


834 Morada Pl, Altadena, CA 91001-2425, Los Angeles County

APN: 5845-028-013 CLIP: 3421382026

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	2	1	N/A	\$19,000	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	963	7,734	1941	SFR	

OWNER INFORMATION			
Owner Name	Amesquita Robert L & Rose M	Tax Billing Zip	91103
Owner Name 2	Pane Yvonne D	Tax Billing Zip+4	1385
Mail Owner Name	Robert L & Rose M Amesquita	Owner Vesting	Husband/Wife
Tax Billing Address	1954 N Raymond Ave	Owner Occupied	No
Tax Billing City & State	Pasadena, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$1,181,965	School District	PASADENA UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	44 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	40 / 100	Walkable Score	90 / 100
Total Incidents (1 yr)	111	Q1 Home Price Forecast	\$1,219,698
Standardized Test Rank	27 / 100	Last 2 Yr Home Appreciation	22%

LOCATION INFORMATION			
Zip Code	91001	Comm College District Code	Pasadena
Carrier Route	C013	Census Tract	4611.00
Zoning	LCR2YY	Topography	Rolling/Hilly
Tract Number	11292	Within 250 Feet of Multiple Flood Zone	No
School District	Pasadena		

TAX INFORMATION			
APN	5845-028-013	Block	B
% Improved	65%	Water Tax Dist	Foothill Imp
Tax Area	7688	Fire Dept Tax Dist	Consolidated Co
Lot	13		
Legal Description	TRACT # 11292 LOT 13		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$46,592	\$45,679	\$44,785
Assessed Value - Land	\$16,228	\$15,910	\$15,599
Assessed Value - Improved	\$30,364	\$29,769	\$29,186
YOY Assessed Change (\$)	\$913	\$894	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$1,010		
2022	\$1,096	\$85	8.45%
2023	\$1,127	\$31	2.86%

Special Assessment	Tax Amount
Solid Waste Fee 62	\$3.51
Safe Clean Water83	\$68.01
Flood Control 62	\$33.19
La County St Lt 62	\$5.00
Consldated Sewer62	\$50.50
Mwdstandby#386	\$10.28
Rposd Measure A 83	\$17.43
Cfdno.2020-180	\$48.78
Sgvmosquito&Vcd80	\$16.80
Combined Liens	\$357.56
Total Of Special Assessments	\$611.06

CHARACTERISTICS			
County Land Use	Single Family Resid	Quality	Good
Universal Land Use	SFR	Sewer	Type Unknown
Lot Frontage	50	Heat Type	Heated
Lot Depth	160	Cooling Type	Wall
Lot Acres	0.1775	Garage Type	Attached Garage
Lot Area	7,734	Parking Type	Attached Garage
Lot Shape	Irregular	Parking Spaces	2
Style	Conventional	Roof Material	Wood Shake
Building Sq Ft	963	Roof Shape	Gable
Stories	1	Interior Wall	Plaster
Total Units	1	Exterior	Stucco
Total Rooms	5	Floor Cover	Hardwood
Bedrooms	2	Foundation	Raised
Total Baths	1	Year Built	1941
Full Baths	1	Effective Year Built	1941
Dining Rooms	1	Other Impvs	Fence
Other Rooms	Dining Room	Building Type	Type Unknown
Fireplaces	1	# of Buildings	1
Condition	Good		

SELL SCORE			
Rating	Moderate	Value As Of	2024-10-13 04:32:44
Sell Score	615		

ESTIMATED VALUE			
RealAVM™	\$912,600	Confidence Score	69
RealAVM™ Range	\$813,100 - \$1,012,000	Forecast Standard Deviation	11
Value As Of	10/07/2024		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD 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.

