

13.5 x 150,000

Good ~~afternoon~~ ^{morning}. I'm here today because the property tax appeal process is broken, and it's hurting homeowners.

I own a one-bedroom condo at Grand Champions Villas. This year, every one-bedroom unit was assessed at nearly double its market value. I appealed, but most of my neighbors didn't. Why? Because they see the system as rigged against them.

To fix this, I propose four critical reforms.

First, extend the appeal deadline from a mere 25 days to 60. Twenty-five days is not enough time to gather evidence and build a case. It silences homeowners before they can even speak.

Second, lower the threshold for challenging the assessor's model from 20% to 5%. Let me give you a real example. In January of 2023, a unit in my complex sold for \$1.15 million. ^{apart} The assessor's model arbitrarily added \$150,000 to that price to value my home. ^{+ every other one bedroom condo at the CCU} Because that increase was under 20%, ^{we} I had no right to challenge it. This is not fairness; it is a loophole that ^{strips us of our rights} ~~strips us of our rights~~. ^{to overcharge homeowners} ~~is a loophole that~~ ^{is office} ~~strips us of our rights~~ ^{license}

Third, stop prohibiting recent sales data. The rules currently let the Assessor ignore the last six months of market reality while using outdated, higher comparables from years past. This is like valuing a home in a hurricane with data from a sunny day.

Finally, we need transparency. The Assessment Division must publish an annual report showing how its assessed values stack up against actual sale prices. Sunshine is the best disinfectant.

We deserve a process that is fair, transparent, and accessible. I strongly urge you to enact these reforms. Restore public trust. Ensure that every taxpayer is assessed fairly, not just overcharged.

Mahalo.

RECEIVED AT RPTR MEETING ON 11/13/2025
from FAYE TAYLOR