

RESIDENTIAL BASE LOT ANALYSIS

Assessment (Tax) Year:	2022	Base Lot Size (Sq Ft):	5,000
Assessment Date:	10/1/2021	Base Lot Type:	Improved Lot
Neighborhood Code:	8755-1	Base Lot Location:	Interior Lot
Land Classification:	Residential	Base Lot Frontage:	1-Street Frontage
General Location:	DR Horton Sea Country	Base Lot Topography:	Level / Mod Grade
Base Lot Zoning (LUO):	R-5	Base Lot View Type:	None / Poor View
		Median Indicated Unit Value:	\$79.94
		Mean Indicated Unit Value:	\$80.99
		Final Base Lot Unit Value:	\$80.00
		Undersize Lot Adjustment:	\$20.00
		Oversize Lot Adjustment:	\$20.00
		Base Lot Value:	\$400,000

	Tax Map Key	Situs Address	Nbhd Code	Zoning (LUO)	Sale Date	Sale Price (Adj SP)	Market Cond	Market Adj Price	Building RCNLD	Land Value	Land Area (Sq Ft)	Land Value Per Sq Ft	Land Adj	Adj Land Value Per Sq Ft	Indicated Unit Value For Base Lot
1	8-7-040-008-0000	87 891 KULAUKU ST	8755-1	R-5	06/22/21	\$582,500	0%	582,500	197,400	385,100	4,204	91.60	0%	91.60	80.21
2	8-7-010-002-0005	87 2055 PAKEKE ST	8755-1	R-5	06/21/21	\$680,000	0%	680,000	302,000	378,000	3,982	94.93	0%	94.93	79.66
3	8-7-048-053-0000	87 1007 ANAHA ST	8755-1	R-5	06/16/21	\$800,000	0%	800,000	369,600	430,400	5,282	81.48	0%	81.48	84.88
4	8-7-048-040-0000	87 1126 ANAHA ST	8755-1	R-5	06/15/21	\$865,000	0%	865,000	386,200	478,800	4,460	107.35	0%	107.35	98.41
5	8-7-010-002-0045	87 2137 PAKEKE ST	8755-1	R-5	06/14/21	\$650,000	0%	650,000	283,400	366,600	3,898	94.05	0%	94.05	77.60
6	8-7-048-111-0000	87 1038 KAIPOI ST	8755-1	R-5	06/14/21	\$760,000	0%	760,000	381,500	378,500	4,055	93.34	0%	93.34	79.45
7	8-7-010-002-0064	87 2175 PAKEKE ST	8755-1	R-5	06/08/21	\$670,000	0%	670,000	274,200	395,800	3,982	99.40	0%	99.40	83.41
8	8-7-048-048-0000	87 1146 ANAHA ST	8755-1	R-5	06/08/21	\$810,000	0%	810,000	364,100	445,900	5,780	77.15	0%	77.15	85.84
9	8-7-010-002-0041	87 2133 PAKEKE ST	8755-1	R-5	06/03/21	\$650,000	0%	650,000	325,400	324,600	4,383	74.06	0%	74.06	66.99
10	8-7-040-022-0000	87 952 KULAUKU ST	8755-1	R-5	06/01/21	\$585,000	0%	585,000	234,400	350,600	4,095	85.62	0%	85.62	73.45