RENTAL TRENDS			
Estimated Value	3609	Cap Rate	3.5%
Estimated Value High	4217	Forecast Standard Deviation (FSD)	0.17
Estimated Value Low	3001		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

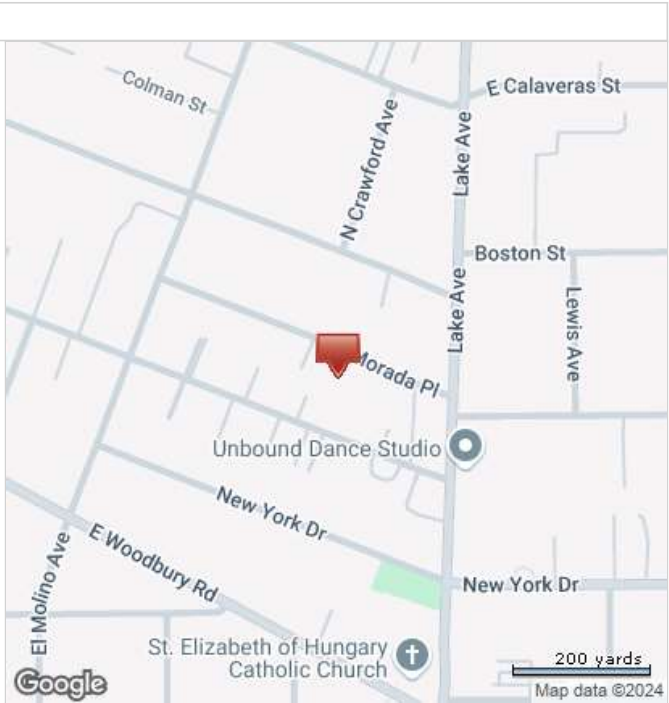
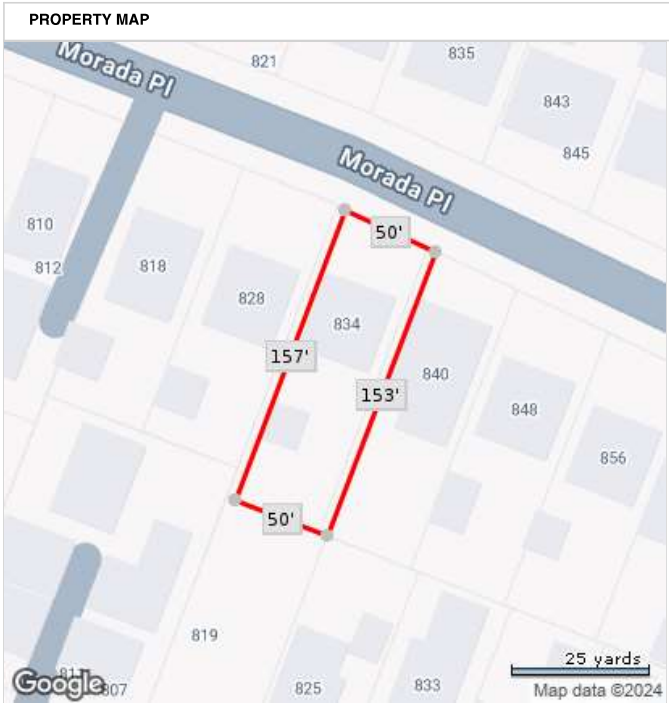
(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information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

LAST MARKET SALE & SALES HISTORY			
Recording Date	03/01/1971	Deed Type	Deed (Reg)
Sale Price	\$19,000	Owner Name	Amesquita Robert L & Rose M
Price Per Square Feet	\$19.73	Owner Name 2	Pane Yvonne D
Sale Type	Full		
Recording Date	05/17/2019	03/04/1996	03/01/1971
Sale Date	05/17/2019		
Sale Price			\$19,000
Nominal	Y	Y	
Buyer Name	Amesquita Robert L & Rose M	Amesquita Robert & Rose	
Seller Name	Amesquita Robert L & Rose M	Amesquita Rose	
Document Number	455282	339660	
Document Type	Quit Claim Deed	Grant Deed	Deed (Reg)

MORTGAGE HISTORY	
Mortgage Date	03/04/1996
Mortgage Amount	\$78,000
Mortgage Lender	Coast Fed'I Bk
Mortgage Code	Conventional

