



MLS Beds <b>3</b>	MLS Full Baths <b>3</b>	Half Baths <b>N/A</b>	MLS List Price <b>\$475,000</b>	MLS List Date <b>05/30/2024</b>
MLS Sq Ft <b>2,000</b>	Lot Sq Ft <b>46,783</b>	MLS Yr Built <b>1976</b>	Type <b>CONDO</b>	

**OWNER INFORMATION**

Lessor-Owner	Shell Enterprise Co Ltd	Tax Billing Zip+4	4429
Lessee-Owner	Royal Hawaiian Raja Group Ltd	Land Tenure	Leasehold
Tax Billing Address	999 Bishop St Ste 2200	Owner Occupied	No
Tax Billing City & State	Honolulu, HI	Condo Interest Pct	1.02%
Tax Billing Zip	96813		

**LOCATION INFORMATION**

Zip Code	96815	DPC	U/X2/12 - BMX-3 COMMUNITY BUSINESS MIXED
Carrier Route	C015	Zoning	U/X2/12
Census Tract	20.03	LC Condo Map	0248
Region	METRO	Neighborhood	Waikiki-A59
Subdivision	Royal Kuhio	Flood Zone Panel	15003C0368G
Building Name	Royal Kuhio	Flood Zone Date	01/19/2011
Condo Unit Level	38	Flood Zone Code	AO

**TAX INFORMATION**

TMK	<a href="tel:1-2-6-020-058-0379">1-2-6-020-058-0379</a>	Lot Number	38
Legal Description	APT 3801 ROYAL KUHIO CONDO MAP 248 TOG/PKG SP 3801R & ST ORANGE LOCKER NO. LAST 2 DIGITS OF APT		

**ASSESSMENT & TAX**

Assessment Year	2023	2022	2021
Assessed Value - Total	\$1,477,600	\$1,126,700	\$1,260,700
Assessed Value - Land	\$171,300	\$166,500	\$166,500
Assessed Value - Improved	\$1,306,300	\$960,200	\$1,094,200
YOY Assessed Change (\$)	\$350,900	-\$134,000	
YOY Assessed Change (%)	31.14%	-10.63%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$7,237		
2022	\$5,830	-\$1,407	-19.44%
2023	\$9,445	\$3,614	61.99%

**CHARACTERISTICS**

Lot Sq Ft	46,783	Interior Wall Material	Wall Board
Lot Acres	1.074	Exterior Wall Frame	Concrete
Building Type	High-Rise	Foundation	Concrete
# of Buildings	1	Roof Frame	Concrete
Style	Condominium	Roof Material	Built-Up
Condo Amenities	Pool, Sauna, Lounge, Tennis, Club House	Roof Shape	Flat
Location Type	Corner Unit	Quality	Average
Stories	2	Condition	Good
Year Built	1976	Additional Fixtures	1
Building Sq Ft	2,000	Interior Code	Masonry
1st Floor Sq Ft	1,000	Ceiling Code	Plaster
2nd Floor Sq Ft	1,000	Condo Style	A-Frame
Total Rooms	5	Cost Design Factor	1
Bedrooms	3	Attic Type	None
Full Half Bath	3.0	Building Shape	Rectangular Or Square
Full Baths	3	Bath Fixtures	10
No. Parking Spaces	2	Building Percent Complete	100
Porch Type	Open Porch	Total Dwellings	1
Porch 1 Area	235	Property Use Code	100
Floor Cover	Carpet	County Land Use	Residential A

[Land Use Ordinance](#)

FEATURES	
Building Description	Building Size
Main Area	<b>1,000</b>
St1 Porch Ceiled Recessed Open	<b>235</b>

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM™	\$484,700	Confidence Score	94
RealAVM™ Range	\$446,700 - \$522,800	Forecast Standard Deviation	8
Value As Of	06/10/2024		

(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="#">202411338</a>	MLS Current List Price	\$475,000
MLS Listing Date	05/30/2024	MLS Orig. List Price	\$475,000
MLS Region	METRO	MLS Status Change Date	05/30/2024
MLS Status	Active	MLS Listing Agent	04839-Carolyn K Shigemura
MLS Days on Mkt	27	MLS Listing Broker	COLDWELL BANKER REALTY

MLS Status	Sold	Expired	Expired	Expired	Cancelled
MLS Listing #	202119236	202109988	202104004	202029280	202028641
MLS Listing Date	07/20/2021	05/08/2021	02/13/2021	11/13/2020	11/04/2020
MLS Listing Price	\$185,000	\$235,000	\$259,900	\$278,000	\$278,000
MLS Orig Listing Price	\$199,900	\$235,000	\$278,000	\$278,000	\$278,000
MLS Sold Date	09/30/2021				
MLS Sold Price	\$150,000				

