

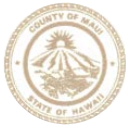


**COUNTY OF MAUI  
DEPARTMENT OF FINANCE  
REAL PROPERTY ASSESSMENT DIVISION**

# **REAL PROPERTY TAX CERTIFICATION**

**2020 Assessment Year  
Fiscal Year 2021**





**CERTIFICATION**  
FISCAL YEAR 2020-2021

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## 2020 ASSESSMENT YEAR - FISCAL YEAR 2021

Maui County Code 3.48.580

## Estimated Revenues Derived Using the Tax Rates Set Forth in the Proposed Budget

LAND CLASS	LAND CLASS DESCRIPTION	CERTIFIED VALUE FOR TAX RATE PURPOSES	PROPOSED TAX RATE	ESTIMATED REVENUE
0	TIME SHARE	\$ 2,768,775,935	14.40	\$ 39,870,373
1	NON-OWNER-OCCUPIED	18,497,670,230		109,221,550
	Tier 1 - 1st \$800,000	11,445,497,885	5.60	64,094,788
	Tier 2 - \$800,001 to \$1,500,000	2,374,526,760	6.20	14,722,066
	Tier 3 - In excess of \$1,500,000	4,677,645,585	6.50	30,404,696
10	COMMERCIALIZED RESIDENTIAL	241,936,450	4.60	1,112,908
11	SHORT TERM RENTAL	10,279,134,785		111,188,828
	Tier 1 - 1st \$900,000	7,526,619,985	10.75	80,911,165
	Tier 2 - In excess of \$900,000	2,752,514,800	11.00	30,277,663
2	APARTMENT	373,360,700	5.55	2,072,152
3	COMMERCIAL	2,830,069,400	6.29	17,801,137
4	INDUSTRIAL	2,129,757,285	7.11	15,142,574
5	AGRICULTURAL	1,187,254,385	5.94	7,052,291
6	CONSERVATION	225,172,315	6.43	1,447,858
7	HOTEL/RESORT	3,091,738,195	9.37	28,969,587
9	OWNER-OCCUPIED	13,134,121,785	2.61	34,280,058
<b>SUB-TOTALS</b>		<b>\$ 54,758,991,465</b>		<b>\$ 368,159,316</b>
<b>LESS: CIRCUIT BREAKER TAX CREDIT ESTIMATE</b>				<b>\$ (494,410)</b>
<b>MINIMUM TAX ADJUSTMENT</b>				<b>\$ 2,676,761</b>
<b>NET TOTALS</b>		<b>\$ 54,758,991,465</b>		<b>\$ 370,341,667</b>

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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



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County Real Property Tax Administrator  
Department of Finance, County of Maui



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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



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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

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

REAL PROPERTY

3,233,862,900

1. ASSESSOR'S GROSS VALUATION  
AS OF APRIL 17, 2020

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

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

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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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MAUI COUNTY  
2020  
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS  
CLASS TOTAL  
7 HOTEL/RESORT

REAL PROPERTY

3,167,401,100

1. ASSESSOR'S GROSS VALUATION  
AS OF APRIL 17, 2020

5,583,200

2. TOTAL EXEMPTIONS

3,161,817,900

3. ASSESSOR'S NET TAXABLE  
VALUATION

140,159,410

4. VALUATION ON APPEAL

3,021,658,490

5. TAXPAYER'S VALUATION

70,079,705

6. 50 PERCENT OF VALUATION  
ON APPEAL

3,091,738,195

7. VALUATION FOR TAX RATE  
PURPOSE

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

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MAUI COUNTY  
2020

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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



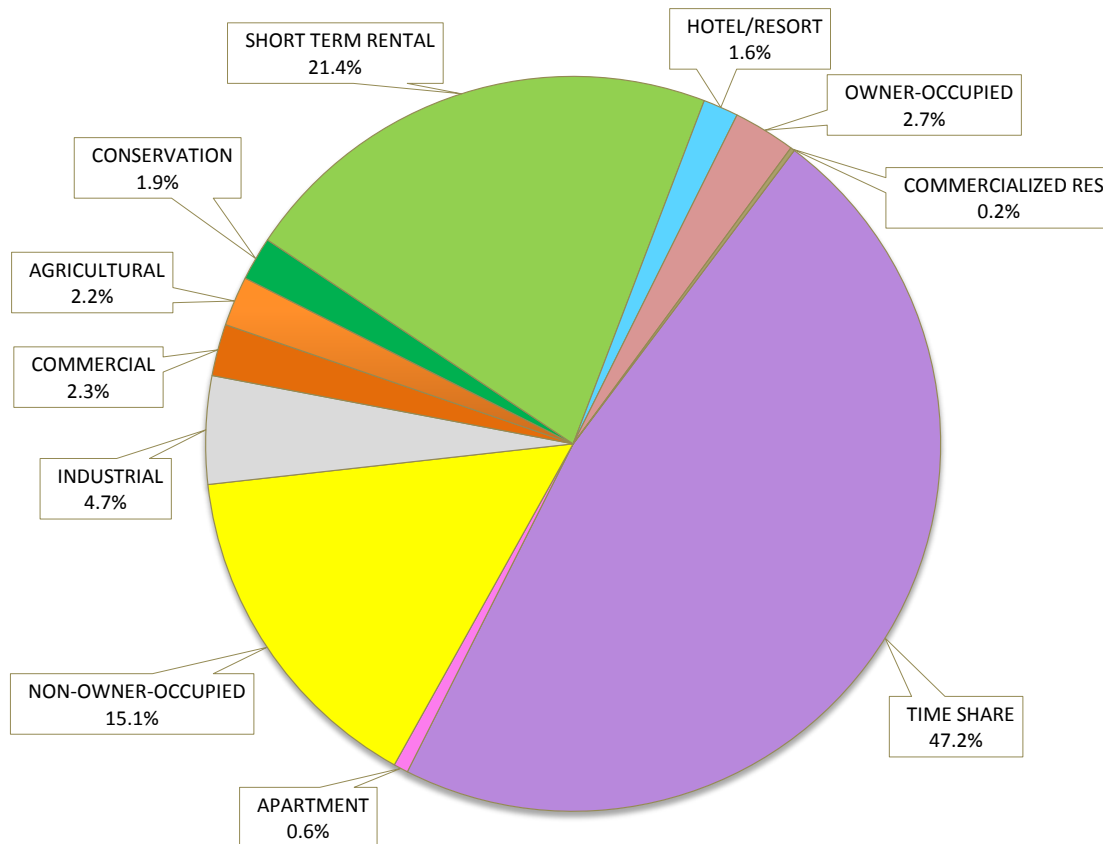
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Department of Finance, County of Maui