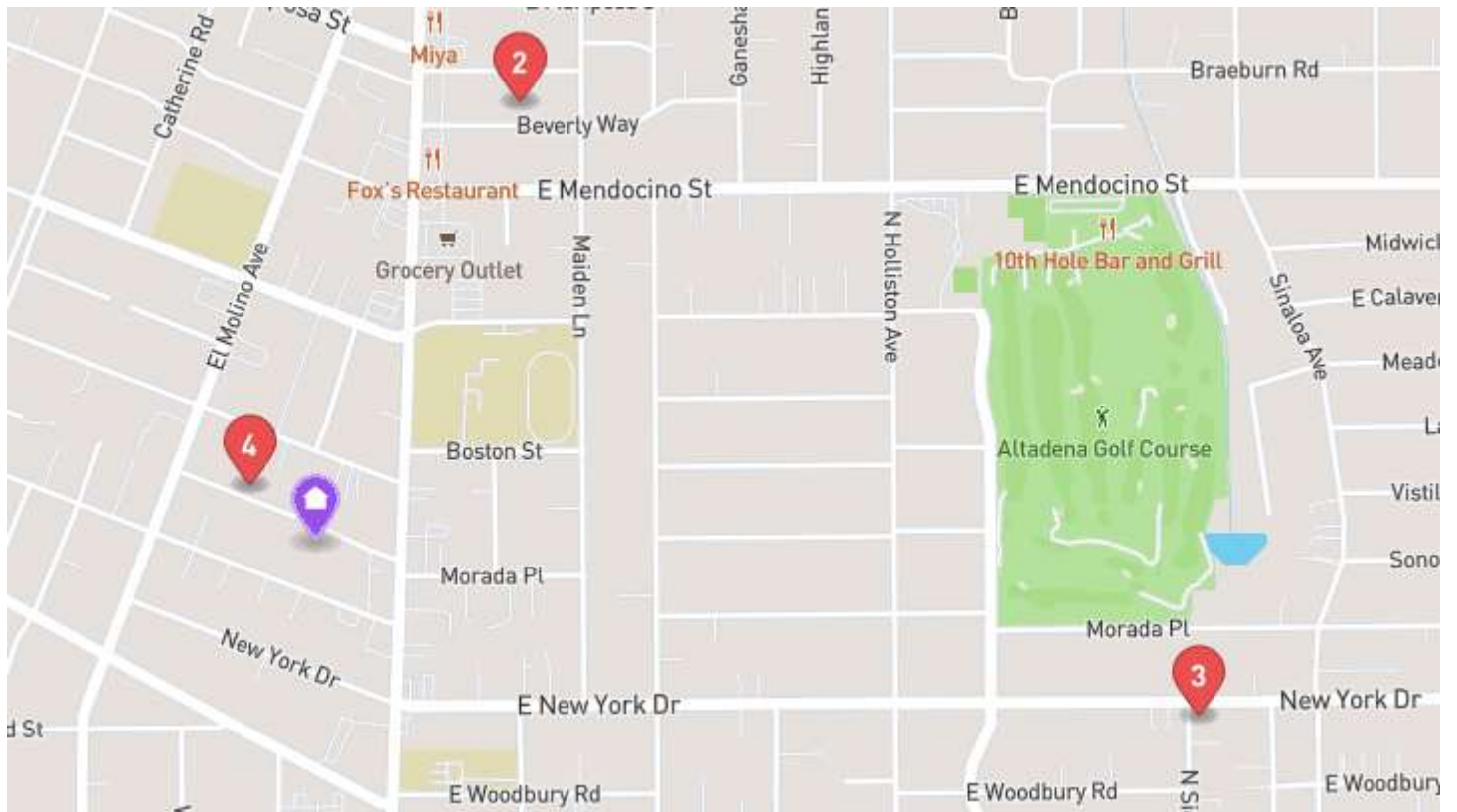
FORECLOSURE HISTORY	
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Document Type	Release Of Lis Pendens/Notice	Notice Of Default
Default Date		04/09/2007
Foreclosure Filing Date		04/09/2007
Recording Date	06/08/2007	04/10/2007
Document Number	1392869	855368
Default Amount		\$1,993
Original Doc Date	04/10/2007	03/04/1996
Original Document Number	855368	339661



