

ALAN M. ARAKAWA

Mayor

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2017 APR 19 PM 2: 56

OFFICE OF THE
COUNTY CLERK



COUNTY OF MAUI
DEPARTMENT OF FINANCE

200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

April 19, 2017

DANILO F. AGSALOG

Director of Finance

RECEIVED

MARK R. WALKER
Deputy Director of Finance

2017 APR 19 AM 8: 27

OFFICE OF THE MAYOR

Honorable Alan M. Arakawa
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Mike White, Council Chair
and Members of Maui County Council
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Alan Arakawa 4/19/17
Mayor Date

Dear Chair White and Members:

SUBJECT: CERTIFICATION OF NET TAXABLE REAL PROPERTY

I am pleased to provide the Council with the Fiscal Year 2017-2018 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 2017-2018 net taxable value of real property for revenue projections is \$45,964,191,550, a 3.6% increase over last year's certified value of \$44,363,536,700. The net values multiplied by the Mayor's proposed tax rates generates \$301,649,292. After deducting \$346,825 for circuit breaker and adding \$2,077,389 from minimum tax, the grand total from real property taxes will produce \$303,379,856 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 Ext. 7844, or the Real Property Tax Administrator Scott Teruya at Ext. 7739.

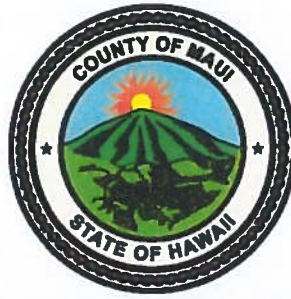
Sincerely,

DANILO F. AGSALOG
Director of Finance

Attachment: CD titled Fiscal Year 2017-2018 Real Property Assessment Division Certification which includes the Assessment List and Value Certification

xc: Scott Teruya, RPAD Administrator
DFA:skt

COUNTY COMMUNICATION NO. 17180

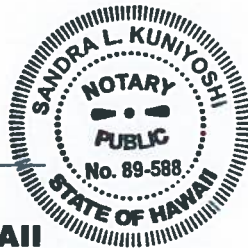


**COUNTY OF MAUI
DEPARTMENT OF FINANCE
ASSESSMENT LIST
2017**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS
18TH DAY OF April, 2017**

**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.**

**SANDRA L. KUNIYOSHI
NOTARY PUBLIC, STATE OF HAWAII
MY COMMISSION EXPIRES: 10/23/2017**



**SCOTT K. TERUYA, AAS, REAL PROPRTY TAX
ADMINISTRATOR, DEPARTMENT OF FINANCE
COUNTY OF MAUI**

Doc. Date: April 19, 2017 12 pages
Sandra L. Kuniyoshi, Second Circuit
Doc. Description: Maui County 2017 Summary of Taxable
Properties by Land Class Fiscal Year 2018 Total

4-18-2017

Notary Signature Date
NOTARY CERTIFICATION



MAUI COUNTY
2017
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
FISCAL YEAR 2018 TOTAL

	0 TIME SHARE		
	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 19, 2017	1,779,037,100	203,455,000	1,982,492,100
2. TOTAL EXEMPTIONS	0	0	0
3. ASSESSOR'S NET TAXABLE VALUATION	1,779,037,100	203,455,000	1,982,492,100
4. VALUATION ON APPEAL	72,140,900	5,722,000	77,862,900
5. TAXPAYER'S VALUATION	1,706,896,200	197,733,000	1,904,629,200
6. 50 PERCENT OF VALUATION ON APPEAL	36,070,450	2,861,000	38,931,450
7. VALUATION FOR TAX RATE PURPOSE	1,742,966,650	200,594,000	1,943,560,650
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

DATE: APRIL 19, 2017

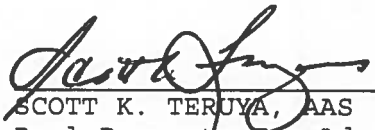


SCOTT K. TERUYA AAS
Real Property Tax Administrator

MAUI COUNTY
2017
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
FISCAL YEAR 2018 TOTAL