## FISCAL YEAR 2020-2021 APPEAL STATISTICS

### PER TAX RATE CLASSIFICATION

#### Number of Appeals

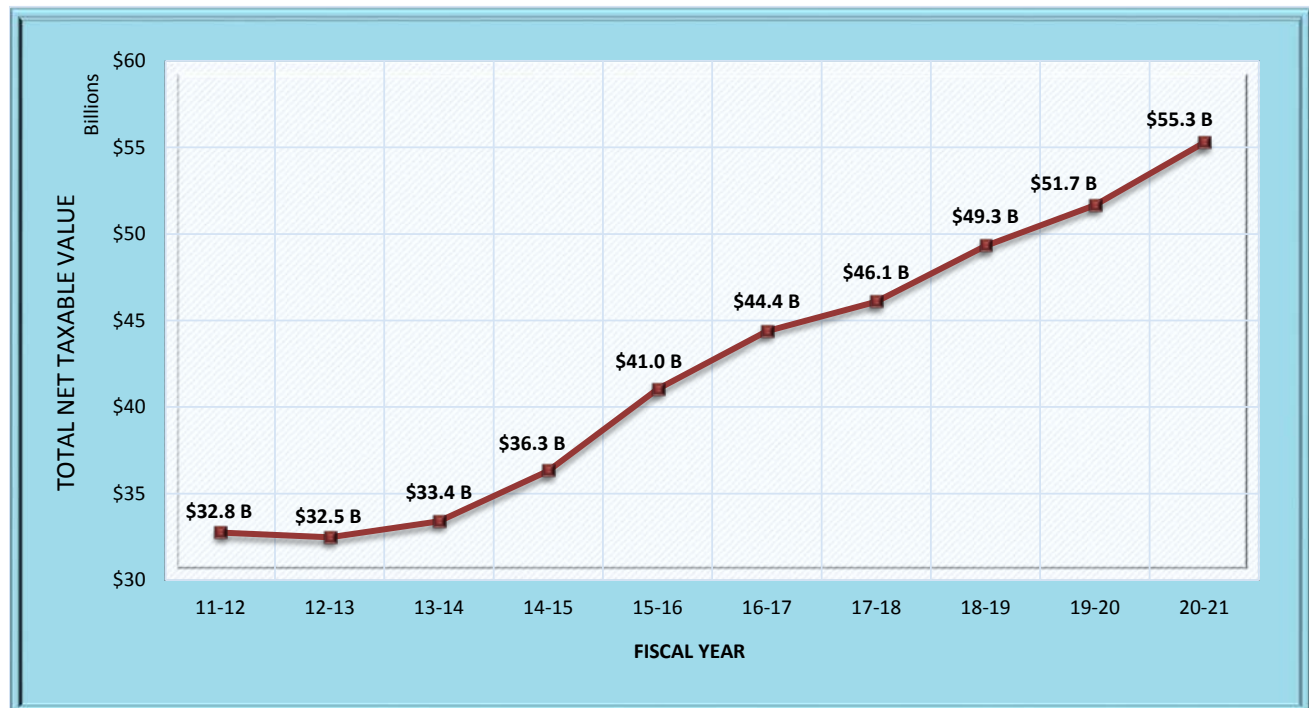


Classification	Number of Appeals	Percent of Total
TIME SHARE	517	47.2%
APARTMENT	7	0.6%
NON-OWNER-OCCUPIED	166	15.1%
INDUSTRIAL	52	4.7%
COMMERCIAL	25	2.3%
AGRICULTURAL	24	2.2%
CONSERVATION	21	1.9%
SHORT TERM RENTAL	235	21.4%
HOTEL/RESORT	17	1.6%
OWNER-OCCUPIED	30	2.7%
COMMERCIALIZED RES	2	0.2%
<b>TOTAL</b>	<b>1,096</b>	<b>100%</b>



## NET TAXABLE VALUES

(Gross taxable value less exemptions)  
FISCAL YEARS 2012 - 2021



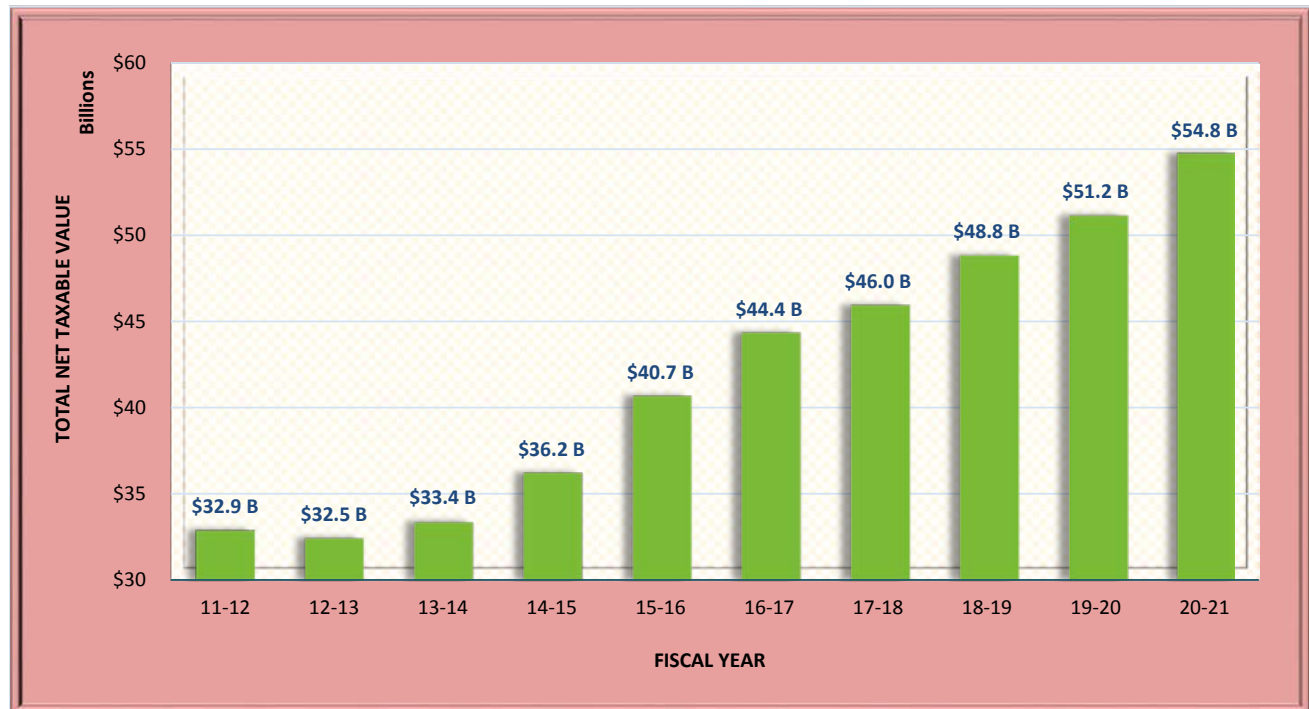
FISCAL YEAR	TOTAL NET TAXABLE VALUE (does not include appeals)	PERCENT CHANGE FROM PRIOR YEAR
11-12	\$32,752,164,900	-12.5%
12-13	\$32,473,299,700	-0.9%
13-14	\$33,400,650,800	2.9%
14-15	\$36,309,394,600	8.7%
15-16	\$41,044,454,400	13.0%
16-17	\$44,387,020,500	8.1%
17-18	\$46,080,632,500	3.8%
18-19	\$49,311,679,400	7.0%
19-20	\$51,666,336,200	4.8%
20-21	\$55,278,991,600	7.0%

Between July 2012 and June 2019, real estate prices, tourism and new construction numbers were increasing. The January 1, 2020 values that serve as the tax base for fiscal year 20-21 were derived using market data up to June 30, 2019.



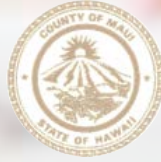
## CERTIFIED VALUE FOR TAX RATE PURPOSES

FISCAL YEARS 2012 - 2021



FISCAL YEAR	VALUATION FOR TAX RATE	PERCENT CHANGE FROM PRIOR YEAR
11-12	\$32,920,593,000	-11.6%
12-13	\$32,473,303,000	-1.4%
13-14	\$33,411,557,400	2.9%
14-15	\$36,249,111,595	8.5%
15-16	\$40,711,720,270	12.3%
16-17	\$44,363,536,700	9.0%
17-18	\$45,964,191,550	3.6%
18-19	\$48,848,591,900	6.3%
19-20	\$51,168,455,375	4.7%
20-21	\$54,758,991,465	7.0%





**COUNTY OF MAUI  
DEPARTMENT OF FINANCE  
REAL PROPERTY ASSESSMENT DIVISION**

# **SELECTED REAL PROPERTY STATISTICS FOR BUDGET CONSIDERATION**

**Fiscal Year 2020-2021**





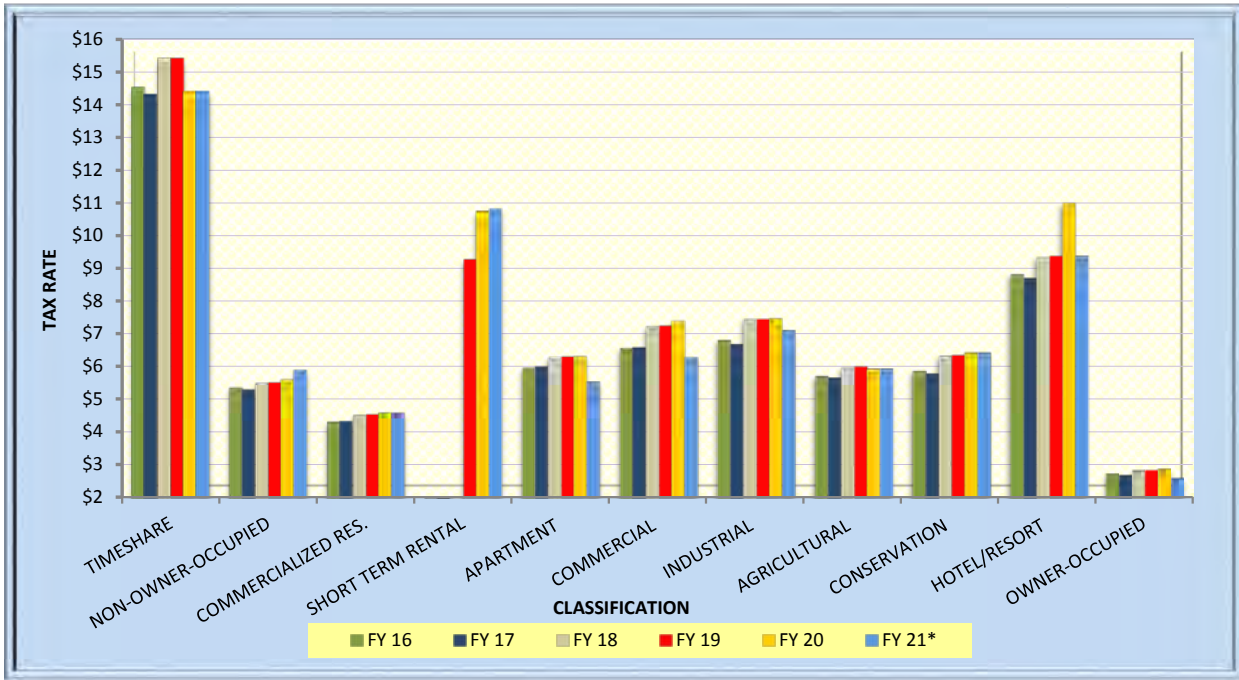
**SELECTED REAL PROPERTY STATISTICS FOR  
BUDGET CONSIDERATION  
FISCAL YEAR 2020-2021**

