



MLS Beds <b>6</b>	MLS Full Baths <b>4</b>	Half Baths <b>N/A</b>	Sale Price <b>\$165,000</b>	Sale Date <b>N/A</b>
MLS Sq Ft <b>3,562</b>	Lot Sq Ft <b>4,508</b>	MLS Yr Built <b>2015</b>	Type <b>SFR</b>	

OWNER INFORMATION			
Lessor-Owner	<b>Toleafoa Saumani &amp; Lana M</b>	Tax Billing Zip+4	<b>2339</b>
Tax Billing Address	<b>55 S Center St</b>	Land Tenure	<b>Fee Simple</b>
Tax Billing City & State	<b>American Fork, UT</b>	Owner Occupied	<b>No</b>
Tax Billing Zip	<b>84003</b>		

LOCATION INFORMATION			
Zip Code	<b>96731</b>	Zoning	<b>U/05/00</b>
Carrier Route	<b>R001</b>	Neighborhood	<b>Kahuku-AI6</b>
Census Tract	<b>101.03</b>	Flood Zone Panel	<b>15003C0045H</b>
Region	<b>NORTH SHORE</b>	Flood Zone Date	<b>11/05/2014</b>
DPC	<b>U/05/00 - R-5 RESIDENTIAL</b>	Flood Zone Code	<b>X</b>

TAX INFORMATION			
TMK	<a href="#"><b>1-5-6-010-126-0000</b></a>	Lot Number	<b>788</b>

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	<b>\$962,900</b>	<b>\$913,500</b>	<b>\$937,800</b>
Assessed Value - Land	<b>\$400,700</b>	<b>\$382,000</b>	<b>\$382,000</b>
Assessed Value - Improved	<b>\$562,200</b>	<b>\$531,500</b>	<b>\$555,800</b>
YOY Assessed Change (\$)	<b>\$49,400</b>	<b>-\$24,300</b>	
YOY Assessed Change (%)	<b>5.41%</b>	<b>-2.59%</b>	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	<b>\$3,282</b>		
2022	<b>\$3,197</b>	<b>-\$85</b>	<b>-2.59%</b>
2023	<b>\$3,370</b>	<b>\$173</b>	<b>5.41%</b>

CHARACTERISTICS			
Lot Sq Ft	<b>4,508</b>	Interior Wall Material	<b>Wall Board</b>
Lot Acres	<b>0.1035</b>	Exterior Wall Material	<b>Plywood</b>
Building Type	<b>Residential</b>	Exterior Wall Frame	<b>Wood</b>
# of Buildings	<b>1</b>	Foundation	<b>Concrete</b>
Style	<b>Contemporary</b>	Roof Frame	<b>Wood</b>
Stories	<b>1</b>	Roof Material	<b>Shingle</b>
Year Built	<b>2015</b>	Roof Shape	<b>Hip</b>
Building Sq Ft	<b>3,562</b>	Quality	<b>Average</b>
1st Floor Sq Ft	<b>2,080</b>	Condition	<b>Good</b>
Total Rooms	<b>11</b>	Additional Fixtures	<b>3</b>
Bedrooms	<b>6</b>	Interior Code	<b>Type Unknown</b>
Full.Half Bath	<b>4.0</b>	Ceiling Code	<b>Drywall/Sheetrock</b>
Full Baths	<b>4</b>	Cost Design Factor	<b>1</b>
Other Rooms	<b>Family Room</b>	Garage Sq Ft	<b>399</b>
Family Rooms	<b>3</b>	Basement Sq Ft	<b>1,482</b>
Finished Basement Sq Ft	<b>1,482</b>	Attic Type	<b>None</b>
Parking Type	<b>Basement Garage</b>	Building Shape	<b>Rectangular Or Square</b>
No. Parking Spaces	<b>MLS: 3</b>	Bath Fixtures	<b>15</b>
Garage Type	<b>Basement</b>	Basement Type	<b>Finished</b>
Porch Type	<b>Covered Porch</b>	Building Percent Complete	<b>85</b>
Porch 1 Area	<b>147</b>	Total Dwellings	<b>1</b>
Patio/Deck 2 Area	<b>102</b>	Property Use Code	<b>100</b>
Floor Cover	<b>Type Unknown</b>	County Land Use	<b>Improved Residential</b>
Floor Construction	<b>Concrete</b>	Universal Land Use	<b>SFR</b>

[Land Use Ordinance](#)