	1 RESIDENTIAL		
	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 19, 2017	3,165,139,700	4,530,060,600	7,695,200,300
2. TOTAL EXEMPTIONS	244,653,700	272,048,200	516,701,900
3. ASSESSOR'S NET TAXABLE VALUATION	2,920,486,000	4,258,012,400	7,178,498,400
4. VALUATION ON APPEAL	12,802,900	36,832,000	49,634,900
5. TAXPAYER'S VALUATION	2,907,683,100	4,221,180,400	7,128,863,500
6. 50 PERCENT OF VALUATION ON APPEAL	6,401,450	18,416,000	24,817,450
7. VALUATION FOR TAX RATE PURPOSE	2,914,084,550	4,239,596,400	7,153,680,950
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

DATE: APRIL 19, 2017




SCOTT K. TERUYA, AAS
Real Property Tax Administrator

MAUI COUNTY
2017
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
FISCAL YEAR 2018 TOTAL

10 COMMERCIALIZED RES

	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 19, 2017	91,411,700	81,064,500	172,476,200
2. TOTAL EXEMPTIONS	0	0	0
3. ASSESSOR'S NET TAXABLE VALUATION	91,411,700	81,064,500	172,476,200
4. VALUATION ON APPEAL	0	0	0
5. TAXPAYER'S VALUATION	91,411,700	81,064,500	172,476,200
6. 50 PERCENT OF VALUATION ON APPEAL	0	0	0
7. VALUATION FOR TAX RATE PURPOSE	91,411,700	81,064,500	172,476,200
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

DATE: APRIL 19, 2017




SCOTT K. TERUYA, AAS
Real Property Tax Administrator

MAUI COUNTY
2017
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
FISCAL YEAR 2018 TOTAL

	2 APARTMENT		
	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 19, 2017	4,603,600,400	1,984,330,200	6,587,930,600
2. TOTAL EXEMPTIONS	76,035,400	55,016,300	131,051,700
3. ASSESSOR'S NET TAXABLE VALUATION	4,527,565,000	1,929,313,900	6,456,878,900
4. VALUATION ON APPEAL	22,350,240	4,344,860	26,695,100
5. TAXPAYER'S VALUATION	4,505,214,760	1,924,969,040	6,430,183,800
6. 50 PERCENT OF VALUATION ON APPEAL	11,175,120	2,172,430	13,347,550
7. VALUATION FOR TAX RATE PURPOSE	4,516,389,880	1,927,141,470	6,443,531,350
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

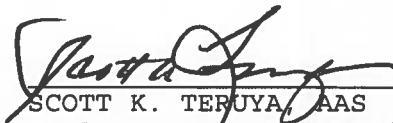
DATE: APRIL 19, 2017


SCOTT K. TEHUYA, AAS
Real Property Tax Administrator

MAUI COUNTY
2017
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
FISCAL YEAR 2018 TOTAL

	3 COMMERCIAL		
	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 19, 2017	1,410,532,700	2,076,443,900	3,486,976,600
2. TOTAL EXEMPTIONS	128,726,300	90,715,900	219,442,200
3. ASSESSOR'S NET TAXABLE VALUATION	1,281,806,400	1,985,728,000	3,267,534,400
4. VALUATION ON APPEAL	23,361,200	45,482,800	68,844,000
5. TAXPAYER'S VALUATION	1,258,445,200	1,940,245,200	3,198,690,400
6. 50 PERCENT OF VALUATION ON APPEAL	11,680,600	22,741,400	34,422,000
7. VALUATION FOR TAX RATE PURPOSE	1,270,125,800	1,962,986,600	3,233,112,400
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

DATE: APRIL 19, 2017



SCOTT K. TERUYA, AAS
Real Property Tax Administrator

MAUI COUNTY
2017
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
FISCAL YEAR 2018 TOTAL