*Lot Dimensions are Estimated

Map of Comparable Listings



STATUS: S = CLOSED

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	🏠	834 Morada Pl	2	1.00	963	-
2	P1-16896	S	1017 Beverly Way	3	1.00	1,139.0	\$1,199,500
3	24363337	S	1580 New York Drive	3	2.00	1,190.0	\$1,290,000
4	AR24138506	S	775 Morada Place	3	2.00	1,398.0	\$1,367,000

Summary of Comparable Properties

SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
1017 Beverly Way	4/16/24	3	1.00	1,139.0	\$1,199,500	\$1,053
1580 New York Drive	4/3/24	3	2.00	1,190.0	\$1,290,000	\$1,084
775 Morada Place	8/16/24	3	2.00	1,398.0	\$1,367,000	\$978
Averages				1,242	\$1,285,500	\$1,038

Sold Property Analysis

Averages

111.61%

Homes sold for an average of 111.61% of their list price.

7

Days on market

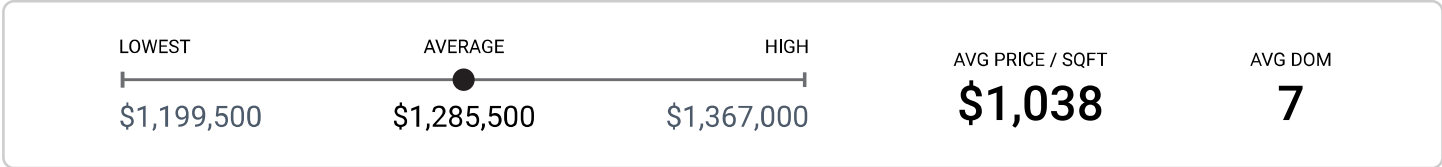
It took an average of 7 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
1017 Beverly Way	\$990,000	\$1,199,500	121.16%	4	\$1,053
1580 New York Drive	\$1,149,000	\$1,290,000	112.27%	11	\$1,084
775 Morada Place	\$1,348,000	\$1,367,000	101.41%	6	\$978
Averages	\$1,162,333	\$1,285,500	111.61%	7	\$1,038

Comparable Property Statistics

S 3 Sold Listings



1017 Beverly Way Altadena, CA 91001

MLS #P1-16896

\$1,199,500

CLOSED 4/16/24

3 Beds 1.00 Baths

1,139.0 Sq. Ft. (\$1,053 / sqft)

Year Built 1926

Days on market: 4



Details

Prop Type: Single Family Residence

County: Los Angeles

Area: 604 - Altadena

Style: Spanish

Full baths: 1.0

Acres: 0.1488

Lot Size (sqft): 6,480

Garages: 2

List date: 3/18/24

Sold date: 4/16/24

Off-market date: 4/17/24

Updated: Apr 17, 2024 4:46 AM

List Price: \$990,000

Orig list price: \$990,000

Features

Association Y N: No

Attached Garage Y/N: N

Community Features: Biking

Construction Materials: Stucco

Contract Status Change Date: 2024-04-16T00:00:00

Cooling: None

Direction Faces: South

Flooring: Laminate, Wood, Tile

Foundation Details: Raised

Heating: Floor Furnace

Land Fee/Land Lease: Fee

Levels: One

Listing Terms: Conventional, Cash To New Loan, Cash

Lot Features: Sprinklers
None

Parking Total: 2

Patio And Porch Features: Front Porch

Pool Features: None

Pool Private Y N: No

Possession: Close Of Escrow

Property Attached Yes/No: No

Road Surface Type: Paved

Roof: Rolled/Hot Mop

Bathroom Features: Bathtub

Kitchen Features: Quartz Counters

Room Type: All Bedrooms Down

Senior Community Yes/No: No

Sewer: Public Sewer

Spa Features: None

Special Listing Conditions: Standard

View: None

Virtual Tour: [View](#)

