


53-524 Kamehameha Hwy #A, Hauula, HI 96717-9683, Honolulu County

	MLS Beds 3	MLS Full Baths 3	Half Baths N/A	MLS Sale Price \$649,000	MLS Sale Date 07/15/2005
	MLS Sq Ft 2,011	Lot Sq Ft 6,418	MLS Yr Built 2002	Type CONDO	

OWNER INFORMATION			
Lessor-Owner	Manalo Jacqueline	Tax Billing Zip+4	9683
Tax Billing Address	53-524 Kamehameha Hwy Apt A	Land Tenure	Fee Simple
Tax Billing City & State	Hauula, HI	Owner Occupied	Yes
Tax Billing Zip	96717	Condo Interest Pct	16.67%

LOCATION INFORMATION			
Zip Code	96717	Zoning	U/05/00
Carrier Route	H002	RS Condo Map	2168
Census Tract	102.03	Neighborhood	Punaluu-A12
Region	KANEOHE	Flood Zone Panel	15003C0135F
Subdivision	Punaluu Kai	Flood Zone Date	09/30/2004
Building Name	Punaluu Kai	Flood Zone Code	X
DPC	U/05/00 - R-5 RESIDENTIAL		

TAX INFORMATION			
TMK	1-5-3-006-035-0001	Lot Number	A
Legal Description	UNIT A PUNALUU KAI COND MAP 2168 TOG/PKG SPACES DESIGNATED UND 16 2/3% INT IN ALL COMMON ELEMENTS		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$1,083,900	\$885,600	\$791,300
Assessed Value - Land	\$552,700	\$425,200	\$374,200
Assessed Value - Improved	\$531,200	\$460,400	\$417,100
YOY Assessed Change (\$)	\$198,300	\$94,300	
YOY Assessed Change (%)	22.39%	11.92%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$2,770		
2022	\$3,100	\$330	11.92%
2023	\$4,956	\$1,857	59.91%

CHARACTERISTICS			
Lot Sq Ft	6,418	Exterior Wall Frame	Wood
Lot Acres	0.1473	Foundation	Concrete Block
Building Type	Residential	Roof Frame	Wood
# of Buildings	1	Roof Material	Shingle
Style	Condominium	Roof Shape	Hip
Stories	1	Quality	Average
Year Built	2002	Condition	Good
Building Sq Ft	2,011	Additional Fixtures	2
1st Floor Sq Ft	1,344	Interior Code	Type Unknown
Total Rooms	7	Ceiling Code	Drywall/Sheetrock
Bedrooms	3	Condo Style	Bi-Level
Full.Half Bath	3.0	Cost Design Factor	1
Full Baths	3	Basement Sq Ft	667
Other Rooms	Family Room	Attic Type	None
Family Rooms	1	Building Shape	Rectangular Or Square
Finished Basement Sq Ft	667	Bath Fixtures	11
No. Parking Spaces	Tax: 2 MLS: 3	Basement Type	Finished
Porch Type	Covered Porch	Building Percent Complete	100
Porch 1 Area	64	Total Dwellings	1
Patio/Deck 2 Area	773	Property Use Code	100
Floor Cover	Carpet	County Land Use	Improved Residential
Interior Wall Material	Wall Board	Universal Land Use	Condominium

Exterior Wall Material	Plywood
------------------------	---------

[Land Use Ordinance](#)

BUILDING PERMITS		
Permit Date	07/03/2002	07/03/2002
Permit Purpose	Nb	Dm
Permit Number	536553	536552
Permit Amount	\$370,000	\$500
Permit Flag	Completed	Completed

FEATURES	
Building Description	Building Size
Main Area	1,344
Lwr Fin Basement Living Area	667
Lwr Porch Ceiled W/Shed Roof	64
Lwr Porch Ceiled/Unceiled Encl	773
1fx	

SELL SCORE			
Rating	Moderate	Value As Of	2024-03-10 06:05:26
Sell Score	573		

ESTIMATED VALUE			
RealAVM™	\$1,076,700	Confidence Score	81
RealAVM™ Range	\$972,100 - \$1,181,400	Forecast Standard Deviation	10
Value As Of	03/04/2024		

(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.

LISTING INFORMATION			
MLS Listing Number	2508217	MLS Sold Date	07/15/2005
MLS Listing Date	05/27/2005	MLS Sold Price	\$649,000
MLS Region	KANEOHE	MLS Status Change Date	07/18/2005
MLS Status	Sold	MLS Listing Agent	24221-Patty Bell
MLS Days on Mkt	12	MLS Listing Broker	CENTURY 21 ALL ISLANDS
MLS Current List Price	\$649,000	MLS Selling Agent	25768-Jeffrey T Peck
MLS Orig. List Price	\$649,000	MLS Selling Broker	COLDWELL BANKER PACIFIC PR OP.
MLS Pending Date	06/07/2005		

MLS Status	Expired	Expired	Cancelled	Expired
MLS Listing #	9889855	9889853	9883510	9853105
MLS Listing Date	03/07/1996	03/07/1996	09/01/1995	05/17/1993
MLS Listing Price	\$125,000	\$125,000	\$130,000	\$135,000
MLS Orig Listing Price	\$125,000	\$125,000	\$130,000	\$227,000

