Baths	2
Style	L-Shape	Fireplaces	2

Year Built	1951
Effective Year Built	1977

Construction	Masonry
Quality	Good

**SELL SCORE**

Value As Of	2023-12-03 04:32:22
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**LAST MARKET SALE & SALES HISTORY**

Recording Date	06/21/1991	Deed Type	Partnership Grant Deed
Sale Price	\$1,025,000	Owner Name	Acv Associates
Price Per Square Feet	\$191.09	Seller	American Savings Bank Fa
Document Number	<a href="#">2658-1007</a>		

Recording Date	06/21/1991	02/02/1989
Sale Price	\$1,025,000	
Buyer Name	Acv Associates	Owner Record
Seller Name	American Savings Bank Fa	Owner Record
Document Number	2658-1007	2327-600
Document Type	Partnership Grant Deed	Deed (Reg)

**MORTGAGE HISTORY**

Mortgage Date	06/21/1991
Mortgage Amount	\$650,000
Mortgage Lender	Wells Fargo Bk
Mortgage Code	Conventional
Mortgage Type	Resale

**PROPERTY MAP**



\*Lot Dimensions are Estimated