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## TAX RATE HISTORY

FISCAL YEARS 2016 - 2021



CLASS	CLASSIFICATION	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21*
0	TIMESHARE	\$14.55	\$14.31	\$15.43	\$15.41	\$14.40	\$14.40
1	NON-OWNER-OCCUPIED	\$5.40	\$5.30	\$5.54	\$5.52	\$5.60	\$5.90
	Tier 1 - 1st \$800,000						\$5.60
	Tier 2 - \$800,001 to \$1.5 M						\$6.20
	Tier 3 - In excess of \$1.5 M						\$6.50
10	COMMERCIALIZED RES.	\$4.35	\$4.35	\$4.56	\$4.55	\$4.60	\$4.60
11	SHORT TERM RENTAL	N/A	N/A	N/A	\$9.28	\$10.75	\$10.82
	Tier 1 - 1st \$900,000						\$10.75
	Tier 2 - In excess of \$900,000						\$11.00
2	APARTMENT	\$6.00	\$6.00	\$6.32	\$6.31	\$6.31	\$5.55
3	COMMERCIAL	\$6.60	\$6.60	\$7.28	\$7.25	\$7.39	\$6.29
4	INDUSTRIAL	\$6.85	\$6.69	\$7.49	\$7.45	\$7.48	\$7.11
5	AGRICULTURAL	\$5.75	\$5.66	\$6.01	\$6.00	\$5.94	\$5.94
6	CONSERVATION	\$5.90	\$5.80	\$6.37	\$6.35	\$6.43	\$6.43
7	HOTEL/RESORT	\$8.85	\$8.71	\$9.37	\$9.37	\$11.00	\$9.37
9	OWNER-OCCUPIED	\$2.75	\$2.70	\$2.86	\$2.85	\$2.90	\$2.61

\*FY 21 rates are proposed

The overall rate displayed for the tiered classes is the effective tax rate for the class.



**TAX RATE COMPARISON BY COUNTY**  
FISCAL YEAR 2020-2021

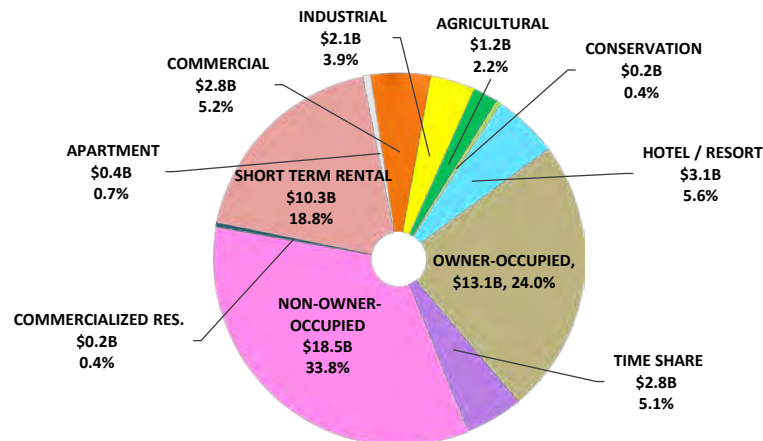
Land Class	Maui FY21	Maui FY20	Honolulu FY21	Honolulu FY20	Hawaii FY21	Hawaii FY20	Kauai FY21	Kauai FY20
Residential	N/A	\$5.60	\$3.50	\$3.50	\$11.10	\$11.10	\$6.05	\$6.05
Non-owner-occupied			N/A	N/A	N/A	N/A	N/A	N/A
Tier 1 - 1st \$800,000 net value	\$5.60							
Tier 2 - \$800,001 to \$1,500,000 net value	\$6.20							
Tier 3 - In excess of \$1,500,000 net value	\$6.50							
Apartment	\$5.55	\$6.31	N/A	N/A	\$11.70	\$11.70	N/A	N/A
Commercial	\$6.29	\$7.39	\$12.40	\$12.40	\$10.70	\$10.70	\$8.10	\$8.10
Industrial	\$7.11	\$7.48	\$12.40	\$12.40	\$10.70	\$10.70	\$8.10	\$8.10
Agricultural	\$5.94	\$5.94	\$5.70	\$5.70	\$9.35	\$9.35	\$6.75	\$6.75
Conservation	\$6.43	\$6.43	\$5.70	\$5.70	\$11.55	\$11.55	\$6.75	\$6.75
Hotel and Resort	\$9.37	\$11.00	\$13.90	\$13.90	\$11.55	\$11.55	\$10.85	\$10.85
Owner-occupied	\$2.61	\$2.90	N/A	N/A	\$6.15	\$6.15	\$3.05	\$3.05
Timeshare	\$14.40	\$14.40	N/A	N/A	N/A	N/A	N/A	N/A
Commercialized Res.	\$4.60	\$4.60	N/A	N/A	N/A	N/A	\$5.05	\$5.05
Short Term Rental		\$10.75	N/A	N/A	N/A	N/A	N/A	N/A
Tier 1 - 1st \$900,000 net value	\$10.75							
Tier 2 - In excess of \$900,000 net value	\$11.00							
Vacation Rental	N/A	N/A	N/A	N/A	N/A	N/A	\$9.85	\$9.85
Vacant Agricultural	N/A	N/A	\$8.50	\$8.50	N/A	N/A	N/A	N/A
Residential "A"								
Tier 1 - 1st 1M value	N/A	N/A	\$4.50	\$4.50	N/A	N/A	N/A	N/A
Tier 2 - In excess of 1M value	N/A	N/A	\$10.50	\$10.50	N/A	N/A	N/A	N/A
Residential Investor	N/A	N/A	N/A	N/A	N/A	N/A	\$8.05	\$8.05
Affordable Housing	N/A	N/A	N/A	N/A	\$6.15	\$6.15	N/A	N/A



