

| | | | | | |
|---|------------|----------------|-------------|-----------------|-------------------|
|  | MLS Beds | MLS Full Baths | Half Baths | MLS Sale Price | MLS Sale Date |
| | 3 | 1 | N/A | \$80,000 | 03/15/2004 |
| | MLS Sq Ft | Lot Sq Ft | Yr Built | Type | |
| | 952 | 3,720 | 1974 | SFR | |

| OWNER INFORMATION | | | |
|--------------------------|--------------------------------|-------------------|-----------|
| Lessor-Owner | Hawaii Housing Finance & Dev C | Tax Billing Zip | 92021 |
| Lessee-Owner | Carrey Betty Y G | Tax Billing Zip+4 | 5183 |
| Tax Billing Address | 964 Teatro Cir | Land Tenure | Leasehold |
| Tax Billing City & State | EI Cajon, CA | Owner Occupied | No |

| LOCATION INFORMATION | | | |
|----------------------|---------------------------|------------------|-------------|
| Zip Code | 96792 | Zoning | U/05/00 |
| Census Tract | 97.07 | Neighborhood | Waianae-A52 |
| Region | LEEWARD | Flood Zone Panel | 15003C0183H |
| Subdivision | Waianae Comm | Flood Zone Date | 11/05/2014 |
| DPC | U/05/00 - R-5 RESIDENTIAL | Flood Zone Code | X |

| TAX INFORMATION | | | |
|-------------------|--|------------|----|
| TMK | 1-8-5-026-007-0000 | Lot Number | 57 |
| Legal Description | LOT 57 WAIANAE COMMUNITY DEVELOPMENT PROJECT FP 1381 3 720 SF RIGHT TO USE PKG SP(S) I N COMMON AREA LOTS TOG/OTHERS TO COMMON AREA LOTS | | |

| ASSESSMENT & TAX | | | |
|---------------------------|------------------|------------------|------------------|
| Assessment Year | 2023 | 2022 | 2021 |
| Assessed Value - Total | \$261,600 | \$232,700 | \$223,900 |
| Assessed Value - Land | \$188,400 | \$163,500 | \$149,300 |
| Assessed Value - Improved | \$73,200 | \$69,200 | \$74,600 |
| YOY Assessed Change (\$) | \$28,900 | \$8,800 | |
| YOY Assessed Change (%) | 12.42% | 3.93% | |
| Tax Year | Total Tax | Change (\$) | Change (%) |
| 2021 | \$784 | | |
| 2022 | \$814 | \$31 | 3.93% |
| 2023 | \$916 | \$101 | 12.42% |

| CHARACTERISTICS | | | |
|--------------------|--------------|---------------------------|----------------------|
| Lot Sq Ft | 3,720 | Interior Wall Material | Wall Board |
| Lot Acres | 0.0854 | Exterior Wall Material | Masonite |
| Building Type | Residential | Exterior Wall Frame | Wood |
| # of Buildings | 1 | Foundation | Concrete |
| Style | Contemporary | Roof Frame | Wood |
| Stories | 1 | Roof Material | Composition Shingle |
| Year Built | 1974 | Roof Shape | Gable |
| Building Sq Ft | 952 | Quality | Fair |
| 1st Floor Sq Ft | 952 | Condition | Good |
| Total Rooms | 5 | Additional Fixtures | 2 |
| Bedrooms | 3 | Interior Code | Type Unknown |
| Full.Half Bath | 1.0 | Ceiling Code | Drywall/Sheetrock |
| Full Baths | 1 | Cost Design Factor | 1.04 |
| Parking Type | Carpport | Attic Type | None |
| Garage Type | Carpport | Building Shape | U-Shaped |
| Carpport Sq Ft | 414 | Bath Fixtures | 5 |
| Porch Type | Porch | Building Percent Complete | 100 |
| Porch 1 Area | 32 | Total Dwellings | 1 |
| Patio/Deck 2 Area | 120 | Property Use Code | 100 |
| Floor Cover | Resilient | County Land Use | Improved Residential |
| Floor Construction | Concrete | Universal Land Use | SFR |

