

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