Water Source: Private

Year Built Source: Public Records

Remarks

This enchanting 1920's Spanish home resides on a quiet tree-lined street in Altadena. Step up to the intimate porch and through a beautifully stained rustic wood door where a formal entry welcomes you. Entering the living room, you immediately notice the stunning original Oakwood flooring and its impeccable condition. Glancing upwards, coved ceilings lend the entire common space a romantic quality. An elegant plastered fireplace with wood mantel and the original hearth created with soothing subdued colored tiles is the focal point of this living room. You pass through a graceful dining room, which boasts an illuminating picture window, into the kitchen that has been upgraded with black quartz countertops, sensational cork flooring and refinished wood cabinetry. Heading for the hallway you grab a remarkable original brass doorknob and are pleased to note that they are scattered throughout the whole house. At the end of the hallway lies the bathroom with precious period hexagon floor tile and a tub with an arched enclosure producing a private & relaxing refuge. The house features 3 bedrooms, 2 of which have a view of the backyard and the lovely sago palms within. It is conveniently located close to the vibrant shops and restaurants on Lake Avenue.

Courtesy of Keller Williams Realty

Information is deemed reliable but not guaranteed.

1017 Beverly Way

Altadena, CA 91001

MLS #P1-16896

\$1,199,500

3 Beds 1.00 Baths
Year Built 1926

1,139.0 Sq. Ft. (\$1,053 / sqft)
Days on market: 4

CLOSED 4/16/24



1580 New York Drive Altadena, CA 91001

MLS #24363337

\$1,290,000

CLOSED 4/3/24

3 Beds 2.00 Baths

Year Built 1945

1,190.0 Sq. Ft. (\$1,084 / sqft)

Days on market: 11



Details

Prop Type: Single Family Residence

County: Los Angeles

Area: 604 - Altadena

Style: Traditional

Full baths: 2.0

Acres: 0.1607

Lot Dim: 50x140

Lot Size (sqft): 7,000

Garages: 2

List date: 3/1/24

Sold date: 4/3/24

Off-market date: 3/12/24

Updated: Apr 3, 2024 10:02 AM

List Price: \$1,149,000

Orig list price: \$1,149,000

Features

Association Y N: No

Attached Garage Y/N: N

Contract Status Change Date: 2024-04-03T00:00:00

Cooling: Central Air

Flooring: Tile

Heating: Central

Interior Features: Open Floorplan, Recessed Lighting

Levels: One

Lot Features: Back Yard, Front Yard, Landscaped, Yard

Parking Total: 2

Patio And Porch Features: Wood, Deck

Pool Features: None

Pool Private Y N: No

Possession: Close Of Escrow

Property Condition: Updated/Remodeled

Bathroom Features: Vanity area, Remodeled, Shower, Tile Counters

Kitchen Features: Remodeled Kitchen, Kitchen Open to Family Room

Room Type: Living Room

Senior Community Yes/No: No

Sewer: Other

Spa Features: None

Special Listing Conditions: Standard

View: Mountain(s), Hills

Year Built Source: Assessor

Zoning: LCR171/2

Remarks

Set back on a corner lot in one of the most sought-after pockets of Altadena, 1580 New York Drive is a rare jewel that

seamlessly blends timeless elegance with the best of modern comfort. Enter and find yourself in a light-drenched open living/dining space that boasts engineered hardwood floors, board and batten walls, original brick fireplace, and a large picture window that frames breathtaking views of the nearby San Gabriels. Enjoy cooking in a bright, airy kitchen with stainless steel Thor appliances, quartz countertops, farmhouse sink, and a breakfast bar that opens up to the spacious dining room. From the primary bedroom, French doors lead to an attached deck -- perfect for enjoying morning coffee -- and a private, tranquil back yard with plenty of space for entertaining. Every detail of the home has been thoughtfully renovated with modern comfort in mind: along with the carefully curated designer finishes, the home features updated HVAC (with Nest thermostat), electrical, plumbing, water heater, windows, and drought-tolerant landscaping, as well as an oversized two-car garage with great ADU potential. Just a block away from the golf course and close to mountain hiking trails and all the hot spots on Lake Ave., 1580 New York Drive is Altadena living at its finest - timeless, sophisticated character, modern convenience, and tranquility that inspires and rejuvenates!

Courtesy of Compass

Information is deemed reliable but not guaranteed.