

**1304 Kinau Street, Honolulu 96814 \* \$1,380,000**

Sold Price: \$1,320,000      Sold Date: 05-10-2024      Sold Ratio: 96%  
Beds: **5**      MLS#: **202403257, FS**      Year Built: **2020**  
Bath: **3/0**      Status: **Sold**      Remodeled:  
Living Sq. Ft.: **1,661**      List Date & DOM: **02-08-2024 &**      Total Parking: **2**  
Land Sq. Ft.: **2,250**      Condition: **Excellent**      [Assessed Value](#)  
Lanai Sq. Ft.: **85**      Frontage: **Other**      Building: **\$334,600**  
Sq. Ft. Other: **0**      Tax/Year: **\$480/2023**      Land: **\$819,400**  
Total Sq. Ft. **1,746**      Neighborhood: **Makiki Area**      Total: **\$1,154,000**  
Maint./Assoc. **\$0 / \$0**      [Flood Zone](#): **Zone X - Tool**      Stories / CPR: **Two / Yes**  
Parking: **2 Car, Garage, Street**      Frontage: **Other**  
[Zoning](#): **12 - A-2 Medium Density Apartme**      View: **Other**

**Public Remarks:** Newer home built in 2020. Rented to tenant since. No further showings. **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                           | Price                       | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|-----------------------------------|-----------------------------|----------|---------------|---------------|-----|
| <a href="#">1304 Kinau Street</a> | <a href="#">\$1,380,000</a> | 5 & 3/0  | 1,661   \$831 | 2,250   \$613 | 0   |

| Address                           | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-----------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">1304 Kinau Street</a> | \$480   \$0   \$0   | \$819,400     | \$334,600         | \$1,154,000    | 120%  | 2020 & NA        |

| Address                           | Sold Price  | Sold Date  | Sold Ratio | Original Ratio | Sold Terms |
|-----------------------------------|-------------|------------|------------|----------------|------------|
| <a href="#">1304 Kinau Street</a> | \$1,320,000 | 05-10-2024 | 96%        | 96%            | Cash       |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|
| <a href="#">1304 Kinau Street</a> - MLS#: <a href="#">202403257</a> - Newer home built in 2020. Rented to tenant since. No further showings. <b>Region:</b> Metro <b>Neighborhood:</b> Makiki Area <b>Condition:</b> Excellent <b>Parking:</b> 2 Car, Garage, Street <b>Total Parking:</b> 2 <b>View:</b> Other <b>Frontage:</b> Other <b>Pool:</b> None <b>Zoning:</b> 12 - A-2 Medium Density Apartme <b>Sale Conditions:</b> None <b>Schools:</b> , , * <a href="#">Request Showing</a> , <a href="#">Photos</a> , <a href="#">History</a> , <a href="#">Maps</a> , <a href="#">Deed</a> , <a href="#">Watch List</a> , <a href="#">Tax Info</a> |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|

DOM = Days on Market