763 12th Avenue, Honolulu 96816 * \$789,600

Sold Date: 08-29-2019 Sold Price: \$944,475 Sold Ratio: 120% Beds: 9 MLS#: 201919437, FS Year Built: 1937 Bath: 2/1 Status: Sold Remodeled:

Living Sq. Ft.: **2,524** List Date & DOM: 07-10-2019 & 14 Total Parking: 0

Condition: Fair, Needs Major Repair Land Sq. Ft.: 6,447 **Assessed Value**

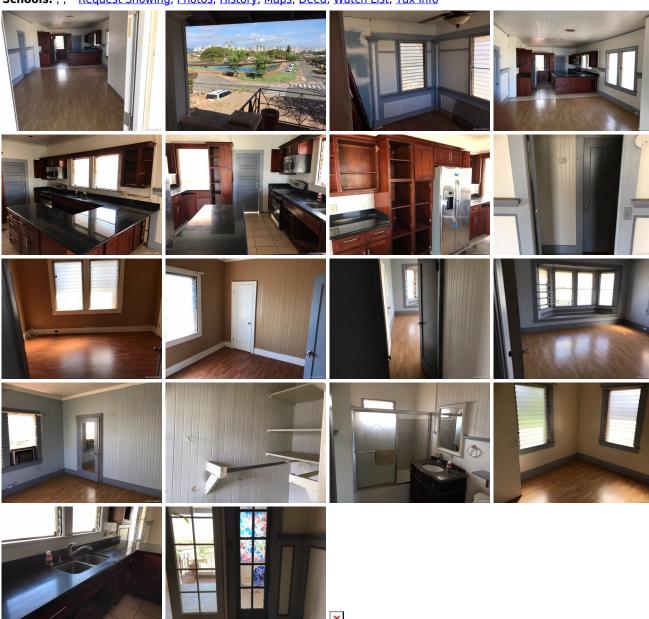
Lanai Sq. Ft.: 0 Frontage: Building: \$100,000 Sq. Ft. Other: 0 Tax/Year: \$386/2018 Land: \$915,800 Total Sq. Ft. 2,524 Neighborhood: Kaimuki Total: \$1,015,800 Stories / CPR: **Basement, Two** / **No**

Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool

Parking: Driveway Frontage:

Zoning: 05 - R-5 Residential District View: City, Mountain, Ocean, Sunset

Public Remarks: Excellent opportunity for you to buy a 9 bedroom house near Diamond Head at an affordable price. Tax records show house is approximately 2542 square feet. it has 3 bedrooms one bathroom upstairs and 6 bedrooms (no closets) and 1 1/2 bathrooms downstairs with separate entrances. Both levels have a large Kitchen. Needs major repair but this is an excellent opportunity for the right person to purchase the home to rent, live in. or flip Sale Conditions: Lender Sale Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
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763 12th Avenue	<u> \$789,600</u>	9 & 2/1	2,524 \$313	6,447 \$122	14

Address	ITax Maint, Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
763 12th Avenue	\$386 \$0 \$0	\$915,800	\$100,000	\$1,015,800	78%	1937 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
763 12th Avenue	\$944,475	08-29-2019	120%	120%	Conventional

763 12th Avenue - MLS#: 201919437 - Excellent opportunity for you to buy a 9 bedroom house near Diamond Head at an affordable price. Tax records show house is approximately 2542 square feet. it has 3 bedrooms one bathroom upstairs and 6 bedrooms (no closets) and 1 1/2 bathrooms downstairs with separate entrances. Both levels have a large Kitchen. Needs major repair but this is an excellent opportunity for the right person to purchase the home to rent, live in. or flip **Region**: Diamond Head **Neighborhood**: Kaimuki **Condition**: Fair, Needs Major Repair **Parking**: Driveway **Total Parking**: 0 **View**: City, Mountain, Ocean, Sunset **Frontage**: **Pool**: None **Zoning**: 05 - R-5 Residential District **Sale Conditions**: Lender Sale **Schools**: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market