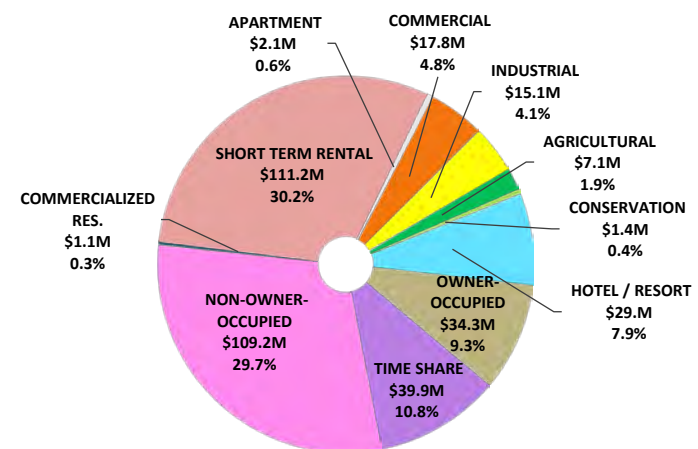
## SUMMARY OF TAXABLE PROPERTIES

CLASSIFICATION	FY 2020 TAX RATES	FY 2020 CERTIFIED VALUE	FY 2020 CERTIFIED REVENUE	FY 2021 PROPOSED RATES	FY 2021 NET TAXABLE VALUE	FY 2021 50% OF APPEALS	FY 2021 CERTIFIED VALUE	FY 2021 ESTIMATED REVENUE	REVENUE DOLLAR CHANGE	REVENUE PERCENT CHANGE	FY 2020 CLASS COUNT	FY 2021 CLASS COUNT	COUNT CHANGE	COUNT PERCENT CHANGE
TIME SHARE	\$14.40	\$ 2,441,153,020	\$ 35,152,603	\$14.40	\$ 2,808,023,800	\$ 39,247,865	\$ 2,768,775,935	\$ 39,870,373	\$ 4,717,770	13.4%	2,479	2,479	0	0.0%
NON-OWNER-OCCUPIED	\$5.60	8,061,545,620	45,144,655		18,568,230,200	70,559,970	18,497,670,230	109,221,550	64,076,895	141.9%	10,842	23,059	12,217	112.7%
Tier 1 - 1st \$800,000				\$5.60			11,445,497,885	64,094,788				17,346		
Tier 2 - \$800,001 to \$1.5 M				\$6.20			2,374,526,760	14,722,066				3,544		
Tier 3 - In excess of \$1.5 M				\$6.50			4,677,645,585	30,404,696				2,169		
COMMERCIALIZED RES.	\$4.60	207,502,300	954,511	\$4.60	242,749,400	812,950	241,936,450	1,112,908	158,397	16.6%	142	160	18	12.7%
SHORT TERM RENTAL	\$10.75	9,436,248,730	101,439,674		10,319,934,200	40,799,415	10,279,134,785	111,188,828	9,749,154	9.6%	11,679	11,799	120	1.0%
Tier 1 - 1st \$900,000				\$10.75			7,526,619,985	80,911,165				8,905		
Tier 2 - In excess of \$900,000				\$11.00			2,752,514,800	30,277,663				2,894		
APARTMENT	\$6.31	6,503,521,690	41,037,222	\$5.55	403,618,100	30,257,400	373,360,700	\$ 2,072,152	(38,965,070)	-95.0%	9,039	116	-8,923	-98.7%
COMMERCIAL	\$7.39	2,832,416,130	20,931,555	\$6.29	2,947,466,900	117,397,500	2,830,069,400	17,801,137	(3,130,419)	-15.0%	2,270	2,298	28	1.2%
INDUSTRIAL	\$7.48	2,083,169,505	15,582,108	\$7.11	2,251,707,400	121,950,115	2,129,757,285	15,142,574	(439,534)	-2.8%	816	828	12	1.5%
AGRICULTURAL	\$5.94	4,357,942,275	25,886,177	\$5.94	1,199,461,900	12,207,515	1,187,254,385	\$ 7,052,291	(18,833,886)	-72.8%	9,020	5,278	-3,742	-41.5%
CONSERVATION	\$6.43	457,633,225	2,942,582	\$6.43	235,319,300	10,146,985	225,172,315	\$ 1,447,858	(1,494,724)	-50.8%	1,154	1,093	-61	-5.3%
HOTEL / RESORT	\$11.00	2,934,708,550	32,281,794	\$9.37	3,161,817,900	70,079,705	3,091,738,195	28,969,587	(3,312,207)	-10.3%	906	502	-404	-44.6%
OWNER-OCCUPIED	\$2.90	11,852,614,330	34,372,582	\$2.61	13,140,662,500	6,540,715	13,134,121,785	34,280,058	(92,524)	-0.3%	26,120	26,844	724	2.8%
TOTALS		\$ 51,168,455,375	\$ 355,725,463		\$ 55,278,991,600	\$ 520,000,135	\$ 54,758,991,465	\$ 368,159,316	\$ 12,433,853	3.5%	74,467	74,456	-11	0.0%
			\$ (425,836)			Less: Circuit Breaker Credits		\$ (494,410)						
			\$ 2,736,613			Minimum Tax Adjustment @\$400		\$ 2,676,761						
			\$ 358,036,240			ESTIMATED REVENUE		\$ 370,341,667						

FY 2021 CERTIFIED VALUES

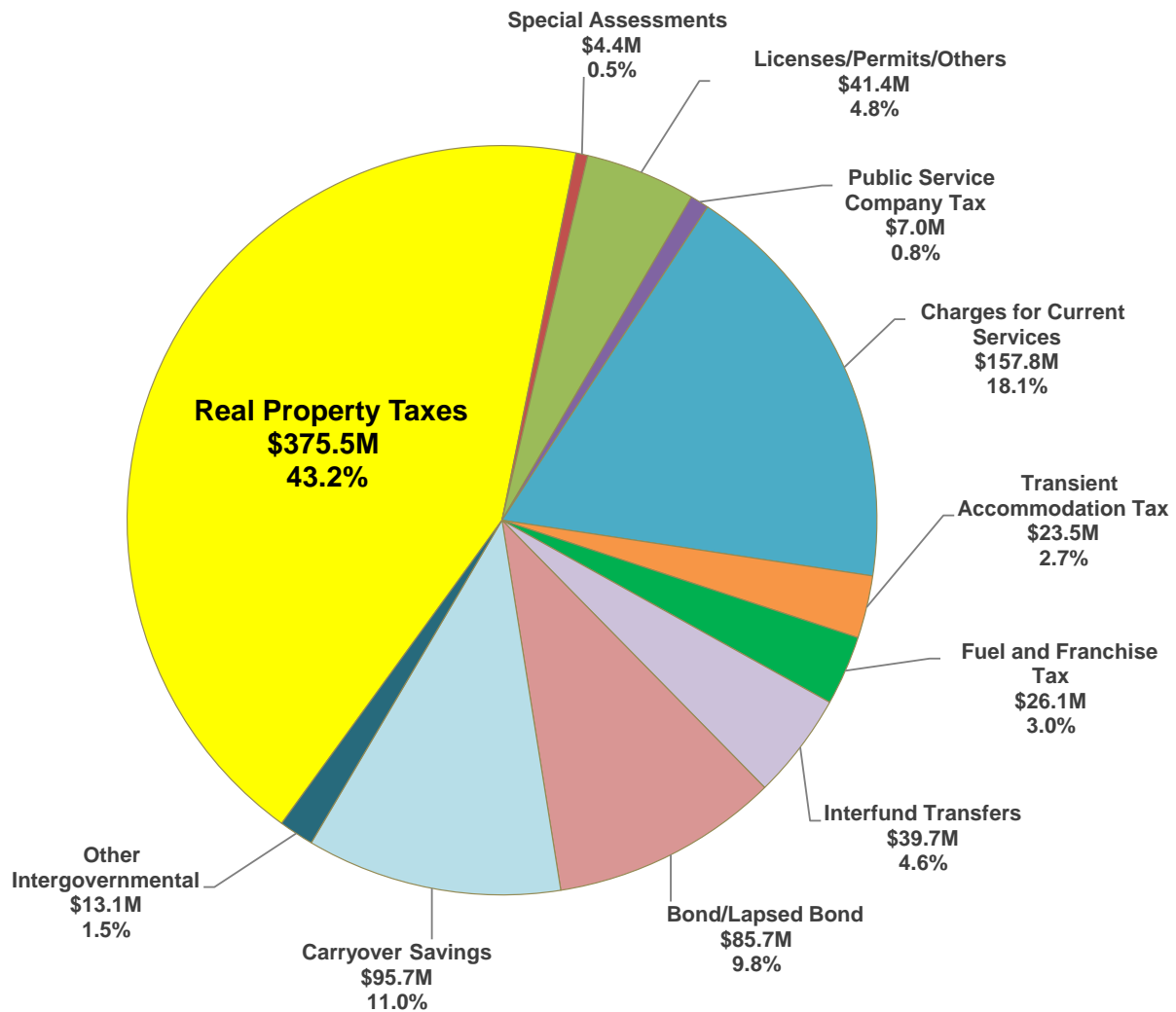


ESTIMATED FY 2021 CERTIFIED REVENUE



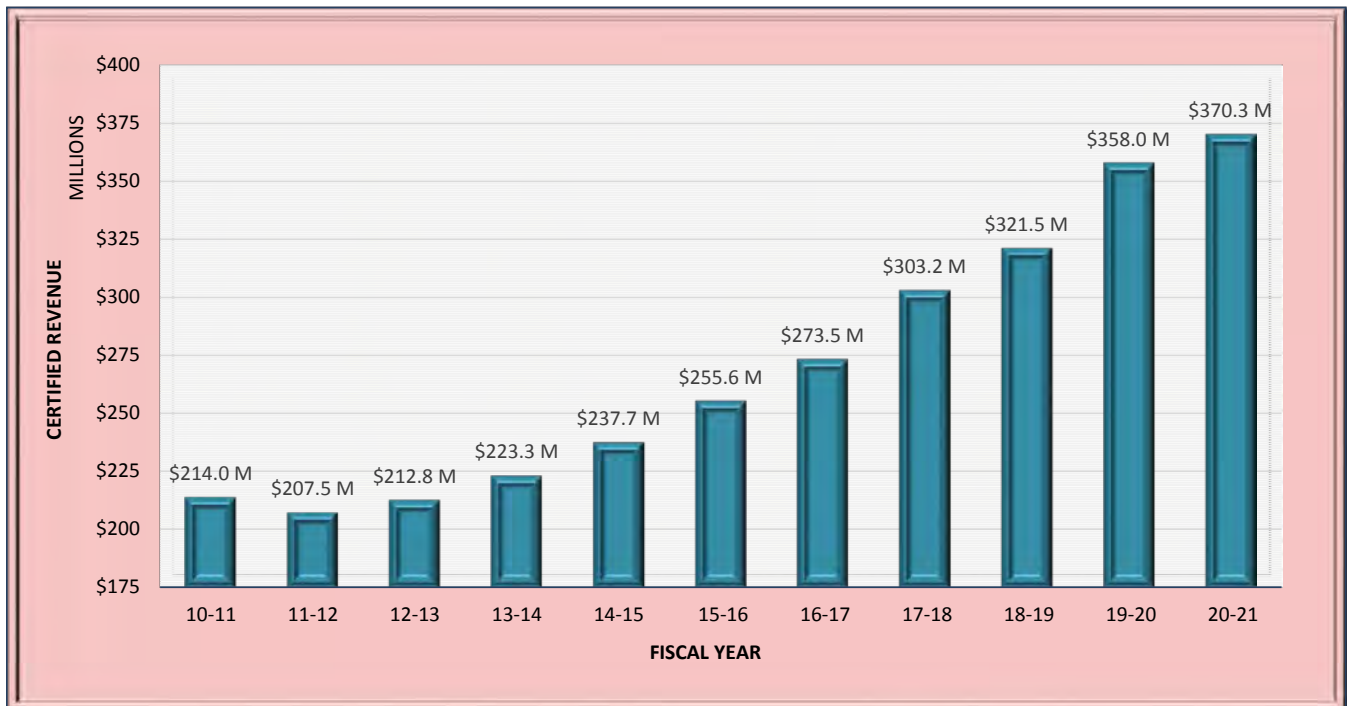


**MAUI COUNTY REVENUE SOURCES  
MAYOR'S PROPOSED FY 2020-2021  
BUDGET**





**COUNTY OF MAUI REAL PROPERTY ASSESSMENT DIVISION**  
**CERTIFIED REVENUE FOR BUDGET HISTORY**  
 (Net taxable revenue less 50% of taxes in dispute)



