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

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

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
85-808 Lihue Street A	$429,000	5 & 2/0	1,848 | $232	4,410 | $97	24

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
85-808 Lihue Street A	$150 | $0 | $0	$281,500	$234,200	$515,700	83%	1995 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
85-808 Lihue Street A	$425,000	04-09-2020	99%	99%	Conventional 12000

85-808 Lihue Street A - MLS#: 202001699 - 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. **Region:** Leeward **Neighborhood:** Waianae **Condition:** Average **Parking:** 1 Car, Carport **Total Parking:** 2 **View:** Mountain, Other **Frontage: Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** Waianae, Waianae, Waianae * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market