

PROPERTY PROFILE

Comparables Map



PROPERTY PROFILE

TITLE365

Comparable Sales - Summary

	Address	Sale Price	Sale Date	Beds	Baths	\$/Sqft:	Sqft	Lot	Yr Blt	Distance
SP	84-175 Water St Waianae, HI 96792	\$249,000.00	7/11/2016	3	1.00	\$282	880	2,705	1990	
1	84-211 Water St Waianae, HI 96792	\$315,700.00	4/20/2017	3	1.00	\$351	897	2,804	1979	0.07
2	84-527 Manuku St Waianae, HI 96792	\$299,000.00	3/8/2017	3	2.00	\$316	944	2,982	1987	0.15
3	84-546 Kepue St Waianae, HI 96792	\$285,000.00	2/17/2017	3	2.00	\$299	952	3,460	1987	0.15
4	84635A Kepue St Waianae, HI 96792	\$310,000.00	12/20/2016	3	1.00	\$345	897	3,307	1979	0.06
5	84-537 Manuku St Waianae, HI 96792	\$299,000.00	11/18/2016	3	2.00	\$311	960	3,301	1987	0.14
6	84-186 Water St Waianae, HI 96792	\$265,000.00	7/7/2016	3	2.00	\$306	864	2,896	1987	0.03

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Comparable Sales - Detailed

SP	Address:	84-175 Water St, Waianae, HI 96792	Owner Name:	Mamala, Charles
	Parcel/APN:	1840261270000	Document #:	00T9688089
	Property Type:	Residential (Single Family Residence)	Structure Sqft:	880
	Sale Price:	\$249,000.00	\$/Sqft:	\$282
	Sale Date:	7/11/2016	Lot Size:	2,705
	Bedrooms:	3	Assessed Value:	
	Bathrooms:	1.00	Distance:	
	Year Built:	1990		
1	Address:	84-211 Water St, Waianae, HI 96792	Owner Name:	Bergey, Colleen E
	Parcel/APN:	1-8-4-026-068-0000	Document #:	00T9971116
	Property Type:	Residential (Single Family Residence)	Structure Sqft:	897
	Sale Price:	\$315,700.00	\$/Sqft:	\$351
	Sale Date:	4/20/2017	Lot Size:	2,804
	Bedrooms:	3	Assessed Value:	\$265,900
	Bathrooms:	1.00	Distance:	0.07
	Year Built:	1979		
2	Address:	84-527 Manuku St, Waianae, HI 96792	Owner Name:	Afoakwa, Michael N & Esther
	Parcel/APN:	1840281030000	Document #:	00T9928018
	Property Type:	Residential (Single Family Residence)	Structure Sqft:	944
	Sale Price:	\$299,000.00	\$/Sqft:	\$316
	Sale Date:	3/8/2017	Lot Size:	2,982
	Bedrooms:	3	Assessed Value:	\$260,500
	Bathrooms:	2.00	Distance:	0.15
	Year Built:	1987		
3	Address:	84-546 Kepue St, Waianae, HI 96792	Owner Name:	Toki, Alexander M & Michelle M Etal
	Parcel/APN:	1840280930000	Document #:	00T9909025
	Property Type:	Residential (Single Family Residence)	Structure Sqft:	952
	Sale Price:	\$285,000.00	\$/Sqft:	\$299
	Sale Date:	2/17/2017	Lot Size:	3,460
	Bedrooms:	3	Assessed Value:	\$262,300
	Bathrooms:	2.00	Distance:	0.15
	Year Built:	1987		

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TITLE365

Comparable Sales - Detailed

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4	Address:	84635A Kepue St, Waianae, HI 96792	Owner Name:	Castro, Joshua A
	Parcel/APN:	1840261050000	Document #:	00T9850037
	Property Type:	Residential (Single Family Residence)	Structure Sqft:	897
	Sale Price:	\$310,000.00	\$/Sqft:	\$345
	Sale Date:	12/20/2016	Lot Size:	3,307
	Bedrooms:	3	Assessed Value:	\$273,200
	Bathrooms:	1.00	Distance:	0.06
	Year Built:	1979		
5	Address:	84-537 Manuku St, Waianae, HI 96792	Owner Name:	Ayau, Keoni M & Tricia T
	Parcel/APN:	1840281070000	Document #:	00T9818209
	Property Type:	Residential (Single Family Residence)	Structure Sqft:	960
	Sale Price:	\$299,000.00	\$/Sqft:	\$311
	Sale Date:	11/18/2016	Lot Size:	3,301
	Bedrooms:	3	Assessed Value:	\$299,000
	Bathrooms:	2.00	Distance:	0.14
	Year Built:	1987		
6	Address:	84-186 Water St, Waianae, HI 96792	Owner Name:	Kaululaau, Alvin K & Christita
	Parcel/APN:	1840280720000	Document #:	00T9684139
	Property Type:	Residential (Single Family Residence)	Structure Sqft:	864
	Sale Price:	\$265,000.00	\$/Sqft:	\$306
	Sale Date:	7/7/2016	Lot Size:	2,896
	Bedrooms:	3	Assessed Value:	\$274,000
	Bathrooms:	2.00	Distance:	0.03
	Year Built:	1987		

PROPERTY PROFILE

Comparable Sales - Analysis

Subject Property: 84-175 Water St, Waianae, HI 96792

	High	Low	Average
Sale Price	\$315,700	\$265,000	\$295,617
Assessed Value	\$299,000	\$260,500	\$272,483
\$/SqFt	\$351	\$299	\$321
Beds	3	3	3
Baths	2.00	1.00	1.67
SqFt(Structure)	960	864	919
SqFt(Lot)	3,460	2,804	3,125
Year Built	1987	1979	1984