FISCAL YEAR	CERTIFIED REVENUE	PERCENT CHANGE FROM PRIOR YEAR
10-11	\$213,992,989	-7.4%
11-12	\$207,539,182	-3.0%
12-13	\$212,816,224	2.5%
13-14	\$223,318,148	4.9%
14-15	\$237,718,190	6.4%
15-16	\$255,584,150	7.5%
16-17	\$273,489,153	7.0%
17-18	\$303,175,667	10.9%
18-19	\$321,485,724	6.0%
19-20	\$358,036,240	11.4%
20-21	\$370,341,667	3.4%

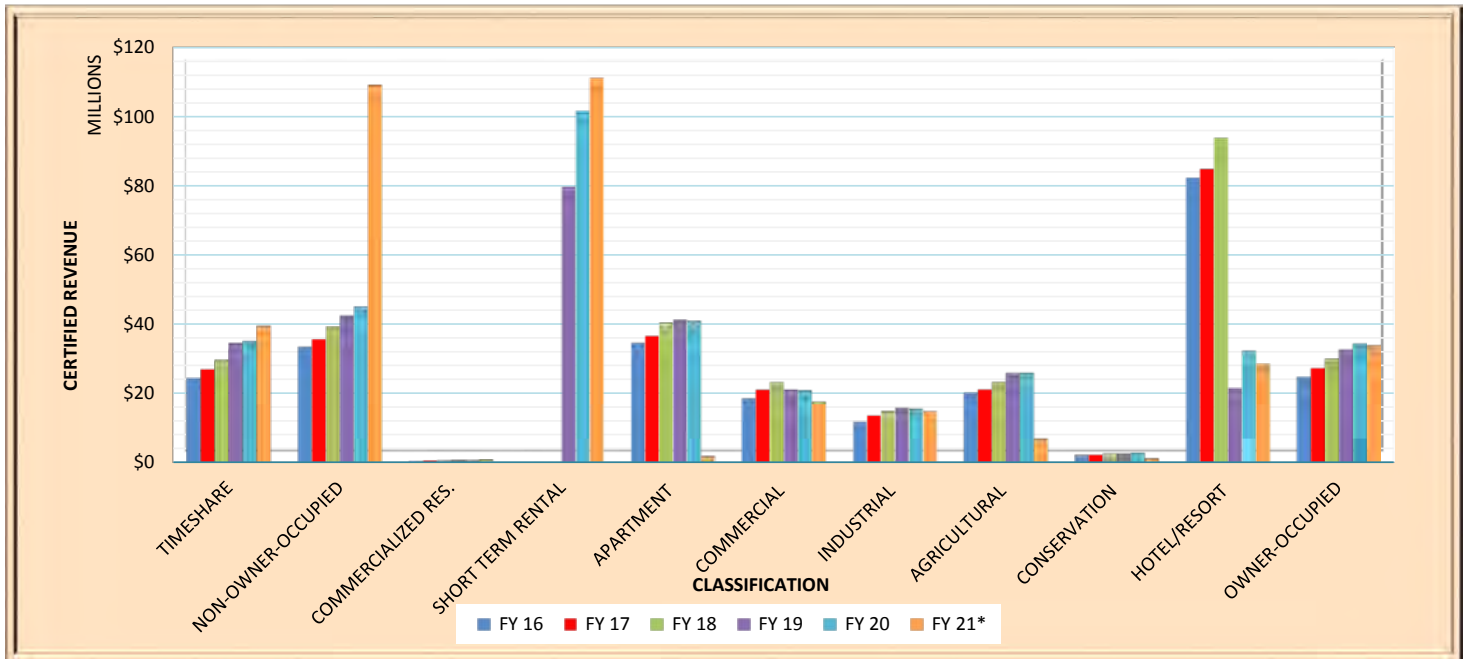
All years include adjustments for circuit breaker.

FY 13, 14, 15, 16, 17, 18, 19, 20 and 21 include adjustments for minimum tax.

FY 20-21 Based upon proposed rates



## CERTIFIED REVENUE BY CLASS HISTORY



CLASS	CLASSIFICATION	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21*
0	TIMESHARE	\$ 24,641,296	\$ 27,141,335	\$ 29,989,141	\$ 34,559,755	\$ 35,152,603	\$ 39,870,373
1	NON-OWNER-OCCUPIED	33,624,161	35,824,619	39,631,392	42,623,671	45,144,655	109,221,550
10	COMMERCIALIZED RES.	522,724	710,970	786,491	896,496	954,511	1,112,908
11	SHORT TERM RENTAL	N/A	N/A	N/A	79,484,204	101,439,674	111,188,828
2	APARTMENT	34,758,673	36,804,333	40,723,118	41,295,428	41,037,222	2,072,152
3	COMMERCIAL	18,639,936	21,282,057	23,537,058	21,108,002	20,931,555	17,801,137
4	INDUSTRIAL	11,992,799	13,736,070	15,180,612	15,889,830	15,582,108	15,142,574
5	AGRICULTURAL	20,334,716	21,350,180	23,589,050	25,981,969	25,886,177	7,052,291
6	CONSERVATION	2,400,260	2,461,931	2,721,254	2,786,559	2,942,582	1,447,858
7	HOTEL/RESORT	82,270,884	84,880,236	93,793,102	21,638,285	32,281,794	28,969,587
9	OWNER-OCCUPIED	24,925,279	27,514,337	30,398,782	32,646,360	34,372,582	34,280,058
<b>TOTALS</b>		<b>\$ 254,110,728</b>	<b>\$ 271,706,068</b>	<b>\$ 300,350,000</b>	<b>\$ 318,910,559</b>	<b>\$ 355,725,463</b>	<b>\$ 368,159,316</b>

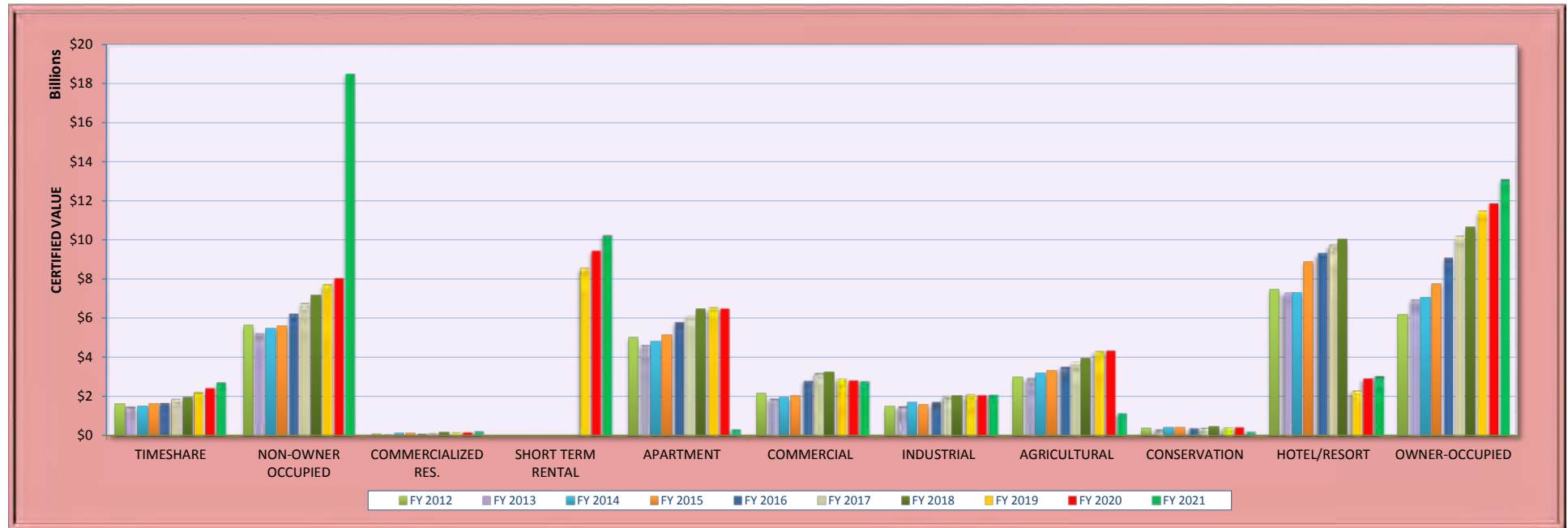
All amounts are before Circuit Breaker Tax Credit and Minimum Tax Adjustment.