4 INDUSTRIAL

	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 19, 2017	890,637,300	1,326,757,500	2,217,394,800
2. TOTAL EXEMPTIONS	53,153,300	57,848,800	111,002,100
3. ASSESSOR'S NET TAXABLE VALUATION	837,484,000	1,268,908,700	2,106,392,700
4. VALUATION ON APPEAL	68,361,600	90,855,900	159,217,500
5. TAXPAYER'S VALUATION	769,122,400	1,178,052,800	1,947,175,200
6. 50 PERCENT OF VALUATION ON APPEAL	34,180,800	45,427,950	79,608,750
7. VALUATION FOR TAX RATE PURPOSE	803,303,200	1,223,480,750	2,026,783,950
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

DATE: APRIL 19, 2017



SCOTT K. TERUYA, BAS
Real Property Tax Administrator

MAUI COUNTY
2017
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
FISCAL YEAR 2018 TOTAL

5 AGRICULTURAL

	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 19, 2017	1,855,181,800	2,271,149,200	4,126,331,000
2. TOTAL EXEMPTIONS	74,791,000	77,883,800	152,674,800
3. ASSESSOR'S NET TAXABLE VALUATION	1,780,390,800	2,193,265,400	3,973,656,200
4. VALUATION ON APPEAL	87,083,000	10,296,000	97,379,000
5. TAXPAYER'S VALUATION	1,693,307,800	2,182,969,400	3,876,277,200
6. 50 PERCENT OF VALUATION ON APPEAL	43,541,500	5,148,000	48,689,500
7. VALUATION FOR TAX RATE PURPOSE	1,736,849,300	2,188,117,400	3,924,966,700
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

DATE: APRIL 19, 2017



SCOTT K. TERUYA AAS
Real Property Tax Administrator

MAUI COUNTY
2017
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
FISCAL YEAR 2018 TOTAL

6 CONSERVATION

	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 19, 2017	223,520,600	295,147,700	518,668,300
2. TOTAL EXEMPTIONS	5,942,400	3,043,300	8,985,700
3. ASSESSOR'S NET TAXABLE VALUATION	217,578,200	292,104,400	509,682,600
4. VALUATION ON APPEAL	160,856,500	4,111,900	164,968,400
5. TAXPAYER'S VALUATION	56,721,700	287,992,500	344,714,200
6. 50 PERCENT OF VALUATION ON APPEAL	80,428,250	2,055,950	82,484,200
7. VALUATION FOR TAX RATE PURPOSE	137,149,950	290,048,450	427,198,400
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

DATE: APRIL 19, 2017



SCOTT K. TERUYA, AAS
Real Property Tax Administrator

MAUI COUNTY
2017
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
FISCAL YEAR 2018 TOTAL

7 HOTEL / RESORT

	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 19, 2017	8,296,924,200	1,740,595,500	10,037,519,700
2. TOTAL EXEMPTIONS	2,606,300	2,098,100	4,704,400
3. ASSESSOR'S NET TAXABLE VALUATION	8,294,317,900	1,738,497,400	10,032,815,300
4. VALUATION ON APPEAL	39,123,900	6,634,400	45,758,300
5. TAXPAYER'S VALUATION	8,255,194,000	1,731,863,000	9,987,057,000
6. 50 PERCENT OF VALUATION ON APPEAL	19,561,950	3,317,200	22,879,150
7. VALUATION FOR TAX RATE PURPOSE	8,274,755,950	1,735,180,200	10,009,936,150
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

DATE: APRIL 19, 2017




SCOTT K. TERUYA, AAS
Real Property Tax Administrator

MAUI COUNTY
2017
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
FISCAL YEAR 2018 TOTAL

	9 HOMEOWNER		
	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 19, 2017	8,701,820,400	7,202,954,100	15,904,774,500
2. TOTAL EXEMPTIONS	4,635,314,600	634,715,800	5,270,030,400
3. ASSESSOR'S NET TAXABLE VALUATION	4,066,505,800	6,568,238,300	10,634,744,100
4. VALUATION ON APPEAL	7,344,300	4,254,300	11,598,600
5. TAXPAYER'S VALUATION	4,059,161,500	6,563,984,000	10,623,145,500
6. 50 PERCENT OF VALUATION ON APPEAL	3,672,150	2,127,150	5,799,300
7. VALUATION FOR TAX RATE PURPOSE	4,062,833,650	6,566,111,150	10,628,944,800
8.	0	0	0
9. VALUATION APPEALED	0	0	0


