

1425 F Middle Street, Honolulu 96819 * \$799,000 * Originally \$825,000

Sold Price: \$780,000 Sold Date: 02-25-2016 Sold Ratio: 98%
 Beds: **4** MLS#: **201522219, FS** Year Built: **1956**
 Bath: **2/0** Status: **Sold** Remodeled:
 Living Sq. Ft.: **2,544** List Date & DOM: **12-08-2015 & 79** Total Parking: **5**
 Land Sq. Ft.: **5,000** Condition: **Average** [Assessed Value](#)
 Lanai Sq. Ft.: **0** Frontage: **Other** Building: **\$183,200**
 Sq. Ft. Other: **168** Tax/Year: **\$172/2015** Land: **\$404,800**
 Total Sq. Ft. **2,712** Neighborhood: **Kalihi-lower** Total: **\$588,000**
 Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone X - Tool** Stories / CPR: **Two / No**
 Parking: **3 Car+, Boat, Carport** Frontage: **Other**
 Zoning: **07 - R-3.5 Residential District** View: **Mountain**

Public Remarks: Huge Price Adjustment! Live in town with easy access to freeway, stores, schools! Located in a dead end street with 5 homes, main dwelling has 3 bdrm, 1 bath, living room, den upstairs and 1 bdrm, 1 bath, kitchen, family room, separate laundry room downstairs, and parking for 5 cars (two in carport and three tandem). Detached dwelling in back was formerly the carport, now used for storage **Sale Conditions:** None **Schools:** [Fern](#), [Dole](#), [Farrington](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | DOM |
|--------------------------------------|------------------|----------|---------------|---------------|-----|
| 1425 F Middle Street | \$799,000 | 4 & 2/0 | 2,544 \$314 | 5,000 \$160 | 79 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--------------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| 1425 F Middle Street | \$172 \$0 \$0 | \$404,800 | \$183,200 | \$588,000 | 136% | 1956 & NA |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|--------------------------------------|------------|------------|------------|----------------|--------------|
| 1425 F Middle Street | \$780,000 | 02-25-2016 | 98% | 95% | Conventional |

[1425 F Middle Street](#) - MLS#: [201522219](#) - Original price was \$825,000 - Huge Price Adjustment! Live in town with easy access to freeway, stores, schools! Located in a dead end street with 5 homes, main dwelling has 3 bdrm, 1 bath, living room, den upstairs and 1 bdrm, 1 bath, kitchen, family room, separate laundry room downstairs, and parking for 5 cars (two in carport and three tandem). Detached dwelling in back was formerly the carport, now used for storage **Region:** Metro
Neighborhood: Kalihi-lower **Condition:** Average **Parking:** 3 Car+, Boat, Carport **Total Parking:** 5 **View:** Mountain
Frontage: Other **Pool:** None **Zoning:** 07 - R-3.5 Residential District **Sale Conditions:** None **Schools:** [Fern](#), [Dole](#), [Farrington](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market