

## **85-808 Lihue Street Unit A, Waianae 96792 \* \$429,000**

Sold Price: \$425,000	Sold Date: 04-09-2020	Sold Ratio: 99%
Beds: <b>5</b>	MLS#: <b>202001699, FS</b>	Year Built: <b>1995</b>
Bath: <b>2/0</b>	Status: <b>Sold</b>	Remodeled:
Living Sq. Ft.: <b>1,848</b>	List Date & DOM: <b>01-24-2020 &amp; 24</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>4,410</b>	Condition: <b>Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$234,200</b>
Sq. Ft. Other: <b>544</b>	Tax/Year: <b>\$150/2019</b>	Land: <b>\$281,500</b>
Total Sq. Ft. <b>2,392</b>	Neighborhood: <b>Waianae</b>	Total: <b>\$515,700</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>Two / Yes</b>
Parking: <b>1 Car, Carport</b>	Frontage:	
<a href="#">Zoning</a> : <b>05 - R-5 Residential District</b>	View: <b>Mountain, Other</b>	

**Public Remarks:** Fixer Upper, Fee simple attached via carport 2-story single family CPR + shared carport with 2-parking (covered + open) in high rental occupant area. Top floor has 3 bedrooms and full bath, living, kitchen. Bottom floor has 2 bedroom and full bath + living, counters/cabinets. Both floors once closed off with own entry and rented separately. Bottom was rented as studio. Seller rented whole house long term. Being sold As-Is. Seller will not pay for survey. Survey and CPR site plan is in the supplement section above. Seller to offer buyer \$10K credit at closing thru escrow. Tax records don't agree. **Sale Conditions:** None **Schools:** [Waianae](#), [Waianae](#), [Waianae](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
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<a href="#">85-808 Lihue Street A</a>	<a href="#">\$429,000</a>	5 & 2/0	1,848   \$232	4,410   \$97	24
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Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">85-808 Lihue Street A</a>	\$150   \$0   \$0	\$281,500	\$234,200	\$515,700	83%	1995 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">85-808 Lihue Street A</a>	\$425,000	04-09-2020	99%	99%	Conventional 12000

<a href="#">85-808 Lihue Street A</a> - MLS#: <a href="#">202001699</a> - Fixer Upper, Fee simple attached via carport 2-story single family CPR + shared carport with 2-parking(covered + open) in high rental occupant area. Top floor has 3 bedrooms and full bath, living, kitchen. Bottom floor has 2 bedroom and full bath + living, counters/cabinets. Both floors once closed off with own entry and rented separately. Bottom was rented as studio. Seller rented whole house long term. Being sold As-Is. Seller will not pay for survey. Survey and CPR site plan is in the supplement section above. Seller to offer buyer \$10K credit at closing thru escrow. Tax records don't agree. <b>Region:</b> Leeward <b>Neighborhood:</b> Waianae <b>Condition:</b> Average <b>Parking:</b> 1 Car, Carport <b>Total Parking:</b> 2 <b>View:</b> Mountain, Other <b>Frontage:</b> Pool: None <b>Zoning:</b> 05 - R-5 Residential District <b>Sale Conditions:</b> None <b>Schools:</b> <a href="#">Waianae</a> , <a href="#">Waianae</a> , <a href="#">Waianae</a> * <a href="#">Request Showing</a> , <a href="#">Photos</a> , <a href="#">History</a> , <a href="#">Maps</a> , <a href="#">Deed</a> , <a href="#">Watch List</a> , <a href="#">Tax Info</a>					
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DOM = Days on Market