

**COMMERCIAL PROPERTY RECORD CARD**

**CITY AND COUNTY OF HONOLULU**

**Tax Year: 2022**

**Situs : 822 BISHOP ST**

**Parcel ID: 2-1-013-001-0000**

**Class: 300**

Card: 1 of 1

Printed: January 21, 2022

**CURRENT OWNER**  
 ALEXANDER & BALDWIN INC  
 ATTN: LEASING DEPT  
 822 BISHOP ST  
 HONOLULU HI 96813

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 2141-3  
 Alternate Id  
 Vol / Pg  
 District  
 Zoning U/34/30  
 Class 3

**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site/Pitt 3 SF	18,105		5	9,124,920
Primary Site/Pitt 3 SF	841	Easement	-32	274,500
Total Acres: .4349				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	9,399,400	9,399,400	9,399,400	0	0
<b>Building</b>	5,051,000	5,051,000	5,051,000	0	0
<b>Total</b>	14,450,400	14,450,400	14,450,400	0	0
<b>Manual Override Reason</b>					
<b>Value Flag</b>	COST APPROACH				

Entrance Information				
Date	ID	Entry Code	Source	
01/01/88	JHH	Resurvey/Estimated See Notes	Other	
07/23/91	WKK	Resurvey/Estimated See Notes	Other	
12/20/91	WKK	Resurvey/Estimated See Notes	Other	
01/06/94	WKK	Resurvey/Estimated See Notes	Other	
03/28/94	WKK	Resurvey/Estimated See Notes	Other	

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
04/30/15	765458	140,000	AL		Interior Alteration Of Employee Lou
08/08/08	630397	50,000	AL		Installation Of Outdoor Emergency
09/08/06	601729	2,810	EL		Computer Room - Install Clean Ag
10/05/05	586881	150,000	AL		Interior Renovation Of Lobby
08/25/05	0028014	100	FD		Est Content Loss: \$0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/04/96			Converted Sales From Mas		Fee Conveyance	
12/19/95	9,000,000		Converted Sales From Mas		Fee Conveyance	
12/01/95	9,000,000	Land & Buildings	Converted Sales From Mas		Fee Conveyance	
03/30/89			Converted Sales From Mas	23006/583	Fee Conveyance	

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Building Information	
Year Built/Eff Year	1929 / 1967
Building #	0001
Structure Type	Commercial C-5
Identical Units	1
Total Units	
Grade	C5+
# Covered Parking	
# Uncovered Parking	
DBA	ALEXANDER & BALDWIN

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
3	Passenger Elevator, Vari		3,000	300	5	2	3	Basement Parking/Storag		11,268			

Marshall/Swift Information and Valuation																							
Line	SC	From	To	Yr Built	Eff. Year	Area	Perim	Height	FIRS	Stories	Base RCN	Feat RCN	RCN	Rate	%Rent	Phys	Func	%Good	FUN	ECN	% Com	Use	Value/RCNLD
2	1	B1	B1	1929	1967	2,580	255	10	1	4	543,860	23,478	567,338	219.90		3	3 - NOR	44	58				147,510
3	1	01	01	1929	1967	12,784	550	14	1	4	3,672,460	2,630,657	6,303,117	493.05		3	3 - NOR	44	58				1,638,810
4	1	02	02	1929	1967	11,800	534	10	1	4	3,109,650	916,270	4,025,920	341.18		3	3 - NOR	44	58				1,046,740
5	1	03	04	1929	1967	12,696	506	10	2	4	6,588,970	1,941,472	8,530,442	335.95		3	3 - NOR	44	58				2,217,910

Line	SC	From	To	Sec	Occupancy	Pct	Special	Level	Class	Rank	Base Rate	Ext	Pct	Walls	Rate	Heat	Pct	Description	Rate	Total	Rate
2	1	B1	B1	15	344 - Office Building	100	701 - Finished	Basement	B	3.3	210.80	2	100	Default	0.00	625	100	Refrigerated Cooling,	9.10	219.90	
3	1	01	01	15	344 - Office Building	100			B	3.3	287.27	2	100	Default	75.98	625	100	Refrigerated Cooling,	8.66	493.05	
4	1	02	02	15	344 - Office Building	100			B	3.3	263.53	2	100	Default	69.70	625	100	Refrigerated Cooling,	7.95	341.18	
5	1	03	04	15	344 - Office Building	100			B	3.3	259.49	2	100	Default	68.64	625	100	Refrigerated Cooling,	7.82	335.95	

Outbuilding Data																					
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value	Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value

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**Additional Property Photos**

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**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	00 No Income	0	52,556	0.00			0		0		0					

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 1 of 1**

Total Gross Building Area	52,556
Replace, Cost New Less Depr	5,050,970
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	5,051,000
Value per SF	96.11

**Notes - Building 1 of 1**

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**Income Summary (Includes all Building on Parcel)**

Total Net Income	
Capitalization Rate	0.100000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	52,556
Total Gross Building Area	52,556