

**92-435 Kaiaulu Street, Kapolei 96707 \* \$795,000**

Sold Price: \$850,000      Sold Date: 01-29-2021      Sold Ratio: 107%  
 Beds: **5**      MLS#: **202029680, FS**      Year Built: **1978**  
 Bath: **3/0**      Status: **Sold**      Remodeled: **2007**  
 Living Sq. Ft.: **2,374**      List Date & DOM: **11-24-2020 & 9**      Total Parking: **4**  
 Land Sq. Ft.: **5,005**      Condition: **Excellent**      [Assessed Value](#)  
 Lanai Sq. Ft.: **80**      Frontage:      Building: **\$232,300**  
 Sq. Ft. Other: **148**      Tax/Year: **\$219/2020**      Land: **\$520,100**  
 Total Sq. Ft. **2,602**      Neighborhood: **Makakilo-lower**      Total: **\$752,400**  
 Maint./Assoc. **\$0 / \$0**      [Flood Zone](#): **Zone D - Tool**      Stories / CPR: **Split Level / No**  
 Parking: **3 Car+, Driveway, Garage, Street**      Frontage:  
 Zoning: **05 - R-5 Residential District**      View: **City, Diamond Head, Mountain, Ocean, Sunrise**

**Public Remarks:** No HOA fee. 22 owned PV panels. Avg elec bill for owners was \$20/mth. Permitted studio tenant occupied. \$800/mth incl util. One year lease till 9/30/21. Main house vacant. Last tenant in main house \$2900/mth + utilities. Ohana unit in back left, storage shed in rear with a stand alone workshop with 220 outlet. Used as a rental property for last few years. See video to understand floor plan as previous owner made additions to this originally single wall constructed house. Workmanship uncompered as it was truly a labor of love. Yard as is, shows effects of previous tenants dog. Unobstructed view of Diamond Head from lanai. Fully fenced in yard. **Sale Conditions:** None **Schools:** [Makakilo](#), [Kapolei](#), [Kapolei](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">92-435 Kaiaulu Street</a>	<a href="#">\$795,000</a>	5 & 3/0	2,374   \$335	5,005   \$159	9

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">92-435 Kaiaulu Street</a>	\$219   \$0   \$0	\$520,100	\$232,300	\$752,400	106%	1978 & 2007

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">92-435 Kaiaulu Street</a>	\$850,000	01-29-2021	107%	107%	Conventional

[92-435 Kaiaulu Street](#) - MLS#: [202029680](#) - No HOA fee. 22 owned PV panels. Avg elec bill for owners was \$20/mth. Permitted studio tenant occupied. \$800/mth incl util. One year lease till 9/30/21. Main house vacant. Last tenant in main house \$2900/mth + utilities. Ohana unit in back left, storage shed in rear with a stand alone workshop with 220 outlet. Used as a rental property for last few years. See video to understand floor plan as previous owner made additions to this originally single wall constructed house. Workmanship uncompered as it was truly a labor of love. Yard as is, shows effects of previous tenants dog. Unobstructed view of Diamond Head from lanai. Fully fenced in yard. **Region:** Makakilo **Neighborhood:** Makakilo-lower **Condition:** Excellent **Parking:** 3 Car+, Driveway, Garage, Street **Total Parking:** 4 **View:** City, Diamond Head, Mountain, Ocean, Sunrise **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Makakilo](#), [Kapolei](#), [Kapolei](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market