

SUBJECT PARCEL	COMPARABLE-1	COMPARABLE-2	COMPARABLE-3	COMPARABLE-4	COMPARABLE-5	
Parcel Id Card	390620510000 1	390610730000	390610080000	390590380000	390590050000	390590850000
	959 MANINIHOLO ST	780 ELEELE PL	1015 WAINIHA ST	843 MANINIHOLO ST	7248 KUAHONO ST	7211 KIPU PL

Model	338	338	338	338	338	338
Cluster	3392	3392	3392	3392	3392	3392
Group	3397	3397	3397	3397	3397	3397
Neighborhood	3947-1	3947-1	3947-1	3947-1	3947-1	3947-1
Land Area (SF)	5915	10611	7483	5797	5410	5401

DWELLING DESCRIPTION

Roof	3-SHINGLE	3-SHINGLE	3-SHINGLE	1-COMPOSITION	3-SHINGLE	1-COMPOSITION
Exterior	3-PLYWOOD	3-PLYWOOD	3-PLYWOOD	8-8" H.T	3-PLYWOOD	8-8" H.T
Frame	3-DOUBLE WALL	3-DOUBLE WALL	3-DOUBLE WALL	6-MASONRY	3-DOUBLE WALL	6-MASONRY
Year Built/Eff	1970/1971	1972/	1970/1980	1970/	1970/	1969/
Air Conditioni	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Quality Rating	4	4	4	3	3+	3
CDU	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	FR-FAIR	AV-AVERAGE
Bedrooms	4	4	3	4	3	3
Full Baths	2	2	2	2	2	2
Half Bath		1		1		
Living Area	1571	1783	1868	1540	2159	1276
Basement	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Enc Porch Area	0	0	0	0	0	0
Opn Porch Area	120	211	12	110	318	204
Garage Area	454	475	0	0	400	0
Carport Area	0	0	388	456	0	538
Deck Area	0	0	0	0	0	0
Pool Area	0	375	0	0	264	0
Fireplace	0	0	0	0	0	0
Other OB&Y	0	0	0	0	0	0
Gross Bldg	0	0	0	0	0	0

PRICING DATA

Land Asmnt	916500	960400	922100	868700	862100	843700
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VALUATION

Sale Date		29-DEC-2020	18-MAY-2021	22-FEB-2021	27-OCT-2020	07-JUL-2020
Sale Price	0	840000	1230000	1002500	791175	850000
Market Est	1,147,860	1,187,390	1,169,190	995,130	986,480	901,540
Adj Price		800,470	1,208,670	1,155,230	952,560	1,096,320
Weighted Est	1,037,860					
Comparability		32	33	51	62	65
Market Value	1,094,000					