

# 54-183 HAUULA HMSTD RD | Taxkey: 1-5-4-7-6 | Subdivision: HAUULA

## PROPERTY BASICS

<b>Owner:</b> PENH, KIMLORN	<b>Tax Payer:</b> DENZER, NICHOLAS	<b>Tax Bill:</b> 68-671 CROZIER DR, WAIALUA, HI 96791 USA
<b>Tenure:</b> Fee Simple	<b>Annual Tax (2020):</b> \$2,223.20	<b>Buildings:</b> 2 <b>Zoning:</b> R-5
<b>Dwellings:</b> 2	<b>PITT Code:</b> 1-RESIDENTIAL(Oahu, Hawaii, Kauai)	<b>Land Use:</b> 901 <b>Census Tract:</b> 102.01
<b>Bedrooms/Baths:</b> 7/2	<b>Lot#:</b> 1	<b>Zip:</b> 96717 <b>Land Size:</b> 20,061 sqft <b>Building Size:</b> 1,915 sq ft
<b>Legal Info:</b> RP 4199, LCAW 8437:1 0.50 AC. EXCLUDING 2146 SF DES		

Year	Property Taxes	Assessed Values				Exemptions		
		Land	Building	Tax Assessment		Land	Building	Total
2021		\$553,000	\$80,600	\$633,600 -\$1,600   -0.25%		\$0	\$0	\$0
2020	\$2,223 -\$5   -0.20%	\$553,000	\$82,200	\$635,200 -\$1,300   -0.20%		\$0	\$0	\$0
2019	\$2,228 +\$232   +11.65%	\$553,000	\$83,500	\$636,500 +\$66,400   +11.65%		\$0	\$0	\$0
2018	\$1,995 +\$193   +10.70%	\$488,000	\$82,100	\$570,100 +\$55,100   +10.70%		\$0	\$0	\$0
2017	\$1,803	\$455,400	\$59,600	\$515,000		\$0	\$0	\$0

## SALES

<b>7/12/2001 DEED-P</b>	CITY & COUNTY OF HONOLULU, Government POR CONVEYED = PARCEL 1 @ 2146 SQ	\$0 DOC 01-107579	
<b>4/7/2004 AS</b>	PENH, KIMLORN, Single Person or Individual	\$140,000 DOC 04-070433	BOC
<b>9/18/2006 RELAS</b>	PENH, KIMLORN, H/W(Tenants By Entirety) MEN, SOVANNA, H/W(Tenants By Entirety) SATISFIED A/S 2004-070433	\$0 DOC 06-170181	BOC
<b>6/24/2014 TRANSD-F</b>	PENH, KIMLORN, Unmarried(Tenants in Severalty) PARTIAL INTEREST 50%	\$0 DOC 52880588	BOC
<b>4/4/2016 TRANSD</b>	JIANG, LIAOYUAN(Tenants in Common)	\$0 DOC 59380683	BOC
<b>6/22/2016 QD</b>	PENH, KIMLORN, Unmarried(Tenants in Severalty)	\$20,000 DOC 60170885	BOC
<b>6/28/2016 DEED</b>	DENZER, NICHOLAS, Married Man(Tenants in Severalty)	\$240,000 DOC 60230129	BOC
<b>9/26/2016 TRANSD</b>	PENH, KIMLORN, Unmarried(Tenants in Severalty)	\$0 DOC 61130532	BOC

## TMK DATA

Taxkey	Subdiv/Condo	Tnr	Address	Zip	Owner/Lessee	Bds	Bths	Land area	Liv area	Last Sale	Instr	Price
1-5-4-7-6	HAUULA	F	54-183 HAUULA HMSTD RD	96717	PENH, KIMLORN	7	2	20,061 sqft	1,915	6/28/2016	DEED	240000

## RECORDED LOANS FOR 1-5-4-7-6

Original Loan Amount	Type	Lender Type	Lender	Recorded	Document	LCD
\$120,000	Agreement of Sale	SLLR	KONG, CHARLES M & MARY J	4/7/2004	DOC 04-070433	BOC
\$72,500	Purchase Money Mtg	SLLR	Men, Sovanna	6/24/2014	DOC 52880589	BOC
\$207,000	Purchase Money Mtg	SLLR	KIMLORN PENH	6/28/2016	DOC 60230130	BOC
\$275,000	New Conventional	CORP	COOPER INCORPORATED	3/2/2020	DOC 73660276	BOC