\*Based on FY 2021 proposed tax rates



## CERTIFIED VALUE BY CLASS HISTORY

### FISCAL YEARS 2012 - 2021

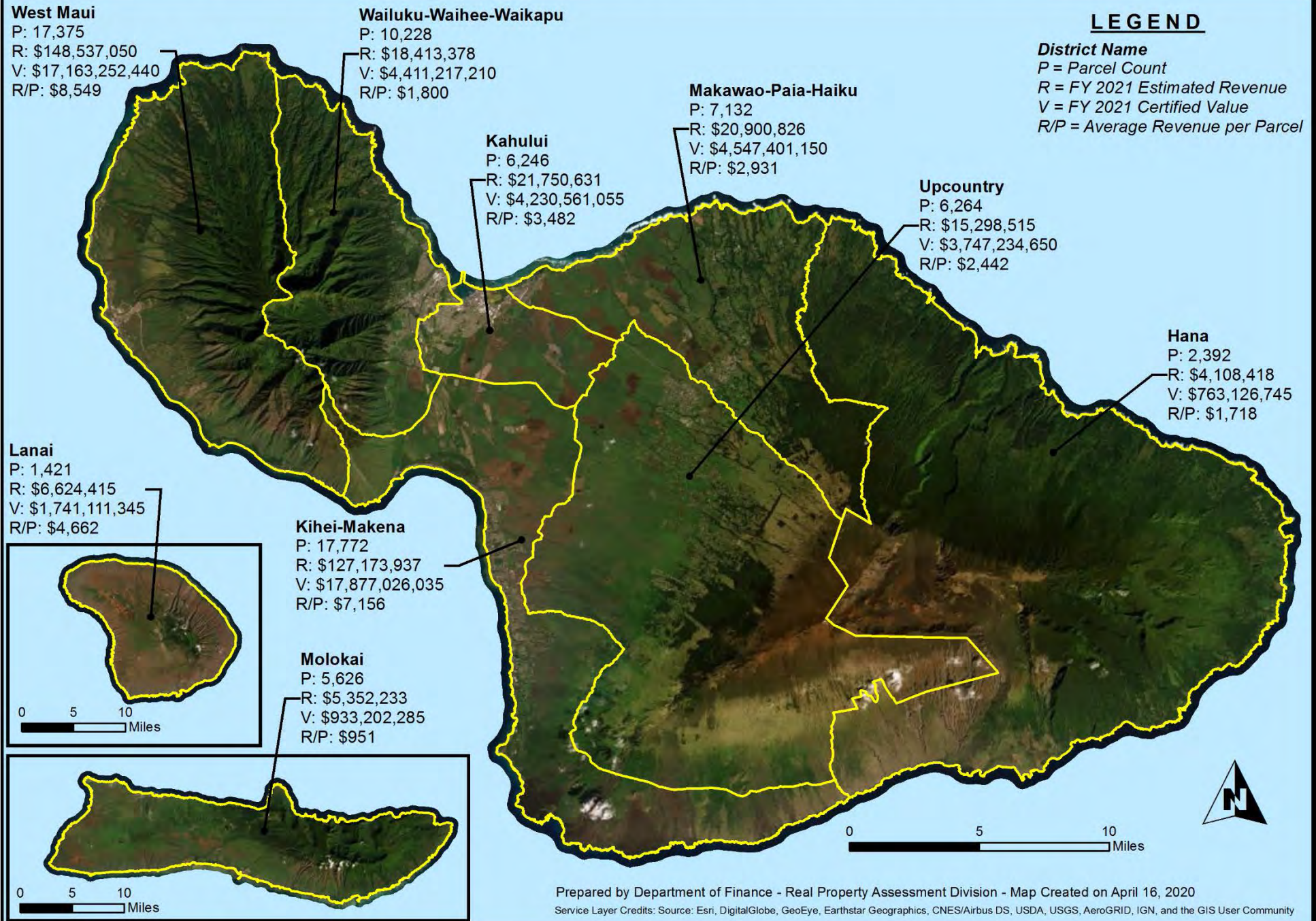


CLASSIFICATION	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
TIMESHARE	\$ 1,607,462,597	\$ 1,508,875,080	\$ 1,483,431,650	\$ 1,591,353,360	\$ 1,693,559,850	\$ 1,896,669,100	\$ 1,943,560,650	\$ 2,242,683,630	\$ 2,441,153,020	\$ 2,768,775,935
NON-OWNER OCCUPIED	5,645,593,414	5,241,368,537	5,461,102,750	5,570,175,455	6,226,696,455	6,759,362,000	7,153,680,950	7,721,679,610	8,061,545,620	18,497,670,230
COMMERCIALIZED RES.	70,301,000	75,166,300	94,183,400	109,353,100	120,166,400	163,441,300	172,476,200	197,032,150	207,502,300	241,936,450
SHORT TERM RENTAL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8,565,108,215	9,436,248,730	10,279,134,785
APARTMENT	5,016,127,284	4,623,503,775	4,782,463,850	5,118,013,200	5,793,112,180	6,134,055,500	6,443,531,350	6,544,441,815	6,503,521,690	373,360,700
COMMERCIAL	2,126,141,530	1,910,261,470	1,952,055,250	1,998,654,825	2,824,232,675	3,224,554,150	3,233,112,400	2,911,448,390	2,832,416,130	2,830,069,400
INDUSTRIAL	1,466,956,917	1,522,372,401	1,676,982,150	1,546,738,100	1,750,773,535	2,053,224,200	2,026,783,950	2,132,863,105	2,083,169,505	2,129,757,285
AGRICULTURAL	2,978,918,118	2,975,466,098	3,194,538,350	3,318,065,425	3,536,472,280	3,772,116,600	3,924,966,700	4,330,328,125	4,357,942,275	1,187,254,385
CONSERVATION	362,723,802	359,573,198	409,933,100	391,135,500	406,823,780	424,470,850	427,198,400	438,828,200	457,633,225	225,172,315
HOTEL/RESORT	7,471,671,706	7,304,444,983	7,303,708,150	8,865,183,790	9,296,145,125	9,745,147,700	10,009,936,150	2,309,315,360	2,934,708,550	3,091,738,195
OWNER-OCCUPIED	6,174,696,105	6,952,271,491	7,053,158,750	7,740,438,840	9,063,737,990	10,190,495,300	10,628,944,800	11,454,863,300	11,852,614,330	13,134,121,785
<b>TOTALS</b>	<b>\$32,920,592,473</b>	<b>\$ 32,473,303,333</b>	<b>\$ 33,411,557,400</b>	<b>\$ 36,249,111,595</b>	<b>\$ 40,711,720,270</b>	<b>\$ 44,363,536,700</b>	<b>\$ 45,964,191,550</b>	<b>\$ 48,848,591,900</b>	<b>\$ 51,168,455,375</b>	<b>\$ 54,758,991,465</b>