BUILDING PERMITS					
Permit Date	03/13/2015	12/24/2014	10/23/2013	08/28/2006	12/12/2002
Permit Purpose	Nb	Dm	Fd	Ad	Ad
Permit Number	762560	759054	0058277	601162	543037
Permit Amount	\$400,000	\$5,000	\$430,000	\$75,000	\$80,000
Permit Flag	Callback	D	Completed	Completed	Completed

Permit Date	04/24/2000	10/15/1999	02/11/1994
Permit Purpose	Ad	Ad	AI
Permit Number	507712	500888	348466
Permit Amount	\$6,000	\$38,000	\$2,900
Permit Flag	Completed	Revoked	Completed

FEATURES	
Building Description	Building Size
Main Area	2,080
Lwr Fin Basement Living Area	1,482
Lwr Garage Basement W/Walls	399
Lwr Porch Ceiled W/Shed Roof	147
Lwr Porch Unceiled W/Shed Roof	102
St1 Porch Unceiled W/Banister	102
1fx	

SELL SCORE			
Rating	Moderate	Value As Of	2024-04-21 04:35:24
Sell Score	576		

ESTIMATED VALUE			
RealAVM™	\$1,192,300	Confidence Score	88
RealAVM™ Range	\$1,097,000 - \$1,287,500	Forecast Standard Deviation	8
Value As Of	04/01/2024		

(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	<a href="#">202204313</a>	MLS Current List Price	\$775,000
MLS Listing Date	03/07/2022	MLS Orig. List Price	\$775,000
MLS Region	NORTH SHORE	MLS Status Change Date	03/02/2023
MLS Status	Expired	MLS Listing Agent	23092-Paul A Staples
MLS Days on Mkt	28	MLS Listing Broker	STAPLES REALTY, INC.

MLS Status	Expired	Sold
MLS Listing #	201606452	9820257
MLS Listing Date	04/04/2016	09/04/1998
MLS Listing Price	\$799,000	\$165,000
MLS Orig Listing Price	\$895,000	\$165,000
MLS Sold Date		10/30/1998
MLS Sold Price		\$165,000

LAST MARKET SALE & SALES HISTORY			
Recording Date	10/30/1998	Deed Type	Warranty Deed
Sale Price	\$165,000	Lessor-Owner	Toleafoa Saumani & Lana M
Price Per Square Feet	\$46.32	Seller	Filiaga Inna S
Document Number	<a href="#">2496884</a>		

Recording Date	10/30/1998	06/1982
Sale Price	\$165,000	\$54,400
Buyer Name	Toleafoa Saumani & Lana M	Filiaga Inna S
Seller Name	Filiaga Inna S	Hicks Const Co Inc
Document Type	Warranty Deed	Deed (Reg)

Abstract Doc # or Torrens Doc #	2496884	1119418
Torrens Doc #	2496884	
TCT #	520275	

MORTGAGE HISTORY					
Mortgage Date	10/07/2010	01/22/2007	02/23/2006	07/15/2005	06/01/2004
Mortgage Amount	\$659,124	\$21,025	\$633,500	\$120,000	\$403,750
Mortgage Lender	Aurora Ln Svcs LLC	American General Fin'l Svcs/Hi	Colorado Fsb	American General Fin'l Svcs/Hi	New Century Mtg Corp
Mortgage Doc #	4006466	3544653	3395628	3297562	3116745
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Type	Refi	Refi	Refi	Refi	Refi

Mortgage Date	07/22/2002	01/31/2002	04/17/2000
Mortgage Amount	\$15,940	\$177,000	\$151,300
Mortgage Lender	Citifinancial Inc	Full Spectrum Lending Inc	Ameriquest Mtg Corp
Mortgage Doc #	2824571	2774306	2619787
Mortgage Code	Conventional	Conventional	Conventional
Mortgage Type	Refi	Refi	Refi

FORECLOSURE HISTORY	
Document Type	Lis Pendens
Foreclosure Filing Date	12/09/2016
Recording Date	12/19/2016
Document Number	T9849314
Original Doc Date	02/23/2006
Original Document Number	3395628
Lien Type	Mtg

**PROPERTY MAP**

The left map displays a rectangular lot with dimensions of 104' on the left side, 101' on the right side, 49' on the top side, and 40' on the bottom side. The lot is situated between Leleuli St and Peawini Pl. A scale bar indicates 25 yards.

The right map shows the broader area, including Kahuku Medical Center, Kekauoha St, Leleuli St, Huehu St, Pahelehala Loop, Kamehameha Hwy, and Pualea St. A scale bar indicates 200 yards.

\*Lot Dimensions are Estimated