## DEPARTMENT OF PLANNING AND PERMITTING

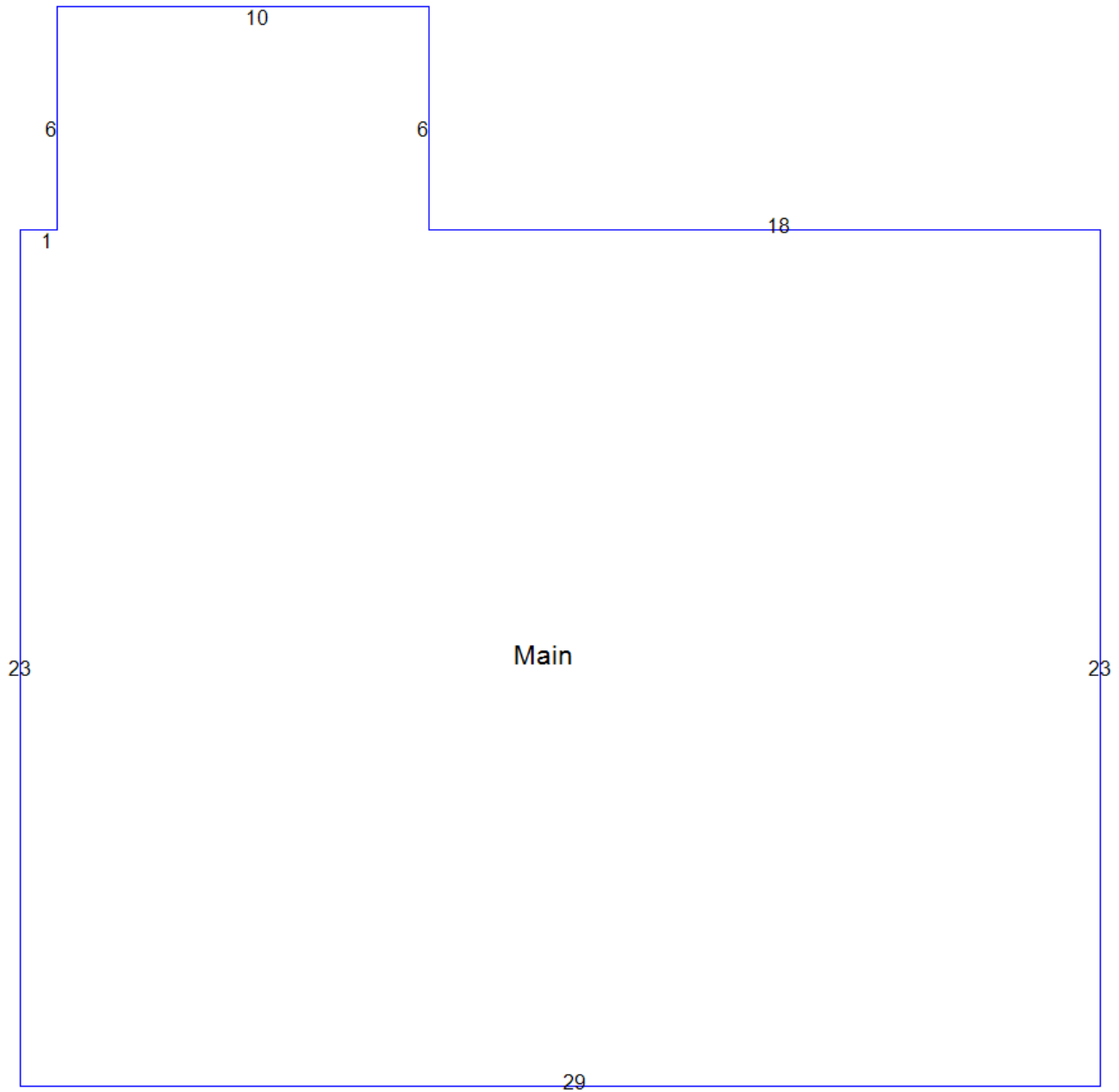
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**Council District Effective 200** 2 - Heidi Tsuneyoshi  
**Development Plan Areas** Koolauloa  
**Flood Zones** X - Beyond 500 Year Flood Plain  
 XS - 500 Year Flood Plain  
**Height Limit** 25' unless sloping  
**Lot Restriction** None  
**Neighborhood Boards** 28 - KOOLAULOA  
**Slide Area** None  
**SMA** Not in SMA  
**State Land Use** Urban District  
**Street Setback** NONE  
**Zoning (LUO)** R-5 Residential District