# Revenue By Council District - Fiscal Year 2021 / Assessment Year 2020



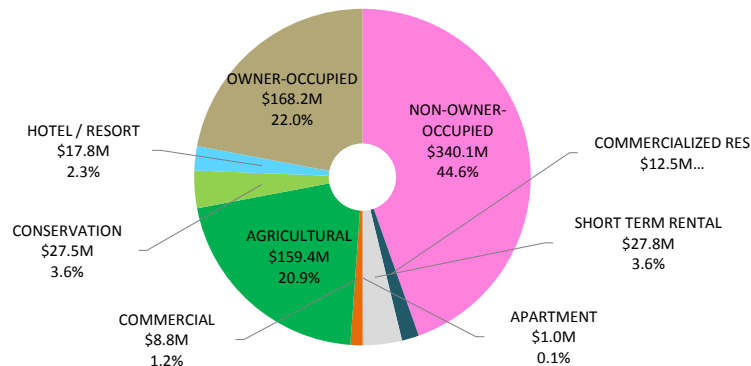


REVENUE BY DISTRICT  
HANA  
FISCAL YEAR 2020 VERSUS 2021

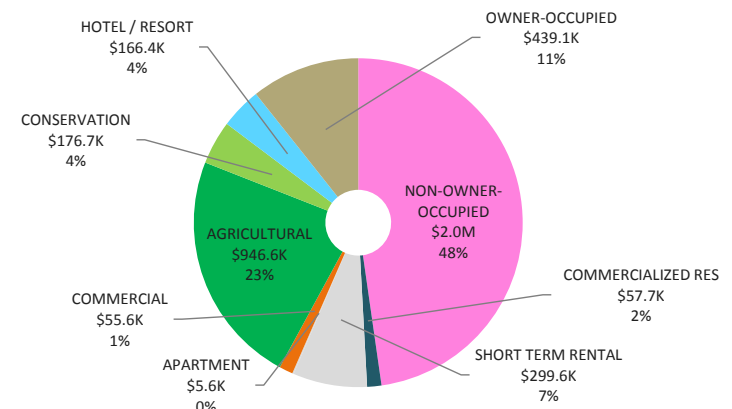
CLASSIFICATION	FY 2020 TAX RATES	FY 2020 CERTIFIED VALUE	FY 2020 CERTIFIED REVENUE	FY 2021 PROPOSED RATES	FY 2021 NET TAXABLE VALUE	50% OF APPEALS TO DATE	FY 2021 CERTIFIED VALUE	FY 2021 ESTIMATED REVENUE*	PERCENT CHANGE	FY 2020 CLASS COUNT	FY 2021 CLASS COUNT	COUNT CHANGE	PERCENT CHANGE
TIME SHARE	\$ 14.40	0	0	\$ 14.40	0	0	0	0	0.00%	0	0	0	0.00%
NON-OWNER-OCCUPIED	5.60	31,730,200	177,689		340,344,100	216,300	340,127,800	1,961,185	1003.72%	80	563	483	603.75%
Tier 1 - 1st \$800,000				5.60	263,145,700	216,300	262,929,400	1,472,405			439		
Tier 2 - \$800,001 to \$1.5 M				6.20	43,365,000		43,365,000	268,863			89		
Tier 3 - In excess of \$1.5 M				6.50	33,833,400		33,833,400	219,917			35		
COMMERCIALIZED RES.	4.60	10,396,000	47,822	4.60	12,541,900	0	12,541,900	57,693	20.64%	12	14	2	16.67%
SHORT TERM RENTAL	10.75	25,231,500	271,239		27,775,200	0	27,775,200	299,588	10.45%	42	45	3	7.14%
Tier 1 - 1st \$900,000				10.75	23,756,500		23,756,500	255,382			37		
Tier 2 - In excess of \$900,000				11.00	4,018,700		4,018,700	44,206			8		
APARTMENT	6.31	7,329,500	46,249	5.55	1,009,700	0	1,009,700	5,604	-87.88%	20	1	-19	-95.00%
COMMERCIAL	7.39	8,506,900	62,866	6.29	8,831,600	0	8,831,600	55,551	-11.64%	17	15	-2	-11.76%
INDUSTRIAL	7.48	0	0	7.11	0	0	0	0	0.00%	0	0	0	0.00%
AGRICULTURAL	5.94	395,213,645	2,347,569	5.94	162,914,000	3,556,905	159,357,095	946,581	-59.68%	1,466	1,008	-458	-31.24%
CONSERVATION	6.43	30,257,500	194,556	6.43	28,341,400	853,550	27,487,850	176,747	-9.15%	296	282	-14	-4.73%
HOTEL / RESORT	11.00	17,127,200	188,399	9.37	17,754,600	0	17,754,600	166,361	-11.70%	65	65	0	0.00%
OWNER-OCCUPIED	2.90	153,092,985	443,970	2.61	168,241,000	0	168,241,000	439,109	-1.09%	385	399	14	3.64%
TOTALS		\$ 678,885,430	\$ 3,780,358		\$ 767,753,500	\$ 4,626,755	\$ 763,126,745	\$ 4,108,418	8.68%	2,383	2,392	9	0.38%

\*The estimated revenue does not include the Minimum tax or Circuit Breaker credits.

CERTIFIED VALUES  
BY DISTRICT  
HANA



ESTIMATED RPT REVENUE\*  
BY DISTRICT  
HANA



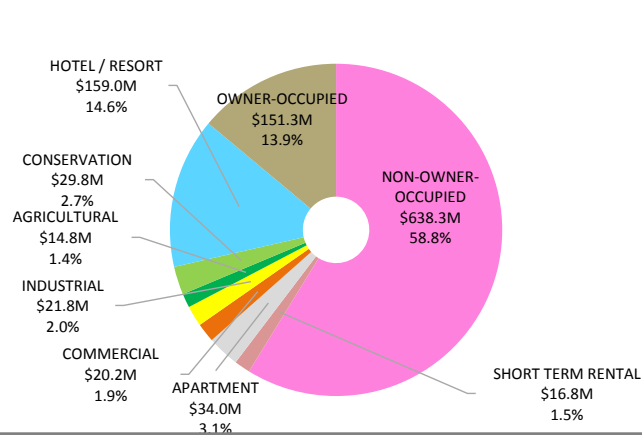


REVENUE BY DISTRICT  
LANAI  
FISCAL YEAR 2020 VERSUS 2021

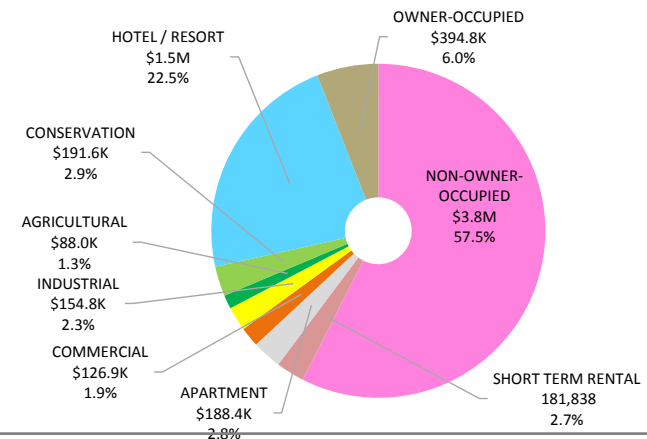
CLASSIFICATION	FY 2020 TAX RATES	FY 2020 CERTIFIED VALUE	FY 2020 CERTIFIED REVENUE	FY 2021 PROPOSED RATES	FY 2021 NET TAXABLE VALUE	50% OF APPEALS TO DATE	FY 2021 CERTIFIED VALUE	FY 2021 ESTIMATED REVENUE*	PERCENT CHANGE	FY 2020 CLASS COUNT	FY 2021 CLASS COUNT	COUNT CHANGE	PERCENT CHANGE
TIME SHARE	\$ 14.40	0	0	\$ 14.40	0	0	0	0	0.00%	0	0	0	0.00%
NON-OWNER-OCCUPIED	5.60	404,586,800	2,265,686	18.30	645,114,400.00	6,779,150	638,335,250	3,807,795.18	68.06%	622	763	141	22.67%
Tier 1 - 1st \$800,000				5.60	350,542,000	137,700	350,404,300	1,962,264			617		
Tier 2 - \$800,001 to \$1.5 M				6.20	86,733,600	-	86,733,600	537,748			43		
Tier 3 - In excess of \$1.5 M				6.50	207,838,800	6,641,450	201,197,350	1,307,783			103		
COMMERCIALIZED RES.	4.60	0	0	4.60	-	0	-	-	0.00%	0	0	0	0.00%
SHORT TERM RENTAL	10.75	15,340,000	164,905	21.75	16,806,200	0	16,806,200	181,838	10.27%	21	23	2	9.52%
Tier 1 - 1st \$900,000				10.75	12,122,100		12,122,100	130,313			19		
Tier 2 - In excess of \$900,000				11.00	4,684,100		4,684,100	51,525			4		
APARTMENT	6.31	215,060,850	1,357,034	5.55	33,950,500	-	33,950,500	188,425	-86.11%	121	6	-115	-95.04%
COMMERCIAL	7.39	19,112,800	141,244	6.29	20,265,900	97,500	20,168,400	126,859	-10.18%	37	37	0	0.00%
INDUSTRIAL	7.48	23,389,400	174,953	7.11	23,616,700	1,841,550	21,775,150	154,821	-11.51%	5	5	0	0.00%
AGRICULTURAL	5.94	19,645,600	116,695	5.94	16,303,400	1,482,450	14,820,950	88,036	-24.56%	80	80	0	0.00%
CONSERVATION	6.43	28,519,600	183,381	6.43	29,801,000	0	29,801,000	191,620	4.49%	34	34	0	0.00%
HOTEL / RESORT	11.00	146,963,200	1,616,595	9.37	199,307,100	40,268,050	159,039,050	1,490,196	-7.82%	2	2	0	0.00%
OWNER-OCCUPIED	2.90	135,115,555	391,835	2.61	151,360,900	87,505	151,273,395	394,824	0.76%	485	485	0	0.00%
TOTALS		\$1,007,733,805	\$6,412,328		\$1,136,526,100	\$50,556,205	\$1,085,969,895	\$6,624,415	3.31%	1,407	1,435	28	1.99%

\*The estimated revenue does not include the Minimum tax or Circuit Breaker credits.

