

# 69-200 POHAKULANA PL, Apt L22

OPEN COUNTY SITE [↗](#)

Taxkey: [3-6-9-8-3-136](#) | Subdivision: WAIKOLOA BEACH RESORT | Project: Fairway Villas At Waikoloa Beach Resort

## PROPERTY BASICS

OWNER: **NLN, LOVEPREET/ETAL**

TENURE: **Fee Simple**

DWELLINGS: **1**

BEDROOMS/BATHS: **2/2**

TAX PAYER: **NLN, LOVEPREET**

ANNUAL TAX (2023) : **\$9,403.29**

PITT CODE: **2-APARTMENT(Maui, Hawaii)**

LOT#:

TAX BILL: **36772 PORT TIDEWOOD ST, NEWARK CA 94560 USA**

BUILDINGS: **1**

LAND USE:

ZIP: **96738**

ZONING: **RM-1.5**

CENSUS TRACT: **217.04**

LAND SIZE: **0 sqft**

BUILDING SIZE: **1,172 sqft**

LEGAL INFO: **APT L22 FAIRWAY VILLAS AT WAIKOLOA BEACH RST CM 3390 TOG/ESMTS OF APPURTENANT UND 0.581% INT IN ALL COMMON ELEMENTS**

## Assessed Values

Year	Property Taxes	Land	Building	Tax Assessment
2024		\$58,200	\$801,300	\$859,500 +\$55,800   +6.94%
2023	\$9,403.29 +3,133.25   +49.97%	\$58,200	\$745,500	\$803,700 +\$267,800   +49.97%
2022	\$6,270.04 +1,129.06   +21.96%	\$40,200	\$495,700	\$535,900 +\$96,500   +21.96%
2021	\$5,140.98 +470.34   +10.07%	\$29,500	\$369,700	\$399,200 +\$40,200   +10.07%
2020	\$4,670.64 +264.42   +6.00%	\$29,500	\$347,100	\$376,600 No Change
2019	\$4,406.22 No Change	\$29,500	\$347,100	\$376,600 +\$14,300   +3.95%
2018	\$4,406.22 No Change	\$29,500	\$332,800	\$362,300 +\$10,500   +2.98%
2017	\$4,406.22 +475.26   +12.09%	\$29,500	\$322,300	\$351,800 +\$22,700   +6.90%
2016	\$3,930.96 +113.92   +2.98%	\$29,500	\$299,600	\$329,100 +\$49,500   +17.70%
2015	\$3,817.04 +246.30   +6.90%	\$29,500	\$250,100	\$279,600
2014	\$3,570.74 +537.07   +17.70%			
2013	\$3,033.67			

## Exemptions

Land	Building	Total
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0

CONDO NAME: **Fairway Villas At Waikoloa Beach Resort**

CONDO INTEREST:

PARKING SPACES:

CONDO TYPE: **Corner**

CONDO STYLE: **Lowrise**

COMMON PROPERTY: **pool, health club**

FLOOR: **2**

VIEW: **Golf Course View**

## SALES

2/14/2003	DEED - Deed	CARLTON, JIM A, H/W (Tenants in Common) CARLTON, JENNIFER J, H/W (Tenants in Common) *UNDIVIDED 50% INTEREST CADDELL, JAMES H, H/W (Tenants in Common) CADDELL, MAUREEN E, H/W (Tenants in Common) *UNDIVIDED 50% INTEREST CONDOMINIUM MAP #3390	\$323,670 DOC 03-027521	
6/2/2005	DEED - Deed	MANZARDO, MARCEL B, H/W (Joint Tenancy) PATTON, RENEE T, H/W (Joint Tenancy) CONDOMINIUM MAP #3390	\$595,000 DOC 05-109420	<a href="#">BOC</a>
12/6/2019	DEED - Deed	DELANEY-KOLBY, JAMES ALLEN, Married Couple (Tenants By Entirety) DELANEY-KOLBY, PERRY LEE, Married Couple (Tenants By Entirety)	\$455,000 DOC 72790111	<a href="#">BOC</a>
8/17/2023	DEED - Deed	NLN, LOVEPREET, Married Couple (Joint Tenants with Right of Survivorship) SINGH, HARBDNDER, Married Couple (Joint Tenants with Right of Survivorship)	\$920,000 DOC 86290255	<a href="#">BOC</a>

## DEVELOPER'S PUBLIC REPORT/ASSOCIATION BIENNIAL REGISTRATION

PROJECT NO: <b>4635</b>	PROJECT NAME: <a href="#">FAIRWAY VILLAS AT WAIKOLOA BEACH RESORT</a>	ADDRESS: <b>WAIKOLOA BEACH DR</b>	DEVELOPER: <b>SUNSTONE REALTY PARTNERS</b>
PROJECT NO: <b>4879</b>	PROJECT NAME: <a href="#">FAIRWAY VILLAS AT WAIKOLOA BEACH RESORT</a>	ADDRESS: <b>WAIKOLOA BEACH DR</b>	DEVELOPER: <b>SUNSTONE REALTY PARTNERS</b>

