

2-1-013-001-0000

ALT ID:

CARD 1 OF 1

TAX YEAR 2011

TIEBACK:

TAX CODE 3 ZONING U/34/30

MAP/ROUTE 104 CITY AND COUNTY OF HONOLULU

ADDRESS 822 BISHOP ST

NBHD 2141-3 RESTRICTIONS /

LUC	UNIT	1	RESTRICTIONS	DATE	TYPE	PRICE	S	V
			ALEXANDER & BALDWIN INC	01/04/96				CV
				12/19/95		9,000,000		CV
				12/01/95	2	9,000,000	4	CV
				03/30/89				CV

----- PROPERTY FACTORS -----

TOPO	LEVEL	UTIL	ALL	ST/RD	PAVED	TRAFFIC
1/ /	/ /	1/ /	/ /	1/ /	/ /	

---ENTRANCE INFORMATION---

DATE	CD	INFO	CD	ID
09/04/96	R3	3		WKK
09/27/95	R3	3		WKK
03/28/94	R3	3		WKK
01/06/94	R3	3		WKK

----- LOCATION FACTORS -----

FRONTING	LOCATION	PARKING TYPE	QUANTITY	AVAIL	LAND ADJ	PROXIMITY	%	NOTES
							C	Converted from Commercial LCI on M
								001/VV: 7/23/91 W. KANEKO
								001/NN: 2141 FOR '98
								001/NN: -05% LOC;+10 CORNER

----- LAND DATA -----

TY	LN	CD	FRONT	DEPTH	PRICE	INFL	-FAC	BASE	SIZE	BASE	RATE	INCR	LAND-VAL
SQF	1	13	18,105		336.00		5	10,000		320.00		320.00	6,083,280
PRIMARY SITE/PITT 3													
SQF	2	13	841		217.60		5	-32	10,000	320.00		320.00	183,000
PRIMARY SITE/PITT 3													

----- APARTMENT INFORMATION -----

USE MDL RATE COUNT BED BATH HALF OTHER UNITS ADJ

GROSS	LN	CODE	VALUE	LAND-VAL
TOTAL ACRES			.4349	6,266,300
TOT SIZE	.4349	NBHD 2321	ZONE 0	LOC 0
LAND ADJ		ADJ FACTOR (CA11)	1.0000	ADJ FACTOR (AA44)
			0	0

----- MISC. IMPROVEMENTS -----

GROSS BUILDING SUMMARY	VALUE
DESCR	0

----- BUILDING PERMIT RECORD -----

DATE	NUMBER	AMOUNT	PURPOSE	STATUS
08/08/08	630397	50,000	AL	
09/08/06	601729	2,810	EL	
10/05/05	586881	150,000	AL	

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BLDG	0001	YR	BLT	1929	EFF YR	1967	#	UNITS	STRUCTURE	435	COMM	C-5	GRADE	C5+	ID. UNITS	1	ALEXANDER & BALDWI	INV	RAT
LN	LNUM	CODE	DESCRIPTION			BUILDING OTHER FEATURES / ATTACHED				IMPROVEMENTS			MEAS1	MEAS2	STOPS	IU	UNIT COST	PRICE	
1	1	EL2	ELEV - ELECTRIC PSNGR									3000	300	5	2		442,800		

INTERIOR / EXTERIOR INFORMATION																																
LINE	SCT	FRM	TO	YRBLT	WIDTH	LGTH	AREA	USE	PERM	TYPE	HT	EXT	INT	CON	FIN	PTN	HT	AC	PLB	LT	OTHER	FEAT	RCN	BASE	RCN	PER	SFPHY	FUN	%RENT	%	GD	%COMP
1	1	B1	B1	1929			11268	519	090	00	10	00	0	100	0	0	0	0	0	0		442,800	1,185,925	65.95	3	3		0	52			
			BSMT PARK/S							NONE			NO			NON			NON													
2	1	B1	B1	1929			2580	255	053	00	10	3	3	100	2			1	2			0	397,733	154.16	3	3			52			
			OFFICES							LOW			LOW			NOR			YES			NOR										
3	1	01	01	1929			12784	550	053	00	14	3	3	100	2			1	2			0	2,661,501	208.19	3	3			52			
			OFFICES							LOW			LOW			NOR			YES			NOR										
4	1	02	02	1929			11800	534	053	00	10	3	3	100	2			1	2			0	2,151,966	182.37	3	3			52			
			OFFICES							LOW			LOW			NOR			YES			NOR										
5	1	03	04	1929			12696	506	053	00	10	3	3	100	2			1	2			0	4,548,977	179.15	3	3			52			
			OFFICES							LOW			LOW			NOR			YES			NOR										