DATE: APRIL 19, 2017


SCOTT K. TERUYA, AAS
Real Property Tax Administrator

MAUI COUNTY
2017
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
FISCAL YEAR 2018 TOTAL

	AGGREGATE TOTAL		
	BUILDING	LAND	TOTAL
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 19, 2017	31,017,805,900	21,711,958,200	52,729,764,100
2. TOTAL EXEMPTIONS	5,221,223,000	1,193,370,200	6,414,593,200
3. ASSESSOR'S NET TAXABLE VALUATION	25,796,582,900	20,518,588,000	46,315,170,900
4. VALUATION ON APPEAL	493,424,540	208,534,160	701,958,700
5. TAXPAYER'S VALUATION	25,303,158,360	20,310,053,840	45,613,212,200
6. 50 PERCENT OF VALUATION ON APPEAL	246,712,270	104,267,080	350,979,350
7. VALUATION FOR TAX RATE PURPOSE	25,549,870,630	20,414,320,920	45,964,191,550
8.	0	0	0
9. , VALUATION APPEALED	0	0	0

DATE: APRIL 19, 2017


SCOTT K. TERUYA, AAS
Real Property Tax Administrator

COUNTY OF MAUI
2017
CLASS SUMMARY OF TAXABLE PROPERTIES
FISCAL YEAR 2018 ALL

-----ASSESSED VALUATION-----

<u>TAX CLASS</u>	<u>NO. OF PITS</u>	<u>BUILDING</u>	<u>EXEMPTION</u>	<u>NET BUILDING</u>	<u>LAND</u>	<u>EXEMPTION</u>	<u>NET LAND</u>
TIME SHARE	2,485	1,779,037,100	0	1,779,037,100	203,455,000	0	203,455,000
RESIDENTIAL	10,308	3,165,139,700	244,653,700	2,920,486,000	4,530,060,600	272,048,200	4,258,012,400
COMMERCIALIZED RES	125	91,411,700	0	91,411,700	81,064,500	0	81,064,500
APARTMENT	9,408	4,603,600,400	76,035,400	4,527,565,000	1,984,330,200	55,016,300	1,929,313,900
COMMERCIAL	2,589	1,410,532,700	128,726,300	1,281,806,400	2,076,443,900	90,715,900	1,985,728,000
INDUSTRIAL	790	890,637,300	53,153,300	837,484,000	1,328,757,500	57,848,800	1,268,908,700
AGRICULTURAL	8,882	1,855,181,800	74,791,000	1,780,390,800	2,271,149,200	77,883,800	2,193,265,400
CONSERVATION	1,154	223,520,600	5,942,400	217,578,200	295,147,700	3,043,300	292,104,400
HOTEL / RESORT	11,596	8,296,924,200	2,606,300	8,294,317,900	1,740,595,500	2,098,100	1,738,497,400
HOMEOWNER	26,085	8,701,820,400	4,635,314,600	4,066,505,800	7,202,954,100	634,715,800	6,568,238,300
TOTAL	73,418	31,017,805,900	5,221,223,000	25,796,582,900	21,711,958,200	1,193,370,200	20,518,588,000
PROPERTIES	0	0	0	0	0	0	0

---APPEALS---

<u>TAX CLASS</u>	<u>NO.</u>	<u>AMOUNT IN DISPUTE</u>
TIME SHARE	161	77,862,900
RESIDENTIAL	110	49,634,900
COMMERCIALIZED RES	0	0
APARTMENT	64	26,695,100
COMMERCIAL	30	68,844,000
INDUSTRIAL	10	159,217,500
AGRICULTURAL	36	97,379,000
CONSERVATION	6	164,968,400
HOTEL / RESORT	133	45,758,300
HOMEOWNER	37	11,598,600
TOTAL	587	701,958,700
PROPERTIES	0	0

ATTEST:

DATE: APRIL 19, 2017


SCOTT K. TERUYA, AAS
Real Property Tax Administrator