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

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|---|---|---|
| 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