**BUILDING DETAILS**

<b>TAXKEY: 1-5-4-7-6</b>	<b>BLDG 1 OF 2</b>	<b>CARD 1 OF 2</b>
<b>Year Built:</b> 1927	<b>Style:</b> Contemporary	<b>Bldg Quality:</b> (4) Average
<b>Effective Year Built:</b> 1927	<b>Shape:</b> L Shaped	<b>Occupancy:</b> Single-family
<b>Physical Condition:</b> Average	<b>Roof Structure:</b> Wood	<b>Framing:</b> Wood/single wall
<b>Cost &amp; Design Factor:</b> 1.00%	<b>Roof Material:</b> Shingle	<b>Exterior Wall:</b> Fir/Pine
<b>Economic Factor:</b>	<b>Roof Design:</b> Hip	<b>Interior Wall Structure:</b> Single wall
<b>Percent Complete:</b> 100%	<b>Foundation:</b> Wood piers	<b>Interior Wall Material:</b> Wood
<b>Building Value:</b> \$80,600	<b>Central AC/Heat:</b> None	<b>Flooring:</b> Pine
<b>Attic:</b> None	<b>Basement:</b> None	<b>Floor Construction:</b> Wood joist
<b>Pool:</b> None	<b>Ceiling:</b> Pine	
<b>FLOOR AREAS</b>	<b>ROOMS</b>	<b>BATHS</b>
LLLA 0	Family Rms 0	Full Baths 1
1st Story 727	Bedrooms 3	Half Baths 0
2nd Story 0	Rec Rooms No	Add'l Fixt. 2
Add'l Story 0	Total Rms 5	Total Fixt. 5
Half Story 0		
Attic 0		
Total SFLA 1 727	Rec Room area 0	
Basement 0		

**BUILDING SKETCH**



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**RESIDENTIAL BUILDING ADDITIONS**

#	Area
Main	727.00

**BUILDING DETAILS**

**TAXKEY: 1-5-4-7-6** **BLDG 2 OF 2** **CARD 2 OF 2**

<b>Year Built:</b> 1956	<b>Style:</b> Contemporary	<b>Bldg Quality:</b> (4) Average
<b>Effective Year Built:</b> 1956	<b>Shape:</b> L Shaped	<b>Occupancy:</b> Single-family
<b>Physical Condition:</b> Average	<b>Roof Structure:</b> Wood	<b>Framing:</b> Wood/single wall
<b>Cost &amp; Design Factor:</b> 1.00%	<b>Roof Material:</b> Shingle	<b>Exterior Wall:</b> Fir/Pine
<b>Economic Factor:</b>	<b>Roof Design:</b> Hip	<b>Interior Wall Structure:</b> Single wall
<b>Percent Complete:</b> 100%	<b>Foundation:</b> Wood piers	<b>Interior Wall Material:</b> Wood

**Building Value:** \$80,600

**Attic:** None

**Pool:** None

**FLOOR AREAS**

LLLA	0
1st Story	1,188
2nd Story	0
Addl Story	0
Half Story	0
Attic	0
Total SFLA 2	1,188
Basement	0