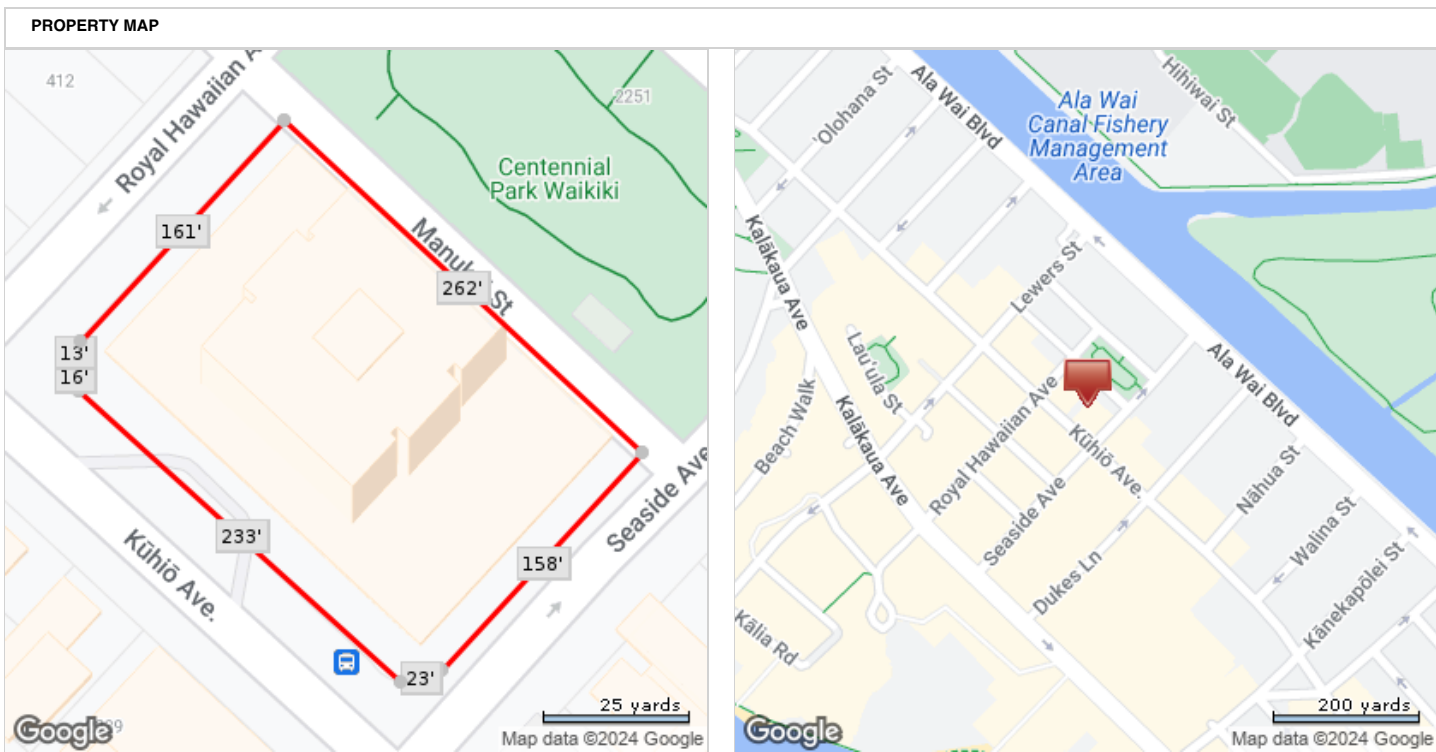
MLS Status	Expired	Expired	Expired
MLS Listing #	202023634	201929527	201914536
MLS Listing Date	09/09/2020	10/14/2019	07/10/2019
MLS Listing Price	\$278,000	\$298,000	\$261,250
MLS Orig Listing Price	\$298,000	\$405,000	\$275,000
MLS Sold Date			
MLS Sold Price			

LAST MARKET SALE & SALES HISTORY			
Recording Date	09/30/2021	Sale Type	Official
Sale Price	\$150,000	Lessor-Owner	Shell Enterprise Co Ltd
Price Per Square Feet	\$75.00	Lessee-Owner	Royal Hawaiian Raja Group Ltd
Document Number	<a href="#">T11595345</a>	Seller	US Bk Na Series 2005-5n
Deed Type	Conveyance Deed		

Recording Date	09/30/2021	05/06/2019	05/11/2015	02/27/2007	01/05/2005
Sale Price	\$150,000	\$757,346			\$685,000
Nominal			Y		
Buyer Name	Royal Hawaiian Raja Group Ltd	US Bk Na Series 2005-5n	Association Of Apartment Owners/R	Owner Record	Geiss David R
Seller Name	US Bk Na Series 2005-5n	Commissioner Of Honolulu County	Association Of Apartment Owners/R	Owner Record	Muth Cheryl J
Document Type	Conveyance Deed	Commissioner's Deed	Quit Claim Deed	Deed (Reg)	Assignment Deed
Abstract Doc # or Torrens Doc #	T11595345	T10717215	T9261252	3565678	3213935
Torrens Doc #	T11595345	T10717215	T9261252	3565678	3213935
Multi/Split Sale Type				Multiple	
TCT #	268682	268682	268682	268682	268682

MORTGAGE HISTORY					
Mortgage Date	08/24/2005	08/24/2005	01/05/2005	04/01/1999	02/02/1999
Mortgage Amount	\$160,000	\$515,000	\$513,750	\$39,000	\$189,000
Mortgage Lender	Countrywide Hm Lns I nc	Countrywide Hm Lns I nc	Countrywide Hm Lns I nc	Honolulu Fed'l Emps F cu	International S&L
Mortgage Doc #	3316652	3316651	3213936	2532812	2518241
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Type	Refi	Refi	Resale	Refi	1st Time Sale

FORECLOSURE HISTORY					
Document Type	Lis Pendens	Notice Of Sale	Lis Pendens	Notice Of Trustee's Sale	Lis Pendens
Default Date				11/03/2014	
Foreclosure Filing Date	09/02/2022		08/23/2016	11/06/2014	08/13/2013
Recording Date	09/09/2022	10/14/2018	08/26/2016	11/07/2014	08/20/2013
Document Number	T11939363		T9734394	T9076298	T8632360
Final Judgment Amount				\$182,472	
Original Doc Date			08/17/2005	08/27/2012	
Original Document Number			3316651	T8278491	
Lien Type	Other		Mtg		Lien (Hoa)



\*Lot Dimensions are Estimated