

305 Koa Street Unit B, Wahiawa 96786 * \$250,000 * Originally \$325,000

Sold Price: \$275,000	Sold Date: 09-29-2021	Sold Ratio: 110%
Beds: 1	MLS#: 202101525, FS	Year Built: 1938
Bath: 1/0	Status: Sold	Remodeled:
Living Sq. Ft.: 724	List Date & DOM: 01-22-2021 & 196	Total Parking: 1
Land Sq. Ft.: 5,000	Condition: Tear Down	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$16,000
Sq. Ft. Other: 0	Tax/Year: \$158/2020	Land: \$522,500
Total Sq. Ft. 724	Neighborhood: Wahiawa Area	Total: \$538,500
Maint./Assoc. \$0 / \$0	Flood Zone : Zone D - Tool	Stories / CPR: One / No
Parking: 1 Car, Carport	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: None	

Public Remarks: Full disclosure: This property is landlocked! Owners have used a private driveway 'carved' out of the neighboring telephone company's site. It could be called an "unofficial easement"; there is no written easement granted, the asking price reflects this status. The home is in tear down condition! Sewer is connected and overhead electricity exists to the property. This is a square 50' x 100' level, fee simple lot near Wahiawa's central park. This property is recorded in the land court. Land court property should not be landlocked; you can take on this issue at this low low price. **Sale Conditions:** None
Schools: [Wahiawa](#), [Wahiawa](#), [Leilehua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
305 Koa Street B	\$250,000	1 & 1/0	724 \$345	5,000 \$50	196

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
305 Koa Street B	\$158 \$0 \$0	\$522,500	\$16,000	\$538,500	46%	1938 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
305 Koa Street B	\$275,000	09-29-2021	110%	85%	Cash 0

[305 Koa Street B](#) - MLS#: [202101525](#) - Original price was \$325,000 - Full disclosure: This property is landlocked! Owners have used a private driveway 'carved' out of the neighboring telephone company's site. It could be called an "unofficial easement"; there is no written easement granted, the asking price reflects this status. The home is in tear down condition! Sewer is connected and overhead electricity exists to the property. This is a square 50' x 100' level, fee simple lot near Wahiawa's central park. This property is recorded in the land court. Land court property should not be landlocked; you can take on this issue at this low low price. **Region:** Central **Neighborhood:** Wahiawa Area **Condition:** Tear Down **Parking:** 1 Car, Carport **Total Parking:** 1 **View:** None **Frontage:** **Pool:** None **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Wahiawa](#), [Wahiawa](#), [Leilehua](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market