

MICHAEL P. VICTORINO
Mayor

SCOTT K. TERUYA
Director

MAY-ANNE A. ALIBIN
Deputy Director

DEPARTMENT OF FINANCE
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov

April 17, 2020

Honorable Michael P. Victorino
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Alice L. Lee, Council Chair
and Members of Maui County Council
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Lee and Members:

SUBJECT: CERTIFICATION OF NET TAXABLE REAL PROPERTY

I am pleased to provide the Council with the Fiscal Year 2020-2021 certification of the net taxable real property valuation for the County of Maui, in accordance with Section 3.48.135 and Section 3.48.580 of the Maui County Code.

The Fiscal Year 2020-2021 net taxable value of real property for revenue projections is \$54,758,991,465, a 7% increase over last year's certified value of \$51,168,455,375. The net values multiplied by the Mayor's proposed tax rates generates \$368,159,316. After deducting \$494,410 for circuit breaker and adding \$2,676,761 for minimum tax, real property taxes will produce \$370,341,667 in revenue.

Please be advised that the attached CD containing the assessment list will also be forwarded to the County Clerk for record keeping purposes. The assessment list and the certified values will also be available to the public on the County of Maui website.

Thank you for your attention to this matter. If you have any questions, please contact me at 270-7474, or the Real Property Tax Administrator Marcy Martin, AAS at 463-3155.

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2020 APR 17 AM 9:07
OFFICE OF THE COUNTY CLERK
APPROVED FOR TRANSMITTAL
Michael P Victorino

Mayor
4/17/20

Date

Honorable Alice L. Lee
Council Chair
April 17, 2020
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Sincerely,


SCOTT K. TERUYA
Director of Finance

Attachment: CD titled Fiscal Year 2020-2021 Real Property Assessment Division Certification
which includes the Assessment List and Value Certification

xc: Keani Rawlins-Fernandez, Chair Economic Development and Budget Committee
Marcy Martin, AAS, Real Property Tax Administrator



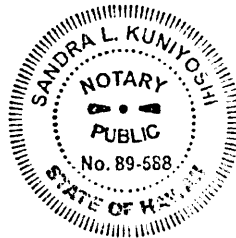
COUNTY OF MAUI
 DEPARTMENT OF FINANCE
 SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
 FISCAL YEAR 2020-2021
 CERTIFICATION

Pursuant to section 3.48.135, Maui County Code, I certify to the best of my knowledge and belief, the values are true and correct for tax rate purposes.

 Marcy Martin, AAS
 Real Property Tax Administrator
 Department of Finance, County of Maui

Subscribed and sworn to before me, this 15th day of April, 2020

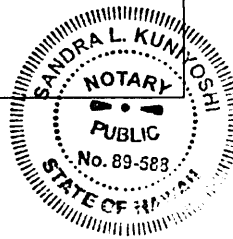
 Sandra L. Kuniyoshi
 Notary Public, State of Hawaii
 My commission expires: 10/23/2021



Doc. Date: April 17, 2020 13 pages
 Sandra L. Kuniyoshi, Second Circuit
 Doc. Description: Maui County 2020 Summary of Taxable Properties by
 Land Class Fiscal Year 2021 Total

4-15-2020

Notary Signature Date
 NOTARY CERTIFICATION



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MAUI COUNTY
2020
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

0 TIME SHARE

	REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 17, 2020	2,808,023,800
2. TOTAL EXEMPTIONS	0
3. ASSESSOR'S NET TAXABLE VALUATION	2,808,023,800
4. VALUATION ON APPEAL	78,495,730
5. TAXPAYER'S VALUATION	2,729,528,070
6. 50 PERCENT OF VALUATION ON APPEAL	39,247,865
7. VALUATION FOR TAX RATE PURPOSE	2,768,775,935
8. SECTION 3.48.135	0
9. SECTION 3.48.135 VALUATION APPEALED	0

DATE: APRIL 17, 2020




Marcy Martin, AAS
County Real Property Tax Administrator
Department of Finance, County of Maui

MAUI COUNTY
2020
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

1 NON-OWNER-OCCUPIED

	REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 17, 2020	19,429,815,400
2. TOTAL EXEMPTIONS	861,585,200
3. ASSESSOR'S NET TAXABLE VALUATION	18,568,230,200
4. VALUATION ON APPEAL	141,119,940
5. TAXPAYER'S VALUATION	18,427,110,260
6. 50 PERCENT OF VALUATION ON APPEAL	70,559,970
7. VALUATION FOR TAX RATE PURPOSE	
0 - 800,000	11,445,497,885
800,001-1,500,000	2,374,526,760
1,500,001 +	4,677,645,585
8. SECTION 3.48.135	0
9. SECTION 3.48.135 VALUATION APPEALED	0

