

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	3	2	N/A	\$412,500	01/06/2005
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,280	4,976	1989	SFR	

OWNER INFORMATION			
Lessor-Owner	Vmm Investments LLC	Tax Billing Zip+4	4091
Tax Billing Address	350 Ward Ave Ste 106	Land Tenure	Fee Simple
Tax Billing City & State	Honolulu, HI	Owner Occupied	No
Tax Billing Zip	96814		

LOCATION INFORMATION			
Zip Code	96706	Zoning	U/51/00
Carrier Route	C011	Neighborhood	Westloch Estates-A73
Census Tract	87.06	Flood Zone Panel	15003C0326G
Region	EWAPLAIN	Flood Zone Date	01/19/2011
Subdivision	West Loch Estates	Flood Zone Code	D
DPC	U/51/00 - AG-1 RESTRICTED AGR		

TAX INFORMATION			
TMK	1-9-1-054-187-0000	Lot Number	5199
Legal Description	LOT 5199 4976 SF MAP 484 LCAP P 1069		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$901,900	\$758,500	\$658,200
Assessed Value - Land	\$735,100	\$580,400	\$456,500
Assessed Value - Improved	\$166,800	\$178,100	\$201,700
YOY Assessed Change (\$)	\$143,400	\$100,300	
YOY Assessed Change (%)	18.91%	15.24%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$2,304		
2022	\$2,655	\$351	15.24%
2023	\$3,157	\$502	18.91%

CHARACTERISTICS			
Lot Sq Ft	4,976	Exterior Wall Material	Plywood
Lot Acres	0.1142	Exterior Wall Frame	Wood
Building Type	Residential	Foundation	Concrete
# of Buildings	1	Roof Frame	Wood
Style	Contemporary	Roof Material	Composition Shingle
Stories	2	Roof Shape	Gable
Year Built	1989	Quality	Average
Building Sq Ft	1,280	Condition	Good
1st Floor Sq Ft	620	Additional Fixtures	1
2nd Floor Sq Ft	660	Interior Code	Type Unknown
Total Rooms	6	Ceiling Code	Drywall/Sheetrock
Bedrooms	3	Cost Design Factor	1.02
Full.Half Bath	2.0	Garage Sq Ft	400
Full Baths	2	Attic Type	None
Parking Type	Wood Frame Garage	Building Shape	L-Shaped
Garage Type	Garage	Bath Fixtures	7
Porch Type	Open Porch	Building Percent Complete	100
Porch 1 Area	100	Total Dwellings	1
Patio/Deck 2 Area	60	Property Use Code	100
Floor Cover	Carpet	County Land Use	Improved Residential
Floor Construction	Concrete	Universal Land Use	SFR
Interior Wall Material	Wall Board		

[Land Use Ordinance](#)

FEATURES	
Building Description	Building Size
Main Area	620
St1 Garage Wd Frm Bit/Conc Flr	400
St1 Porch Ceiled Recessed Open	100
12m	
St2 Frame Addn	660
St2 Porch Ceiled Recessed Open	60

SELL SCORE			
Rating	Moderate	Value As Of	2024-04-28 04:35:13
Sell Score	581		

ESTIMATED VALUE			
RealAVM™	\$821,400	Confidence Score	91
RealAVM™ Range	\$763,500 - \$879,200	Forecast Standard Deviation	7
Value As Of	04/25/2024		

(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	2416790	MLS Sold Date	01/06/2005
MLS Listing Date	10/22/2004	MLS Sold Price	\$412,500
MLS Region	EWAPLAIN	MLS Status Change Date	01/10/2005
MLS Status	Sold	MLS Listing Agent	27090-Cryshtal Avera
MLS Days on Mkt	33	MLS Listing Broker	CENTURY 21 KAILUA BEACH
MLS Current List Price	\$423,000	MLS Selling Agent	20361-Pyong Sun Park
MLS Orig. List Price	\$423,000	MLS Selling Broker	ANN PACIFIC REALTY, INC.
MLS Pending Date	11/23/2004		