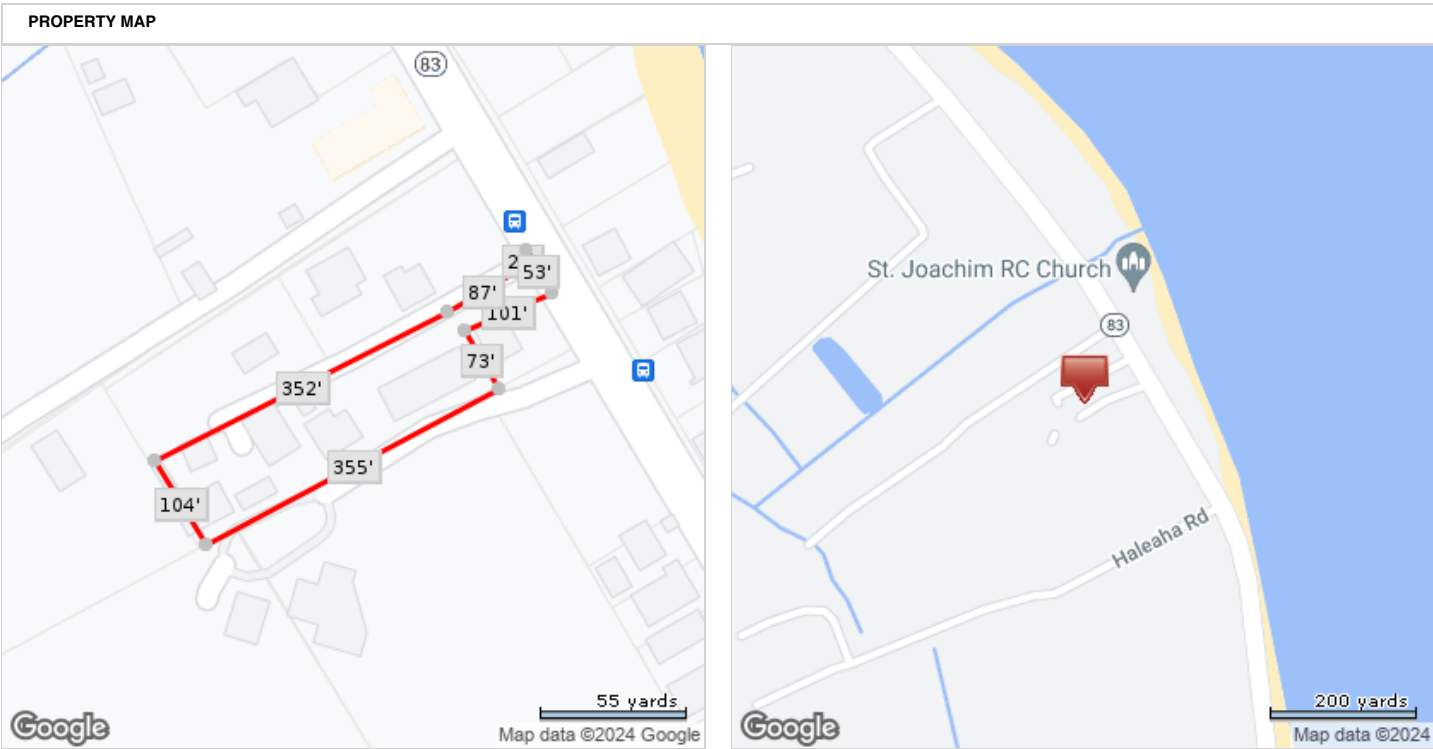
LAST MARKET SALE & SALES HISTORY			
Recording Date	07/15/2005	Deed Type	Condominium Deed
Sale Price	\$649,000	Lessor-Owner	Manalo Jacqueline
Price Per Square Feet	\$322.73	Seller	Eisele Donn H & Diane K
Document Number	140494		

Recording Date	07/15/2005	06/18/2002	12/15/1994
Sale Price	\$649,000	\$70,000	
Buyer Name	Manalo Jacqueline	Eisele Donn H & Diane K	Owner Record
Seller Name	Eisele Donn H & Diane K	Bailey Robert W & Judith P	Owner Record
Document Type	Condominium Deed	Condominium Deed	Deed (Reg)
Abstract Doc # or Torrens Doc #	140494	105482	204677
Multi/Split Sale Type			Multi

MORTGAGE HISTORY					
Mortgage Date	07/15/2005	07/15/2005	02/17/2004	10/13/2003	06/18/2002

Mortgage Amount	\$519,200	\$129,800	\$94,000	\$230,000	\$202,500
Mortgage Lender	New Century Mtg Corp	New Century Mtg Corp	Hawaiiusa Fcu	Colorado Fsb	American Svgs Bk Fsb
Mortgage Doc #	140495	140496	32160	221938	105483
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Type	Resale	Resale	Refi	Refi	1st Time Sale

FORECLOSURE HISTORY					
Document Type	Release Of Lis Pendens/Notice	Lis Pendens	Lis Pendens	Lis Pendens	
Foreclosure Filing Date		09/26/2018	08/03/2018		
Recording Date	08/25/2020	10/05/2018	09/28/2018		
Document Number	A75420512	A68520651	A68450875		
Original Doc Date	09/28/2018	07/06/2005	07/15/2005		
Original Document Number	A68450875	140495	140496		
Lien Type		Mtg	Mtg		



*Lot Dimensions are Estimated