DATE: APRIL 17, 2020



Marcy Martin, AAS
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Department of Finance, County of Maui

MAUI COUNTY
2020
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

10 COMMERCIALIZED RES

	REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 17, 2020	242,749,400
2. TOTAL EXEMPTIONS	0
3. ASSESSOR'S NET TAXABLE VALUATION	242,749,400
4. VALUATION ON APPEAL	1,625,900
5. TAXPAYER'S VALUATION	241,123,500
6. 50 PERCENT OF VALUATION ON APPEAL	812,950
7. VALUATION FOR TAX RATE PURPOSE	241,936,450
8. SECTION 3.48.135	0
9. SECTION 3.48.135 VALUATION APPEALED	0

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MAUI COUNTY
2020
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

11 SHORT TERM RENTAL

	REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 17, 2020	10,320,084,200
2. TOTAL EXEMPTIONS	150,000
3. ASSESSOR'S NET TAXABLE VALUATION	10,319,934,200
4. VALUATION ON APPEAL	81,598,830
5. TAXPAYER'S VALUATION	10,238,335,370
6. 50 PERCENT OF VALUATION ON APPEAL	40,799,415
7. VALUATION FOR TAX RATE PURPOSE	
0 - 900,000	7,526,619,985
900,0001+	2,752,514,800
8. SECTION 3.48.135	0
9. SECTION 3.48.135 VALUATION APPEALED	0

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MAUI COUNTY
2020
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

2 APARTMENT

	REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 17, 2020	571,703,400
2. TOTAL EXEMPTIONS	168,085,300
3. ASSESSOR'S NET TAXABLE VALUATION	403,618,100
4. VALUATION ON APPEAL	60,514,800
5. TAXPAYER'S VALUATION	343,103,300
6. 50 PERCENT OF VALUATION ON APPEAL	30,257,400
7. VALUATION FOR TAX RATE PURPOSE	373,360,700
8. SECTION 3.48.135	0
9. SECTION 3.48.135 VALUATION APPEALED	0

DATE: APRIL 17, 2020



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MAUI COUNTY
2020
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

3 COMMERCIAL

		REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 17, 2020		3,233,862,900
2. TOTAL EXEMPTIONS		286,396,000
3. ASSESSOR'S NET TAXABLE VALUATION		2,947,466,900
4. VALUATION ON APPEAL		234,795,000
5. TAXPAYER'S VALUATION		2,712,671,900
6. 50 PERCENT OF VALUATION ON APPEAL		117,397,500
7. VALUATION FOR TAX RATE PURPOSE	0 - 999,999,999	2,830,069,400
	N/A	0
	N/A	0
8. SECTION 3.48.135		0
9. SECTION 3.48.135 VALUATION APPEALED		0

DATE: APRIL 17, 2020

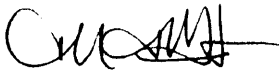


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MAUI COUNTY
2020
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL
4 INDUSTRIAL

	REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 17, 2020	2,409,300,800
2. TOTAL EXEMPTIONS	157,593,400
3. ASSESSOR'S NET TAXABLE VALUATION	2,251,707,400
4. VALUATION ON APPEAL	243,900,230
5. TAXPAYER'S VALUATION	2,007,807,170
6. 50 PERCENT OF VALUATION ON APPEAL	121,950,115
7. VALUATION FOR TAX RATE PURPOSE	0 - 999,999,999 2,129,757,285 N/A 0 N/A
8. SECTION 3.48.135	0
9. SECTION 3.48.135 VALUATION APPEALED	0

DATE: APRIL 17, 2020



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MAUI COUNTY
2020
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

5 AGRICULTURAL

	REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 17, 2020	1,292,339,400
2. TOTAL EXEMPTIONS	92,877,500
3. ASSESSOR'S NET TAXABLE VALUATION	1,199,461,900
4. VALUATION ON APPEAL	24,415,030
5. TAXPAYER'S VALUATION	1,175,046,870
6. 50 PERCENT OF VALUATION ON APPEAL	12,207,515
7. VALUATION FOR TAX RATE PURPOSE	1,187,254,385
8. SECTION 3.48.135	0
9. SECTION 3.48.135 VALUATION APPEALED	0

DATE: APRIL 17, 2020



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MAUI COUNTY
2020
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

6 CONSERVATION

	REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 17, 2020	245,703,600
2. TOTAL EXEMPTIONS	10,384,300
3. ASSESSOR'S NET TAXABLE VALUATION	235,319,300
4. VALUATION ON APPEAL	20,293,970
5. TAXPAYER'S VALUATION	215,025,330
6. 50 PERCENT OF VALUATION ON APPEAL	10,146,985
7. VALUATION FOR TAX RATE PURPOSE	225,172,315
8. SECTION 3.48.135	0
9. SECTION 3.48.135 VALUATION APPEALED	0