## RECORDED LOANS FOR 3-6-9-8-3-136

Original Loan Amount	Type	Lender Type	Lender	Recorded Document	LCD
\$247,900	New Conventional	BANK - Bank	American Savings Bank	2/14/2003DOC 03-027522	
\$447,000	New Conventional	LNDR - Lending Company	FIRST HORIZON HOME LOAN CORP	6/2/2005 DOC 05-109421	<a href="#">BOC</a>
\$278,350	New Conventional	BANK - Bank	Wells Fargo Bank NA	2/23/2012DOC 44360396	<a href="#">BOC</a>
\$364,000	New Conventional	BANK - Bank	Bank of Hawaii	12/6/2019DOC 72790112	<a href="#">BOC</a>

**BUILDING DETAILS**

TMK# 3-6-9-8-3-136

BLDG 1 OF 1

CARD 1 OF 1

**MAIN**

YEAR BUILT: <b>2002</b>	STYLE: <b>Condo</b>	BLDG QUALITY: <b>(5+) Good+</b>
EFFECTIVE YEAR BUILT: <b>2002</b>	SHAPE:	OCCUPANCY:
PHYSICAL CONDITION: <b>Good</b>	ROOF STRUCTURE:	FRAMING:
COST & DESIGN FACTOR: <b>1.00%</b>	ROOF MATERIAL:	EXTERIOR WALL:
ECONOMIC FACTOR:	ROOF DESIGN:	INTERIOR WALL STRUCTURE:
PERCENT COMPLETE: <b>100%</b>	FOUNDATION:	INTERIOR WALL MATERIAL:
BUILDING VALUE: <b>\$801,300</b>	CENTRAL AC/HEAT:	FLOORING:
ATTIC:	BASEMENT:	FLOOR CONSTRUCTION:
POOL: <b>None</b>	CEILING:	

**FLOOR AREAS****ROOMS****BATHS**

LLLA: <b>0</b>	FAMILY RMS: <b>0</b>	FULL BATHS: <b>2</b>
1ST STORY: <b>1,172</b>	BEDROOMS: <b>2</b>	HALF BATHS: <b>0</b>
2ND STORY: <b>0</b>	REC ROOMS: <b>No</b>	ADD'L FIXT.: <b>4</b>
ADDL STORY: <b>0</b>	TOTAL RMS: <b>4</b>	TOTAL FIXT.: <b>10</b>
HALF STORY: <b>0</b>	REC ROOM AREA: <b>0</b>	
ATTIC: <b>0</b>		
TOTAL SFLA 1: <b>1,172</b>		
BASEMENT: <b>0</b>		

**RESIDENTIAL BUILDING ADDITIONS**

# Area

**BUILDING SKETCH**[OPEN COUNTY SITE](#) **BUILDING PERMITS**

Start	End	Number	Amount	Status	Purpose	Owner
11/30/2001	4/2/2003	011526	\$1,050,000	Completed	New Building - Electrical - Plumbing	SUNSTONE REALTY PARTNERS
11/30/2001	2/25/2003	011527	\$1,050,000	Completed	New Building - Electrical - Plumbing	SUNSTONE REALTY PARTNERS
11/30/2001	12/3/2002	011528	\$600,000	Completed	New Building - Electrical - Plumbing	SUNSTONE REALTY PARTNERS
11/30/2001	1/2/2003	011529	\$600,000	Completed	New Building - Electrical - Plumbing	SUNSTONE REALTY PARTNERS
11/30/2001	10/25/2002	011530	\$375,000	Completed	New Building - Electrical - Plumbing	SUNSTONE REALTY PARTNERS
11/30/2001	9/19/2002	011531	\$1,050,000	Completed	New Building - Electrical - Plumbing	SUNSTONE REALTY PARTNERS
11/30/2001		011532	\$600,000	CHK W. BLDG	New Building - Electrical - Plumbing	SUNSTONE REALTY PARTNERS
11/30/2001	8/8/2002	011533	\$120,000	Completed	New Building	SUNSTONE REALTY PARTNERS
11/30/2001		011534	\$15,000	CHK W. BLDG	New Building - Electrical - Plumbing	SUNSTONE REALTY PARTNERS
11/30/2001	1/24/2006	011535	\$75,000	Completed	New Building - Electrical - Plumbing	SUNSTONE REALTY PARTNERS



[Kapina Lansdale R\(S\) Luxury Homes Certification \(LHC\), Pricing Strategy Advisor \(PSA\), e-Pro®](#)

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