

**VALLEYVIEW MELEMANU 952043 Waikalani Place Unit E 306, MILILANI TOWN 96789 \***

**VALLEYVIEW MELEMANU \* \$95,000**

Sold Price: \$92,000	Sold Date: 01-30-2004	Sold Ratio: 97%
Beds: <b>2</b>	MLS#: <b>2310071, FS</b>	Year Built: <b>1973</b>
Bath: <b>1/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>896</b>	List Date & DOM: <b>08-01-2003 &amp; 116</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>0</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>97</b>	Frontage:	Building: <b>\$31,200</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$18/2002</b>	Land: <b>\$14,000</b>
Total Sq. Ft. <b>993</b>	<b>Waipio Acres-</b> Neighborhood: <b>waikalani</b> <b>Woodlands</b>	Total: <b>\$45,200</b>
Maint./Assoc. <b>\$260 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone D - Tool</b>	Stories / CPR: / <b>No</b>
Parking: <b>Covered - 1</b>	Frontage:	
<a href="#">Zoning</a> :	View: <b>None</b>	

**Public Remarks:** SPACIOUS 2 BDRM W/ LANAI ACROSS ELEVATOR. RENTED TILL 12/30/03, GOOD CONDI- TION BUT SOLD 'AS IS'. 48 HRS NOTICE PLEASE. CALL PATTY 598-7643=VOICEMAIL OWNER OCCUPANCY 23%. NEED PREQUAL LETTER WITH OFFERS. **Sale Conditions:** Schools: [Kipapa](#), [Wheeler](#), [Mililani](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">952043 Waikalani Place E 306</a>	<a href="#">\$95,000</a>	2 & 1/0	896   \$106	0   \$inf	97	0%	3	116

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">952043 Waikalani Place E 306</a>	\$18   \$260   \$0	\$14,000	\$31,200	\$45,200	210%	1973 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">952043 Waikalani Place E 306</a>	\$92,000	01-30-2004	97%	97%	Conventional 0

[952043 Waikalani Place E 306](#) - MLS#: [2310071](#) - SPACIOUS 2 BDRM W/ LANAI ACROSS ELEVATOR. RENTED TILL 12/30/03, GOOD CONDI- TION BUT SOLD 'AS IS'. 48 HRS NOTICE PLEASE. CALL PATTY 598-7643=VOICEMAIL OWNER OCCUPANCY 23%. NEED PREQUAL LETTER WITH OFFERS. **Region:** Central **Neighborhood:** Waipio Acres-waikalani Woodlands **Condition:** Above Average **Parking:** Covered - 1 **Total Parking:** 1 **View:** None **Frontage:** **Pool:** **Zoning:** **Sale Conditions:** Schools: [Kipapa](#), [Wheeler](#), [Mililani](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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