DATE: APRIL 17, 2020



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Department of Finance, County of Maui

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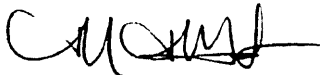
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MAUI COUNTY
2020
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

7 HOTEL/RESORT

	REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 17, 2020	3,167,401,100
2. TOTAL EXEMPTIONS	5,583,200
3. ASSESSOR'S NET TAXABLE VALUATION	3,161,817,900
4. VALUATION ON APPEAL	140,159,410
5. TAXPAYER'S VALUATION	3,021,658,490
6. 50 PERCENT OF VALUATION ON APPEAL	70,079,705
7. VALUATION FOR TAX RATE PURPOSE	3,091,738,195
8. SECTION 3.48.135	0
9. SECTION 3.48.135 VALUATION APPEALED	0

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MAUI COUNTY
2020
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

9 OWNER-OCCUPIED

		REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 17, 2020		18,624,764,400
2. TOTAL EXEMPTIONS		5,484,101,900
3. ASSESSOR'S NET TAXABLE VALUATION		13,140,662,500
4. VALUATION ON APPEAL		13,081,430
5. TAXPAYER'S VALUATION		13,127,581,070
6. 50 PERCENT OF VALUATION ON APPEAL		6,540,715
7. VALUATION FOR TAX RATE PURPOSE	0 - 999,999,999	13,134,121,785
	N/A	0
	N/A	
8. SECTION 3.48.135		0
9. SECTION 3.48.135 VALUATION APPEALED		0

DATE: APRIL 17, 2020



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MAUI COUNTY
2020
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

AGGREGATE TOTAL

	REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 17, 2020	62,345,748,400
2. TOTAL EXEMPTIONS	7,066,756,800
3. ASSESSOR'S NET TAXABLE VALUATION	55,278,991,600
4. VALUATION ON APPEAL	1,040,000,270
5. TAXPAYER'S VALUATION	54,238,991,330
6. 50 PERCENT OF VALUATION ON APPEAL	520,000,135
7. VALUATION FOR TAX RATE PURPOSE	54,758,991,465
8. SECTION 3.48.135	0
9. SECTION 3.48.135 VALUATION APPEALED	0

DATE: APRIL 17, 2020



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MAUI COUNTY
2020
CLASS SUMMARY OF TAXABLE PROPERTIES
CLASS ALL

TAX CLASS	NO. OF PITTS	----- REAL PROPERTY ASSESSED VALUATION-----		
		VALUE	EXEMPTION	TAXABLE
TIME SHARE	2,479	2,808,023,800	0	2,808,023,800
NON-OWNER-OCCUPIED	23,059	19,429,815,400	861,585,200	18,568,230,200
COMMERCIALIZED RES	160	242,749,400	0	242,749,400
SHORT TERM RENTAL	11,799	10,320,084,200	150,000	10,319,934,200
APARTMENT	116	571,703,400	168,085,300	403,618,100
COMMERCIAL	2,298	3,233,862,900	286,396,000	2,947,466,900
INDUSTRIAL	828	2,409,300,800	157,593,400	2,251,707,400
AGRICULTURAL	5,278	1,292,339,400	92,877,500	1,199,461,900
CONSERVATION	1,093	245,703,600	10,384,300	235,319,300
HOTEL/RESORT	502	3,167,401,100	5,583,200	3,161,817,900
OWNER-OCCUPIED	26,844	18,624,764,400	5,484,101,900	13,140,662,500
TOTAL	74,456	62,345,748,400	7,066,756,800	55,278,991,600
SECTION 3.48.135 PROPERTIES	0	0	0	0

----APPEALS----

TAX CLASS	NO.	AMOUNT IN DISPUTE
TIME SHARE	517	78,495,730
NON-OWNER-OCCUPIED	166	141,119,940
COMMERCIALIZED RES	2	1,625,900
SHORT TERM RENTAL	235	81,598,830
APARTMENT	7	60,514,800
COMMERCIAL	25	234,795,000
INDUSTRIAL	52	243,900,230
AGRICULTURAL	24	24,415,030
CONSERVATION	21	20,293,970
HOTEL/RESORT	17	140,159,410
OWNER-OCCUPIED	30	13,081,430
TOTAL	1,096	1,040,000,270

SECTION 3.48.135 PROPERTIES 0 0

ATTEST:

DATE: APRIL 17, 2020



Marcy Martin, AAS
County Real Property Tax Administrator
Department of Finance, County of Maui