

Pearl Ridge Gdns & Twr 98-1030 Moanalua Road Unit 5-312, Aiea 96701 * Pearl Ridge Gdns & Twr * \$299,000

Sold Price: \$280,000	Sold Date: 03-05-2020	Sold Ratio: 94%
Beds: 2	MLS#: 201933618, FS	Year Built: 1976
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 778	List Date & DOM: 12-03-2019 & 53	Total Parking: 2
Land Sq. Ft.: 250,557	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$107,500
Sq. Ft. Other: 0	Tax/Year: \$63/2019	Land: \$123,700
Total Sq. Ft. 778	Neighborhood: Pearlridge	Total: \$231,200
Maint./Assoc. \$544 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: Assigned, Covered - 1, Guest, Open - 1	Frontage:	
Zoning : 13 - A-3 High Density Apartment	View: Sunset	

Public Remarks: Well maintained apartment with 2 parking stalls. One covered A24, other B115 short walk from building. Washer/dryer in unit. Updated flooring. Fresh paint. Association assessment to install new plumbing, paint buildings. Seller offering credit equal to 2 years assessment (approximately \$7000). **Sale Conditions:** None **Schools:** [Ahrens](#), [Aiea](#), [Aiea](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
98-1030 Moanalua Road 5-312	\$299,000	2 & 2/0	778 \$384	250,557 \$1	0	60%	3	53

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
98-1030 Moanalua Road 5-312	\$63 \$544 \$0	\$123,700	\$107,500	\$231,200	129%	1976 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
98-1030 Moanalua Road 5-312	\$280,000	03-05-2020	94%	94%	Construction, Conventional

[98-1030 Moanalua Road 5-312](#) - MLS#: [201933618](#) - Well maintained apartment with 2 parking stalls. One covered A24, other B115 short walk from building. Washer/dryer in unit. Updated flooring. Fresh paint. Association assessment to install new plumbing, paint buildings. Seller offering credit equal to 2 years assessment (approximately \$7000). **Region:** Pearl City **Neighborhood:** Pearlridge **Condition:** Average **Parking:** Assigned, Covered - 1, Guest, Open - 1 **Total Parking:** 2 **View:** Sunset **Frontage:** **Pool:** **Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** [Ahrens](#), [Aiea](#), [Aiea](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number