



MLS Beds 1	MLS Full Baths 1	Half Baths N/A	Sale Price \$440,000	Sale Date N/A
MLS Sq Ft 595	Lot Sq Ft 22,041	MLS Yr Built 1978	Type CONDO	

OWNER INFORMATION

Lessor-Owner	Daniels Derek L	Tax Billing Zip+4	2864
Tax Billing Address	674 E Oakey Blvd	Land Tenure	Fee Simple
Tax Billing City & State	Las Vegas, NV	Owner Occupied	No
Tax Billing Zip	89104	Condo Interest Pct	2%

LOCATION INFORMATION

Zip Code	96815	DPC	U/X2/12 - BMX-3 COMMUNITY BUS INESS MIXED
Carrier Route	C035	Zoning	U/X2/12
Census Tract	18.03	LC Condo Map	0289
Region	METRO	Neighborhood	Waikiki-A59
Subdivision	Waikiki Skytower	Flood Zone Panel	15003C0368G
Building Name	Waikiki Sky Tower	Flood Zone Date	01/19/2011
Condo Unit Level	5	Flood Zone Code	AE

TAX INFORMATION

TMK	1-2-6-024-053-0002	Lot Number	5
Legal Description	APT 502 WAIKIKI SKYTOWER CONDO MAP 289 TOG/PKG SPACES 103 & 104 UND 1.999% INT IN ALL COMMON ELEMENTS		

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	\$491,600	\$470,800	\$406,500
Assessed Value - Land	\$152,800	\$150,700	\$146,600
Assessed Value - Improved	\$338,800	\$320,100	\$259,900
YOY Assessed Change (\$)	\$20,800	\$64,300	
YOY Assessed Change (%)	4.42%	15.82%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$1,385		
2022	\$1,423	\$38	2.73%
2023	\$1,648	\$225	15.82%

CHARACTERISTICS

Lot Sq Ft	22,041	Exterior Wall Frame	Concrete
Lot Acres	0.506	Foundation	Concrete
Building Type	High-Rise	Roof Frame	Concrete
# of Buildings	1	Roof Material	Built-Up
Style	Condominium	Roof Shape	Flat
Condo Amenities	Pool, Sauna, Tennis	Quality	Average
Location Type	Corner Unit	Condition	Good
Stories	1	Additional Fixtures	1
Year Built	1978	Interior Code	Type Unknown
Building Sq Ft	595	Ceiling Code	Drywall/Sheetrock
1st Floor Sq Ft	595	Condo Style	A-Frame
Total Rooms	3	Cost Design Factor	1
Bedrooms	1	Attic Type	None
Full.Half Bath	1.0	Building Shape	Rectangular Or Square
Full Baths	1	Bath Fixtures	4
No. Parking Spaces	1	Building Percent Complete	100
Porch Type	Open Porch	Total Dwellings	1
Porch 1 Area	833	Property Use Code	100
Floor Cover	Resilient	County Land Use	Improved Residential
Floor Construction	Concrete	Universal Land Use	Condominium
Interior Wall Material	Wall Board		

FEATURES	
Building Description	Building Size
Main Area	595
St1 Porch Ceiled Recessed Open	833

SELL SCORE			
Rating	High	Value As Of	2024-07-07 04:34:54
Sell Score	730		

ESTIMATED VALUE			
RealAVM™	\$463,000	Confidence Score	96
RealAVM™ Range	\$436,500 - \$489,600	Forecast Standard Deviation	6
Value As Of	07/01/2024		

- (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	202310756	MLS Current List Price	\$380,000
MLS Listing Date	05/12/2023	MLS Orig. List Price	\$380,000
MLS Region	METRO	MLS Status Change Date	04/15/2024
MLS Status	Expired	MLS Listing Agent	40153-Scott D Larimer
MLS Days on Mkt	235	MLS Listing Broker	BERKSHIRE HATHAWAY HMSVC HI RE

MLS Status	Expired	Cancelled	Cancelled	Cancelled	Sold
MLS Listing #	202205970	202023709	201403081	201335280	2604480
MLS Listing Date	04/04/2022	09/11/2020	03/04/2014	11/08/2013	03/01/2006
MLS Listing Price	\$380,000	\$465,000	\$430,000	\$430,000	\$459,000
MLS Orig Listing Price	\$475,000	\$465,000	\$430,000	\$430,000	\$499,000
MLS Sold Date					05/12/2006
MLS Sold Price					\$440,000