**Central AC/Heat:** None

**Basement:** None

**Ceiling:** Canec

**ROOMS**

Family Rms	0
Bedrooms	4
Rec Rooms	No
Total Rms	6
Rec Room area	0

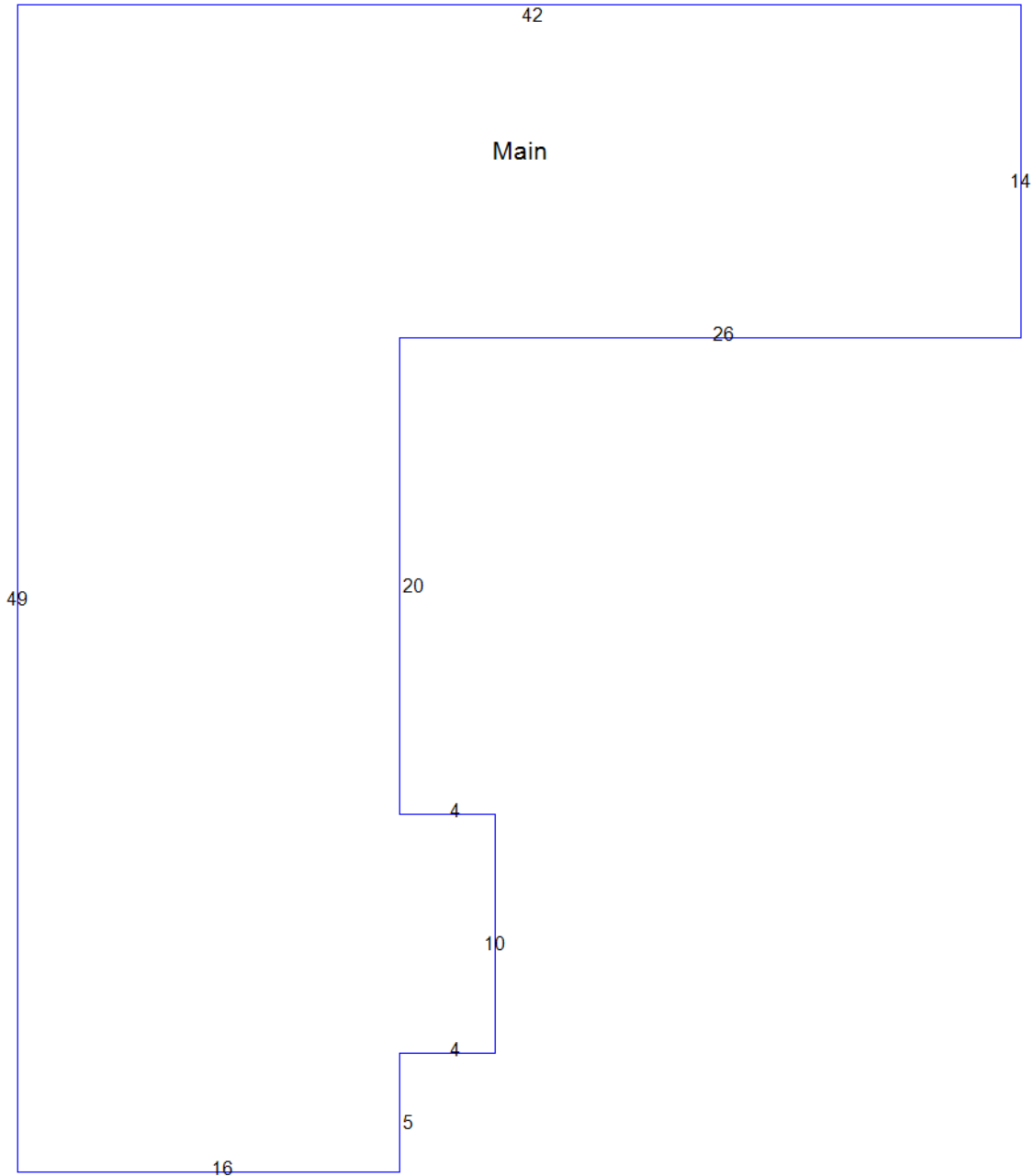
**Flooring:** Hardwood

**Floor Construction:** Wood joist

**BATHS**

Full Baths	1
Half Baths	0
Add'l Fixt.	2
Total Fixt.	5

**BUILDING SKETCH**



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**RESIDENTIAL BUILDING ADDITIONS**

<b>#</b>	<b>Area</b>
Main	1,188.00

**SALES DATA - PUBLIC RECORD**

<b>Taxkey</b>	<b>Address</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Instrument Type</b>	<b>Document Number</b>	<b>Land Court Document</b>
<b>1-5-4-7-6</b>	54-183 HAUULA HMSTD RD	7/12/2001	\$0	DEED-P	DOC 01-107579	
<b>1-5-4-7-6</b>	54-183 HAUULA HMSTD RD	4/7/2004	\$140,000	AS	DOC 04-070433	
<b>1-5-4-7-6</b>	54-183 HAUULA HMSTD RD	9/18/2006	\$0	RELAS	DOC 06-170181	
<b>1-5-4-7-6</b>	54-183 HAUULA HMSTD RD	6/24/2014	\$0	TRANSD-F	DOC 52880588	
<b>1-5-4-7-6</b>	54-183 HAUULA HMSTD RD	4/4/2016	\$0	TRANSD	DOC 59380683	
<b>1-5-4-7-6</b>	54-183 HAUULA HMSTD RD	6/22/2016	\$20,000	QD	DOC 60170885	
<b>1-5-4-7-6</b>	54-183 HAUULA HMSTD RD	6/28/2016	\$240,000	DEED	DOC 60230129	
<b>1-5-4-7-6</b>	54-183 HAUULA HMSTD RD	9/26/2016	\$0	TRANSD	DOC 61130532	

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