	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	1	1	N/A	\$80,000	05/12/2004
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	506	110,599	1974	CONDO	

OWNER INFORMATION			
Lessor-Owner	Cooper Douglas D	Tax Billing Zip+4	1402
Tax Billing Address	1600 Wilikina Dr Apt C303	Land Tenure	Fee Simple
Tax Billing City & State	Wahiawa, HI	Owner Occupied	Yes
Tax Billing Zip	96786	Condo Interest Pct	0.55%

LOCATION INFORMATION			
Zip Code	96786	DPC	U/12/12 - A-2 APARTMENT
Carrier Route	C018	Zoning	U/12/12
Census Tract	94.01	RS Condo Map	0343
Region	CENTRAL	Neighborhood	Wilikina-A77
Subdivision	Woodwinds Condo Map 343	Flood Zone Panel	15003C0210F
Building Name	Woodwinds	Flood Zone Date	01/19/2011
Condo Unit Level	1	Flood Zone Code	D

TAX INFORMATION			
TMK	1-7-3-011-004-0103	Lot Number	303
Legal Description	APT C303 BLDG C WOODWINDS CONDO MAP 343 TOG/PKG STL TH E SAME LETTER & NUMBER AS A PT UND 0.54381% INT IN ALL COM MON ELEMENTS INCL THE LAND		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$250,500	\$239,400	\$203,500
Assessed Value - Land	\$59,700	\$59,700	\$52,800
Assessed Value - Improved	\$190,800	\$179,700	\$150,700
YOY Assessed Change (\$)	\$11,100	\$35,900	
YOY Assessed Change (%)	4.64%	17.64%	
Exempt Building Value	\$120,000		
Exempt Total Value	\$120,000		
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$362		
2023	\$300	-\$62	-17.18%
2024	\$457	\$157	52.25%

CHARACTERISTICS			
Lot Sq Ft	110,599	Exterior Wall Frame	Concrete
Lot Acres	2.539	Foundation	Concrete
Building Type	High-Rise	Roof Frame	Concrete
# of Buildings	1	Roof Material	Built-Up
Style	Condominium	Roof Shape	Flat
Condo Amenities	Pool	Quality	Fair
Location Type	Interior Unit	Condition	Good
Stories	1	Additional Fixtures	1
Year Built	1974	Interior Code	Masonry
Building Sq Ft	506	Ceiling Code	Plaster
1st Floor Sq Ft	506	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	75	Property Use Code	100
Floor Cover	Carpet	County Land Use	Improved Residential
Floor Construction	Concrete	Universal Land Use	Condominium

Interior Wall Material	Wall Board
------------------------	------------

[Land Use Ordinance](#)

FEATURES	
Building Description	Building Size
Main Area	506
St1 Porch Ceiled Recessed Open	75

SELL SCORE			
Rating	High	Value As Of	2025-01-12 04:34:37
Sell Score	709		

ESTIMATED VALUE			
RealAVM™	\$272,800	Confidence Score	84
RealAVM™ Range	\$248,700 - \$297,000	Forecast Standard Deviation	9
Value As Of	01/06/2025		

- (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	2403925	MLS Sold Date	05/12/2004
MLS Listing Date	03/29/2004	MLS Sold Price	\$80,000
MLS Region	CENTRAL	MLS Status Change Date	05/12/2004
MLS Status	Sold	MLS Listing Agent	21635-Lorraine M Fukumae
MLS Days on Mkt	9	MLS Listing Broker	MARCUS & ASSOCIATES, INC.
MLS Current List Price	\$79,000	MLS Selling Agent	26691-Dee Guzman Souza
MLS Orig. List Price	\$79,000	MLS Selling Broker	DEMPSEY WEST REALTORS, LLC

MLS Status	Expired	Expired
MLS Listing #	9811573	9893299
MLS Listing Date	02/20/1997	06/12/1996
MLS Listing Price	\$78,900	\$78,900
MLS Orig Listing Price	\$78,900	\$78,900

LAST MARKET SALE & SALES HISTORY			
Recording Date	04/30/2008	Deed Type	Condominium Deed
Sale Price	\$162,000	Lessor-Owner	Cooper Douglas D
Price Per Square Feet	\$320.16	Seller	Gronseth Carolyn E Trust
Document Number	67919		

Recording Date	04/30/2008	06/20/2006	05/12/2004	07/31/1996	06/08/1989
Sale Price	\$162,000		\$80,000		\$55,700
Nominal		Y			
Buyer Name	Cooper Douglas D	Gronseth Carolyn E Trust	Gronseth David C E	Owner Record	Bajo Constancio B & Helen M
Seller Name	Gronseth Carolyn E Trust	Gronseth David C E	Bajo Helen M	Owner Record	Bajo Constancio B & Helen M
Document Type	Condominium Deed	Condominium Deed	Condominium Deed	Deed (Reg)	Deed (Reg)
Abstract Doc # or Torrens Doc #	67919	113185	94843	109867	83933
Multi/Split Sale Type				Multi	