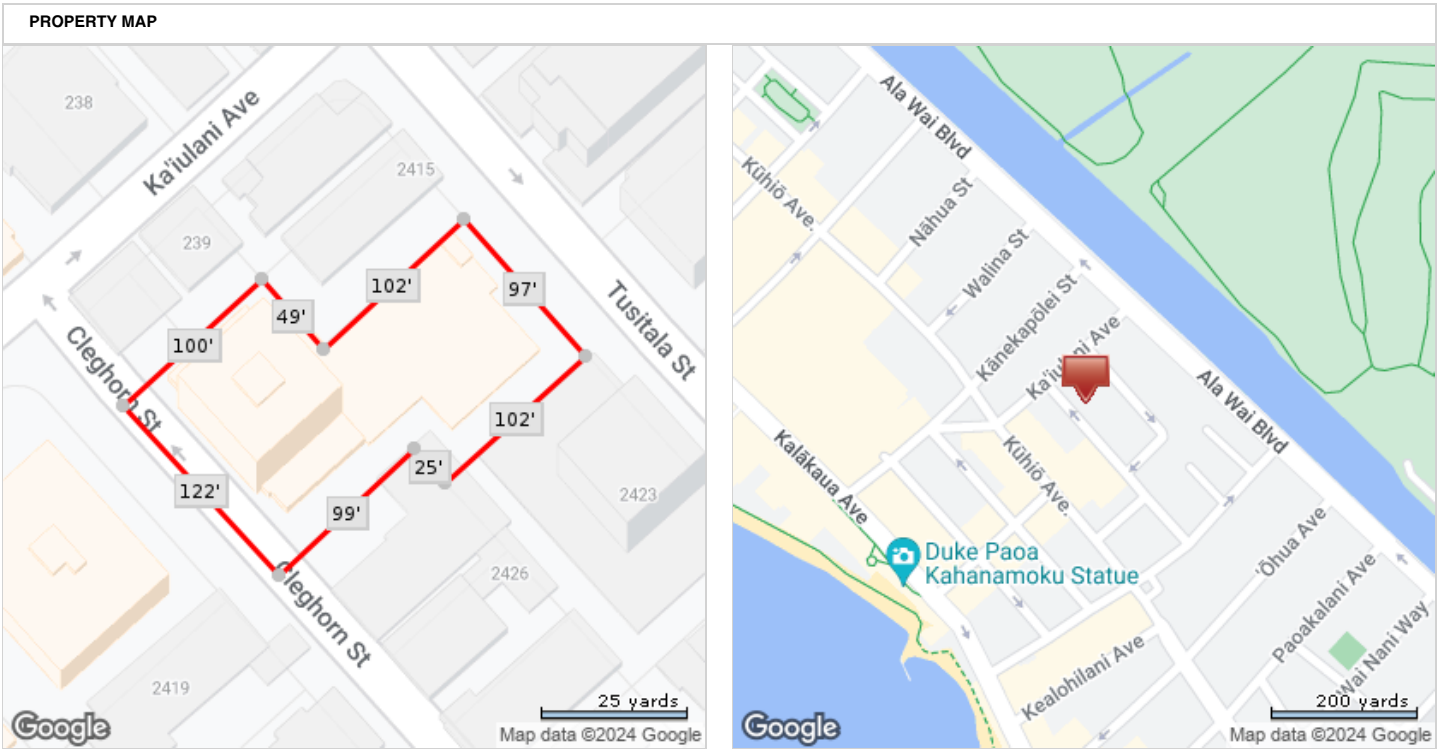
MLS Status	Sold	Sold	Expired
MLS Listing #	2304169	2204452	9902421
MLS Listing Date	03/31/2003	05/02/2002	05/14/1999
MLS Listing Price	\$195,000	\$165,000	\$159,000
MLS Orig Listing Price	\$195,000	\$165,000	\$159,000
MLS Sold Date	12/23/2003	09/09/2002	
MLS Sold Price	\$185,000	\$150,000	

LAST MARKET SALE & SALES HISTORY			
Recording Date	05/12/2006	Deed Type	Warranty Deed
Sale Price	\$440,000	Lessor-Owner	Daniels Derek L
Price Per Square Feet	\$739.50	Seller	Burnett Jos & Sawako
Document Number	3427782		

Recording Date	05/12/2006	12/23/2003	12/23/2003	06/06/2003	09/10/2002
Sale Price	\$440,000	\$57,171	\$185,000		\$150,000
Buyer Name	Daniels Derek L	Burnett Jos & Sawako	Burnett Jos & Sawako	Aoao Of Waikiki Skyto wer	Mizukami Hiroko
Seller Name	Burnett Jos & Sawako	Association Of Apartm ent Owners/W	Mizukami Hiroko	Takenaka Corp	Stimmler George
Document Type	Warranty Deed	Limited Warranty Deed	Assumption Of Lease	Deed (Reg)	Assumption Of Lease
Abstract Doc # or Torrens Doc #	3427782	3045723	3045721	2939792	2839021
Torrens Doc #	3427782	3045723	3045721	2939792	2839021
Multi/Split Sale Type				Multiple	
TCT #	804831	678353	648599	648599	221227

Recording Date	07/18/1990	07/18/1990
Sale Price	\$225,000	\$225,000
Buyer Name	Stimmler George	Conduit Inc
Seller Name	Conduit Inc	Osenga Lorenz P & Ardelle J
Document Type	Assumption Of Lease	Assumption Of Lease
Abstract Doc # or Torrens Doc #	1747527	1747525
Torrens Doc #	1747527	1747525
Multi/Split Sale Type		
TCT #		

MORTGAGE HISTORY		
Mortgage Date	05/12/2006	12/23/2003
Mortgage Amount	\$396,000	\$248,267
Mortgage Lender	Central Pac Homeloans Inc	Navy Fcu
Mortgage Doc #	3427783	3045724
Mortgage Code	Conventional	Conventional
Mortgage Type	Resale	Resale



*Lot Dimensions are Estimated