MLS Status	Sold
MLS Listing #	2203893
MLS Listing Date	04/16/2002
MLS Listing Price	\$234,900
MLS Orig Listing Price	\$234,900
MLS Sold Date	05/29/2002
MLS Sold Price	\$240,000

LAST MARKET SALE & SALES HISTORY			
Recording Date	01/06/2005	Deed Type	Warranty Deed
Sale Price	\$412,500	Lessor-Owner	Vmm Investments LLC
Price Per Square Feet	\$322.27	Seller	Tibbetts Ty J & Faith A
Document Number	3214546		

Recording Date	05/30/2014	01/06/2005	05/29/2002	10/31/2001	10/24/1989
Sale Price	\$20,100	\$412,500	\$240,000	\$190,400	\$115,000
Buyer Name	Vmm Investments LLC	Shin Carl K	Tibbetts Ty J & Faith A	Amersco Residl Secs Corp Trust	Leighton Christopher & Trazona
Seller Name	West Loch Estates Hoa	Tibbetts Ty J & Faith A	Amresco Residl Security Ct	Bank Of New York Ce	Westloch Inc
Document Type	Quit Claim Deed	Warranty Deed	Limited Warranty Deed	Quit Claim Deed	Deed (Reg)
Abstract Doc # or Torrens Doc #	T8915271	3214546	2809190	2749085	1677598
Torrens Doc #	T8915271	3214546	2809190	2749085	1677598
Multi/Split Sale Type					
TCT #	1079181	730585	612912	594757	

Recording Date	09/26/1989
Sale Price	\$1,597,500
Buyer Name	Westloch Inc
Seller Name	City & Country Of Honolulu
Document Type	Deed (Reg)

Abstract Doc # or Torrens Doc #	1669528
Torrens Doc #	1669528
Multi/Split Sale Type	Multiple
TCT #	

MORTGAGE HISTORY					
Mortgage Date	06/16/2006	01/06/2005	05/29/2002	01/24/1997	10/24/1989
Mortgage Amount	\$142,100	\$371,250	\$244,800	\$206,250	
Mortgage Lender	Mortgageit Inc	New Century Mtg Corp	Washington Mutual Bk Fa	Quality Fndg Inc	First Fed'I S&L
Mortgage Doc #	3440887	3214547	2809191	2361859	
Mortgage Code	Conventional	Conventional	Va	Conventional	Conventional
Mortgage Type	Refi	Resale	Resale	Refi	Resale

Mortgage Date	09/26/1989
Mortgage Amount	\$54,000,000
Mortgage Lender	First Fed'I S&L
Mortgage Doc #	
Mortgage Code	Conventional
Mortgage Type	Resale

FORECLOSURE HISTORY			
Document Type	Lis Pendens	Release Of Lis Pendens/Notice	Notice Of Trustee's Sale
Default Date			08/15/2013
Foreclosure Filing Date	01/26/2016		08/20/2013
Recording Date	02/05/2016	06/24/2014	08/20/2013
Document Number	T9531353	T8940250	T8632405
Default Amount			\$2,782
Original Doc Date	01/06/2005	08/20/2013	04/15/2013
Original Document Number	3214547	T8632405	T8506304
Lien Type	Mtg		

PROPERTY MAP

The left map is a detailed view of a lot with dimensions: 29' (top), 84' (left), 92' (right), 27' (bottom-left), and 73' (bottom-right). The street frontage is along Huluhulu St. The right map shows the surrounding neighborhood with streets including Kapapahu St, Lauaunui St, Pa St, Uouoa St, Kaunoha St, Opaehuma St, and Pololia St. Kapapahu Point Park is visible to the southeast. A red arrow points to the lot location on the right map.

*Lot Dimensions are Estimated