820 12th Avenue Unit B, Honolulu 96816 * $975,000 * Originally $1,040,000

Sold Price:	$920,000	Sold Date:	12-19-2018	Sold Ratio:	94%
Beds:	**3**	MLS#:	**201819046, FS**	Year Built:	**1951**
Bath:	**1/1**	Status:	**Sold**	Remodeled:	
Living Sq. Ft.:	**1,096**	List Date & DOM:	**07-24-2018** & **119**	Total Parking:	**4**
Land Sq. Ft.:	**5,000**	Condition:	**Average**	Assessed Value	
Lanai Sq. Ft.:	**0**	Frontage:		Building:	**$122,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$236/2017**	Land:	**$685,300**
Total Sq. Ft.	**1,096**	Neighborhood:	**Kaimuki**	Total:	**$807,900**
Maint./Assoc.	**$0 / $0**	Flood Zone:	**Zone X - Tool**	Stories / CPR:	**Basement, One / No**
Parking:	**3 Car+**			Frontage:	
Zoning:	**05 - R-5 Residential District**			View:	**City**

Public Remarks: PRICE REDUCED! Please take a look at this clean, ready to be occupied Kaimuki home with great potential for your renovation ideas. Located at the end of a quiet cul de sac with nice City Views. Lots of renovation work already done. Electrical wiring and Plumbing lines renovated in 2014. The exterior of the house was repainted in 2018. New retaining wall on Diamond Head side was built in 2017. Also has a 480sf pool that was drained and covered, but could be converted back to functionality. **Sale Conditions:** None **Schools:** Liholiho, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info







Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
820 12th Avenue B	**$975,000**	3 & 1/1	1,096 | $890	5,000 | $195	119

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
820 12th Avenue B	$236 | $0 | $0	$685,300	$122,600	$807,900	121%	1951 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
820 12th Avenue B	$920,000	12-19-2018	94%	88%	Conventional 4000

820 12th Avenue B - MLS#: 201819046 - Original price was $1,040,000 - PRICE REDUCED! Please take a look at this clean, ready to be occupied Kaimuki home with great potential for your renovation ideas. Located at the end of a quiet cul de sac with nice City Views. Lots of renovation work already done. Electrical wiring and Plumbing lines renovated in 2014. The exterior of the house was repainted in 2018. New retaining wall on Diamond Head side was built in 2017. Also has a 480sf pool that was drained and covered, but could be converted back to functionality. **Region:** Diamond Head **Neighborhood:** Kaimuki **Condition:** Average **Parking:** 3 Car+ **Total Parking:** 4 **View:** City **Frontage: Pool:** In Ground,Plaster **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Liholiho, Kaimuki, Kalani * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market