

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

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
952043 Waikalani Place E 306	\$95,000	2 & 1/0	896 \$106	0 \$inf	97	0%	3	116

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

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
952043 Waikalani Place E 306	\$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