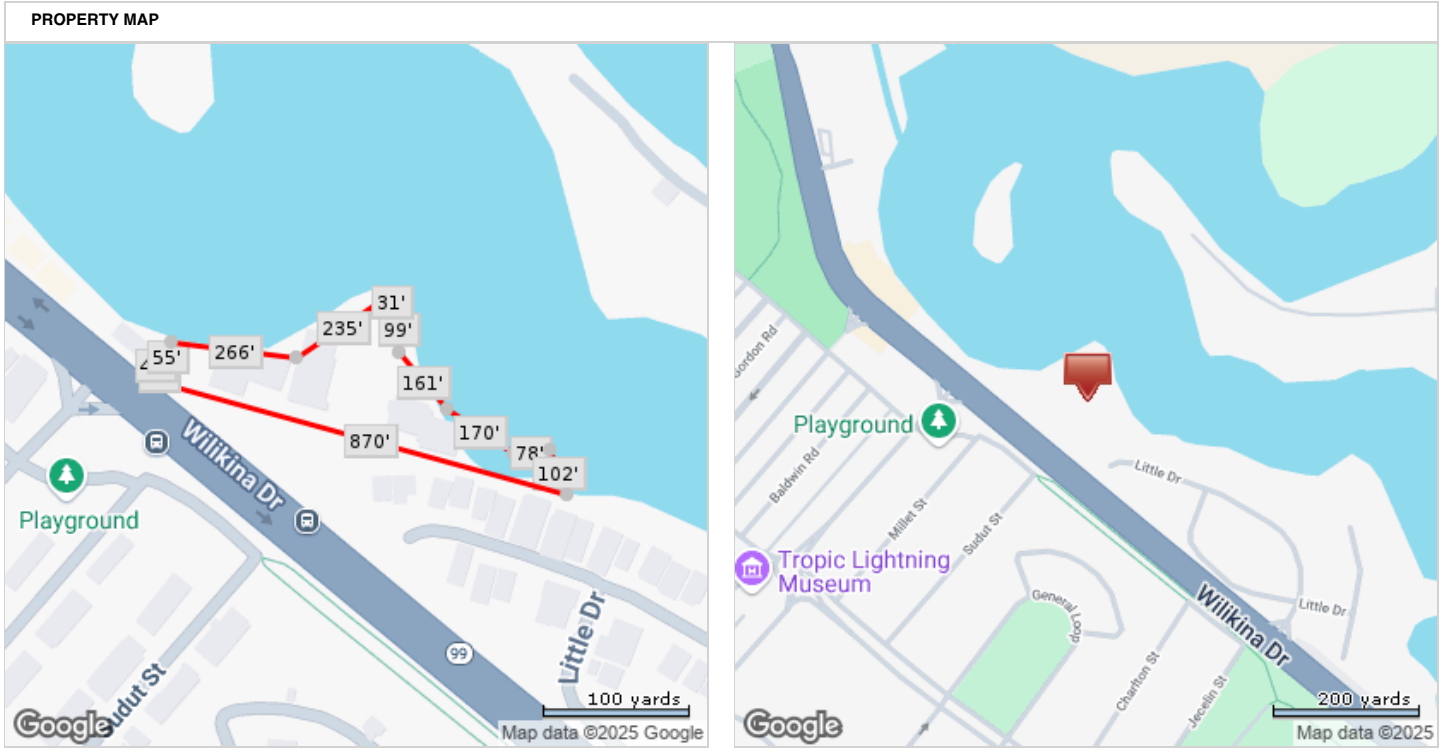
Recording Date		06/1989
Sale Price		\$27,850
Nominal		
Buyer Name		Bajo Constancio & Helen M
Seller Name		Mccaffrey Kitping Y
Document Type		Deed (Reg)
Abstract Doc # or Torrens Doc #		23275-410
Multi/Split Sale Type		

MORTGAGE HISTORY

Mortgage Date	12/21/2011	04/21/2009	04/30/2008	05/12/2004	06/1989
Mortgage Amount	\$165,926	\$169,449	\$165,450	\$60,000	\$41,775
Mortgage Lender	American Bk	Wells Fargo Bk Na	Wells Fargo Hm Mtg/Hi LLC	Peoples Choice Hm Ln Inc	
Mortgage Doc #	A43720595	59467	67920	94844	
Mortgage Code	Va	Va	Va	Conventional	Private Party Lender
Mortgage Type	Refi	Refi	Resale	Resale	Resale

Mortgage Date		04/1985			
Mortgage Amount		\$45,450			
Mortgage Lender					
Mortgage Doc #					
Mortgage Code			Private Party Lender		
Mortgage Type			Resale		

FORECLOSURE HISTORY		
Document Type	Notice Of Sale	Lis Pendens
Foreclosure Filing Date		03/29/2022
Recording Date	11/12/2023	03/30/2022
Document Number		A81240957
Original Doc Date		12/21/2011
Original Document Number		A43720595
Lien Type		Mtg



*Lot Dimensions are Estimated