

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$5,976,000	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	87,411	347,478	1996	SFR	

OWNER INFORMATION			
Lessor-Owner	Hanohano Enterprises Inc	Tax Billing Zip	96782
Lessee-Owner	Truecare LLC	Tax Billing Zip+4	2308
Tax Billing Address	98-1451 Hooehiki St	Land Tenure	Leasehold
Tax Billing City & State	Pearl City, HI	Owner Occupied	No

LOCATION INFORMATION			
Zip Code	96717	Zoning	A/52/50
Carrier Route	H002	Neighborhood	Punaluu-A12
Census Tract	102.03	Flood Zone Panel	15003C0155G
Region	KANEOHE	Flood Zone Date	06/02/2005
DPC	A/52/50 - AG-2 GENERAL AGRICU LTURE DISTR	Flood Zone Code	X

TAX INFORMATION			
TMK	<a href="#">1-5-3-009-058-0000</a>	Lot Number	17
Legal Description	LOT 17 MAP 4 LCAPP 1365 7.977 AC. TOG/E SUBJ/E		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$18,843,500	\$18,786,900	\$17,547,600
Assessed Value - Land	\$8,416,600	\$8,416,600	\$7,651,400
Assessed Value - Improved	\$10,426,900	\$10,370,300	\$9,896,200
YOY Assessed Change (\$)	\$56,600	\$1,239,300	
YOY Assessed Change (%)	0.3%	7.06%	
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$61,417		
2023	\$65,754	\$4,338	7.06%
2024	\$65,952	\$198	0.3%

CHARACTERISTICS			
Lot Sq Ft	347,478	Porch 1 Area	1584
Lot Acres	7.977	Patio Type	Wood Deck
Building Type	Apartment	Patio/Deck 1 Area	887
# of Buildings	1	Patio/Deck 2 Area	200
Total Units	141	Quality	Fair
Year Built	1996	Condition	Good
Building Sq Ft	87,411	Property Use Code	100
Pool	Pool	County Land Use	Improved Residential
Porch Type	Covered Porch	Universal Land Use	SFR

[Land Use Ordinance](#)

BUILDING PERMITS					
Permit Date	04/07/2015	01/26/2015	01/13/2015	01/27/2012	11/30/2011
Permit Purpose	AI	AI	AI	PI	AI
Permit Number	763958	760301	759814	685375	682322
Permit Amount	\$380,000	\$9,463	\$50,000	\$500	\$50,000
Permit Flag	Pending	Pending	Pending	Pending	D
Permit Date	08/08/2011	05/27/1998	03/01/1996		
Permit Purpose	Ad	AI	Nb		
Permit Number	675817	417899	384377		
Permit Amount	\$12,000	\$500	\$10,700,000		

Permit Flag	D	Completed	Completed
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FEATURES			
Feature Type	Size/Qty	Width	Depth
Deck (Wood)	887		887
Porch Ceiled W/Banister	1,584	18	88
Porch Ceiled W/Banister	200	10	20
Elevator Elec Passenger	1,500,000	2500	600
Elevator Elec Freight	1,500,000	2500	600
Pool W/Chrome Or Steel Ladder			
Fireplace (Built-In)	40	10	4

SELL SCORE			
Rating	High	Value As Of	2024-12-22 04:34:40
Sell Score	757		

ESTIMATED VALUE			
RealAVM™	\$1,024,600	Confidence Score	24
RealAVM™ Range	\$717,200 - \$1,331,900	Forecast Standard Deviation	30
Value As Of	12/16/2024		

(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.

LAST MARKET SALE & SALES HISTORY			
Recording Date	07/06/2016	Sale Type	Official
Sale Price	\$5,976,000	Lessor-Owner	Hanohano Enterprises Inc
Price Per Square Feet	\$68.37	Lessee-Owner	Truecare LLC
Document Number	<a href="#">T9683133A</a>	Seller	Oceanside At Punaluu LLC
Deed Type	Lease Agreement		

Recording Date	07/06/2016	07/15/2013	09/07/2010	02/22/2007	02/22/2007
Sale Price	\$5,976,000	\$6,900,000		\$3,500,000	\$3,200,000
Buyer Name	Truecare LLC	Oceanside At Punaluu LLC	Robertsons Ponds At Punaluu LI	Robertsons Ponds At Punaluu LI	Oahu Senior Living LLC
Seller Name	Oceanside At Punaluu LLC	Robertsons Ponds Of Punaluu LLC	Oahu Senior Living LLC	Oahu Senior Living LLC	Loan Acceptance Corp
Document Type	Lease Agreement	Assumption Of Lease	Assumption Of Lease	Assumption Of Lease	Assumption Of Lease
Abstract Doc # or Torrens Doc #	T9683133A	T8596139A	3996750	3563956	3563954
Torrens Doc #	T9683133A	T8596139A	3996750	3563956	3563954
TCT #	799089	799089	799089	799089	799089

Recording Date	03/28/2006	08/06/2002	08/17/1998
Sale Price	\$1,000,000	\$3,000,000	\$221,000
Buyer Name	Hanohano Ent Inc	Loan Acceptance Corp	Unity House Inc
Seller Name	Unity House Inc	Giacometti Guido	Hanohano Ent Inc
Document Type	Deed (Reg)	Commissioner's Deed	Conveyance Deed
Abstract Doc # or Torrens Doc #	3409208	2829211	2478601
Torrens Doc #	3409208	2829211	2478601
TCT #	799089	515649	515649

MORTGAGE HISTORY			
Mortgage Date	07/06/2016	07/15/2013	02/11/2003
Mortgage Amount	\$6,160,000	\$6,160,000	\$1,000,000
Mortgage Lender	* Other Institutional Lenders	* Other Institutional Lenders	Beal Bk Ssb
Mortgage Doc #	T9683134	T8596140	2890582
Mortgage Code	Conventional	Conventional	
Mortgage Type	Resale	Resale	Construction

FORECLOSURE HISTORY	
Document Type	Lis Pendens

Foreclosure Filing Date

09/08/2005

Recording Date

09/14/2005

Document Number

3326414

Original Doc Date

02/07/2005

Lien Type

Mtg

PROPERTY MAP



\*Lot Dimensions are Estimated