OTHER BUILDING AND YARD IMPROVEMENTS															PARKING DATA											
TYPE	DESCRIPTION	YEAR	EFF	SIZE	GRD	QN	MODS	C	F	%COMP	MA%	ADJFACT	VALUE	COVERED	0	UNCOVERED	0									
TOTAL OBY VALUE																										
															TOTAL SQUARE FEET: 63,824											
															BASE R.C.N. 10,946,100											
															GRADE FACTOR 1.30											
															ADJ R.C.N. 14,229,930											
															222.96 /SQFT											
															OVERALL % GOOD 30.16											
															R.C.N.L.D. 4,291,740											
															67.24 /SQFT											
															NO IDENT UNITS 1											
															TOTAL R.C.N.L.D. 4,291,740											
															ADJUSTMENT FACTOR (CA31) 1.0000											
															TOTAL YARD IMP VALUE 0											
															OTHER: 0											
															TOTAL CARD VALUE 4,291,700											
															ECF % (CA11)											

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TIEBACK:

		PARCEL SUMMARY VALUES			
PARCEL TOTAL		COST APPROACH		INCOME APPROACH	
LAND SIZE	18,946 LAND	6,266,300	330.75 /SQFT	LAND	0 .00 /SQFT
BLDG SIZE	63,824 IMP	4,291,700	67.24 /SQFT	IMP	0 .00 /SQFT
	TOTAL	10,558,000	165.42 /SQFT	TOTAL	0 .00 /SQFT
ADJUSTED R.C.N.		14,229,930	222.96 /SQFT		
OVERALL % GOOD		30			
R.C.N.L.D.		4,291,740	67.24 /SQFT		
(INCLUDES PERCENT COMPLETE - SEE CARD DETAIL)					
BLDG ADJ FACTOR (CA31)		1.0000			
TOTAL YARD IMP VALUE		0			
TOTAL OTHER IMP VALUE		0			
TOTAL IMP VALUE		4,291,740			
ECF	0%				
ADJ TOTAL IMP VALUE		4,291,740			
IMP VALUE		4,291,700		ADJ TOTAL IMP VALUE * BLDG ADJ FACTORS (AA44):	1.0000 * (CA11): 1.0000
LAND VALUE		6,266,300			
TOTAL VALUE		10,558,000			
	PREVIOUS YEARS VALUES		PREV YEARS APPRAISED VALUES		
	LAND	BUILDING	LAND	BUILDING	
	6,657,900	4,249,700	6,657,900	4,249,700	

CURRENT LAND	6,266,300		BUILDING	4,291,700	TOTAL 10,558,000
ASSESSED LAND	6,266,300		BUILDING	4,291,700	TOTAL 10,558,000
REVIEW CODE	1 COST APPROACH		REVIEW REASON		
REVIEW DATE	30-SEP-00		REVIEWER ID		
ESTIMATE LAND	_____		BUILDING	_____	TOTAL _____
REVIEW CODE	REVIEW REASON _____		REVIEWER ID	_____	
REVIEW DATE	_____				
REVIEW STATUS	7				
MAINTAINED ON	24-SEP-10	STATUS			

NOV 02, 2011
08:34 AM

COMMERCIAL / INDUSTRIAL REVIEW DOCUMENT
C&C HONOLULU, HI

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CA321

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