

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
92-435 Kaiaulu Street	\$795,000	5 & 3/0	2,374 \$335	5,005 \$159	9

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

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
92-435 Kaiaulu Street	\$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:** None **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