

2520 Myrtle Street, Honolulu 96816 * \$750,000

Sold Price: \$790,000	Sold Date: 12-14-2021	Sold Ratio: 105%
Beds: 3	MLS#: 202128844, FS	Year Built: 1954
Bath: 2/0	Status: Sold	Remodeled:
Living Sq. Ft.: 1,232	List Date & DOM: 11-12-2021 & 15	Total Parking: 1
Land Sq. Ft.: 5,200	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$128,700
Sq. Ft. Other: 0	Tax/Year: \$172/2020	Land: \$602,400
Total Sq. Ft. 1,232	Neighborhood: Palolo	Total: \$731,100
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: 1 Car	Frontage:	
Zoning : 05 - R-5 Residential District	View: None	

Public Remarks: Highly desirable area (Carlos Long) in Palolo Valley. Solid redwood home with aluminum siding and roof. Bring your contractor or handyman for this diamond in the rough. Clear Fir wood floors in main part of the house, under carpets. Knob and tube wiring this will not qualify for conventional financing. Home is being sold AS IS where is. Seller is not removing personal items, cleaning, or repairs. Please bring your highest and best offer ASAP, this one won't last! All offers will be reviewed on the 22nd. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
2520 Myrtle Street	\$750,000	3 & 2/0	1,232 \$609	5,200 \$144	15

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2520 Myrtle Street	\$172 \$0 \$0	\$602,400	\$128,700	\$731,100	103%	1954 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
2520 Myrtle Street	\$790,000	12-14-2021	105%	105%	Cash

[2520 Myrtle Street](#) - MLS#: [202128844](#) - Highly desirable area (Carlos Long) in Palolo Valley. Solid redwood home with aluminum siding and roof. Bring your contractor or handyman for this diamond in the rough. Clear Fir wood floors in main part of the house, under carpets. Knob and tube wiring this will not qualify for conventional financing. Home is being sold AS IS where is. Seller is not removing personal items, cleaning, or repairs. Please bring your highest and best offer ASAP, this one won't last! All offers will be reviewed on the 22nd. **Region:** Diamond Head **Neighborhood:** Palolo **Condition:** Fair **Parking:** 1 Car **Total Parking:** 1 **View:** None **Frontage:** Pool: None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market