[Land Use Ordinance](#)

| FEATURES | |
|--------------------------------|---------------|
| Building Description | Building Size |
| Main Area | 952 |
| St1 Carport Open Bit/Conc Flr | 414 |
| St1 Porch Unceiled W/Shed Roof | 32 |
| St1 Porch Ceiled Recessed Open | 120 |
| 1df | |

| SELL SCORE | | | |
|------------|----------|-------------|---------------------|
| Rating | Moderate | Value As Of | 2024-03-10 06:05:26 |
| Sell Score | 572 | | |

| ESTIMATED VALUE | | | |
|-----------------|-----------------------|-----------------------------|----|
| RealAVM™ | \$264,700 | Confidence Score | 62 |
| RealAVM™ Range | \$225,400 - \$304,100 | Forecast Standard Deviation | 15 |
| 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 | 2316320 | MLS Sold Date | 03/15/2004 |
| MLS Listing Date | 12/09/2003 | MLS Sold Price | \$80,000 |
| MLS Region | LEEWARD | MLS Status Change Date | 01/23/2006 |
| MLS Status | Sold | MLS Listing Agent | 00414-Richard Cayer |
| MLS Days on Mkt | 3 | MLS Listing Broker | WAIANAE COAST REALTY |
| MLS Current List Price | \$80,000 | MLS Selling Agent | 00414-Richard Cayer |
| MLS Orig. List Price | \$80,000 | MLS Selling Broker | WAIANAE COAST REALTY |
| MLS Pending Date | 12/11/2003 | | |

| LAST MARKET SALE & SALES HISTORY | | | |
|----------------------------------|-----------------------|--------------|--------------------------------|
| Recording Date | 03/08/2004 | Deed Type | Assumption Of Lease |
| Sale Price | \$80,000 | Lessor-Owner | Hawaii Housing Finance & Dev C |
| Price Per Square Feet | \$84.03 | Lessee-Owner | Carrey Betty Y G |
| Document Number | 47225 | Seller | Saragosa Santiago L Sr |

| | | | | |
|---------------------------------|------------------------|-----------------|------------------------|-----------------|
| Recording Date | 03/08/2004 | 03/08/2004 | 09/02/1994 | |
| Sale Price | \$80,000 | | | \$40,600 |
| Nominal | | | | Y |
| Buyer Name | Carrey Betty Y G | Owner Record | Saragosa Santiago L Sr | |
| Seller Name | Saragosa Santiago L Sr | Owner Record | Saragosa Santiago L Sr | |
| Document Type | Assumption Of Lease | Lease Agreement | Assumption Of Lease | Lease Agreement |
| Abstract Doc # or Torrens Doc # | 47225 | 47224 | 146101 | |

| MORTGAGE HISTORY | | | |
|------------------|--------------|--|------------------|
| Mortgage Date | 03/08/2004 | | 09/02/1994 |
| Mortgage Amount | \$68,000 | | \$83,200 |
| Mortgage Lender | Bnc Mtg Inc | | American Svgs Bk |
| Mortgage Doc # | 47226 | | |
| Mortgage Code | Conventional | | Conventional |
| Mortgage Type | Resale | | Nominal |

| FORECLOSURE HISTORY | | | | |
|--------------------------|-------------|-------------|-------------------------------|-------------|
| Document Type | Lis Pendens | Lis Pendens | Release Of Lis Pendens/Notice | Lis Pendens |
| Foreclosure Filing Date | 10/19/2020 | 04/22/2021 | | 01/21/2009 |
| Recording Date | 02/06/2023 | 04/26/2021 | 02/21/2020 | 02/05/2009 |
| Document Number | A60500592 | A77860797 | A73560832 | 16075 |
| Original Doc Date | | | 02/05/2009 | 02/18/2004 |
| Original Document Number | | | 16075 | 47226 |
| Lien Type | Lien (Hoa) | Mtg | | Mtg |

PROPERTY MAP



*Lot Dimensions are Estimated