CERTIFIED VALUES  
BY DISTRICT  
LANAI



ESTIMATED RPT REVENUE\*  
BY DISTRICT  
LANAI



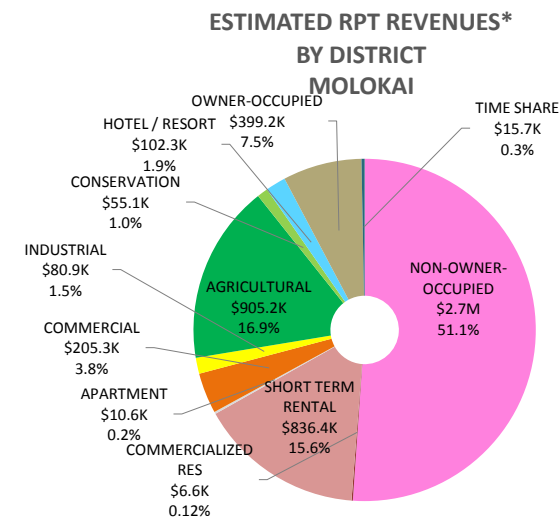
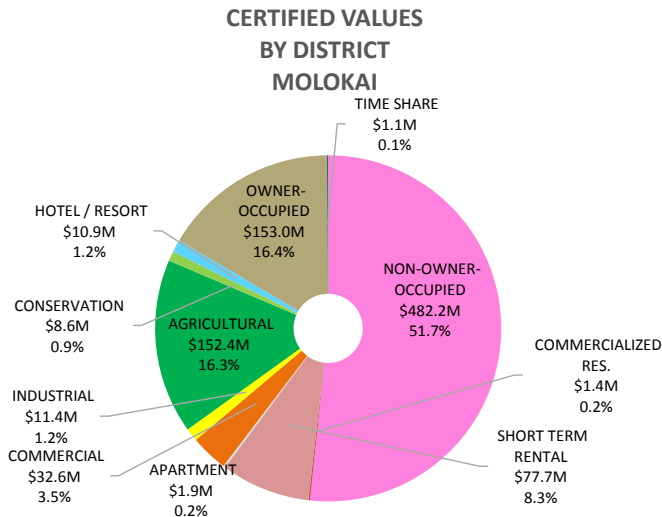




REVENUE BY DISTRICT  
MOLOKAI  
FISCAL YEAR 2020 VERSUS 2021

CLASSIFICATION	FY 2020 TAX RATES	FY 2020 CERTIFIED VALUE	FY 2020 CERTIFIED REVENUE	FY 2021 PROPOSED RATES	FY 2021 NET TAXABLE VALUE	50% OF APPEALS TO DATE	FY 2021 CERTIFIED VALUE	FY 2021 ESTIMATED REVENUE*	PERCENT CHANGE	FY 2020 CLASS COUNT	FY 2021 CLASS COUNT	COUNT CHANGE	PERCENT CHANGE
TIME SHARE	\$ 14.40	\$ 1,051,100	\$ 15,136	\$ 14.40	\$ 1,093,300	0	\$ 1,093,300	\$ 15,744	4.01%	7	7	0	0.00%
NON-OWNER-OCCUPIED	5.60	234,722,740	1,314,447		\$ 483,974,000	1,759,230	482,214,770	2,734,948	108.07%	1,391	2,091	700	50.32%
Tier 1 - 1st \$800,000				5.60	435,249,300	968,515	434,280,785	2,431,972			1,999		
Tier 2 - \$800,001 to \$1.5 M				6.20	29,214,700	563,500	28,651,200	177,637			74		
Tier 3 - In excess of \$1.5 M				6.50	19,510,000	227,215	19,282,785	125,338			18		
COMMERCIALIZED RES.	4.60	1,371,200	6,308	4.60	1,436,000	0	1,436,000	6,606	4.73%	3	3	0	0.00%
SHORT TERM RENTAL	10.75	73,306,000	788,040		77,933,000	223,250	77,709,750	836,399	6.14%	411	419	8	1.95%
Tier 1 - 1st \$900,000				10.75	73,634,800	0	73,634,800	791,574			412		
Tier 2 - In excess of \$900,000				11.00	4,298,200	223,250	4,074,950	44,824			7		
APARTMENT	6.31	41,765,100	263,538	5.55	1,903,900	0	1,903,900	10,567	-95.99%	215	5	-210	-97.67%
COMMERCIAL	7.39	32,396,350	239,409	6.29	32,780,100	146,150	32,633,950	205,268	-14.26%	129	123	-6	-4.65%
INDUSTRIAL	7.48	12,127,550	90,714	7.11	11,582,200	208,300	11,373,900	80,868	-10.85%	40	39	-1	-2.50%
AGRICULTURAL	5.94	331,663,800	1,970,083	5.94	152,485,900	88,800	152,397,100	905,239	-54.05%	1,926	1,413	-513	-26.64%
CONSERVATION	6.43	9,505,200	61,118	6.43	9,339,600	776,145	8,563,455	55,063	-9.91%	387	367	-20	-5.17%
HOTEL / RESORT	11.00	11,811,050	129,922	9.37	11,676,600	757,000	10,919,600	102,317	-21.25%	12	12	0	0.00%
OWNER-OCCUPIED	2.90	142,377,060	412,893	2.61	153,141,700	185,140	152,956,560	399,217	-3.31%	1,110	1,147	37	3.33%
TOTALS		\$892,097,150	\$5,291,608		\$937,346,300	\$4,144,015	\$933,202,285	\$5,352,233	1.15%	5,631	5,626	(5)	-0.09%

\*The estimated revenue does not include the Minimum tax or Circuit Breaker credits.



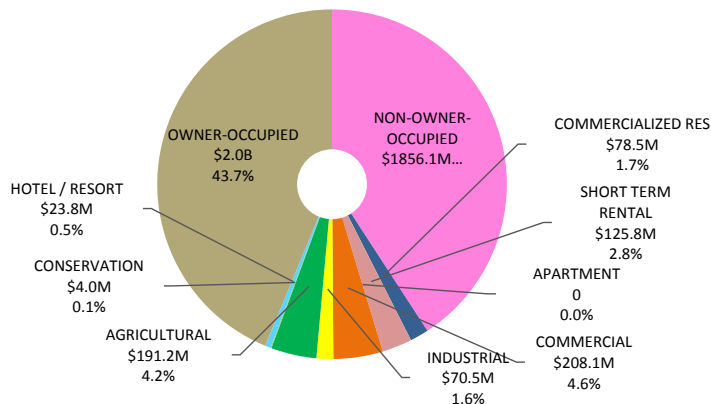


REVENUE BY DISTRICT  
MAKAWAO - PAIA - HAIKU  
FISCAL YEAR 2020 VERSUS 2021

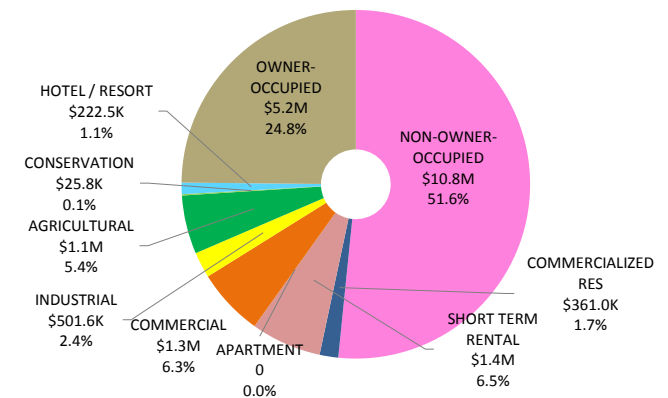
CLASSIFICATION	FY 2020 TAX RATES	FY 2020 CERTIFIED VALUE	FY 2020 CERTIFIED REVENUE	FY 2021 PROPOSED RATES	FY 2021 NET TAXABLE VALUE	50% OF APPEALS TO DATE	FY 2021 CERTIFIED VALUE	FY 2021 ESTIMATED REVENUE*	PERCENT CHANGE	FY 2020 CLASS COUNT	FY 2021 CLASS COUNT	COUNT CHANGE	PERCENT CHANGE
TIME SHARE	\$ 14.40	0	0	\$ 14.40	0	0	0	0	0.00%	0	0	0	0.00%
NON-OWNER-OCCUPIED	5.60	802,607,920	4,494,604		1,858,374,800	2,273,450	1,856,101,350	10,787,182	140.00%	1,056	2,288	1,232	116.67%
Tier 1 - 1st \$800,000				5.60	1,334,374,700	179,250	1,334,195,450	7,471,495			1,628		
Tier 2 - \$800,001 to \$1.5 M				6.20	256,008,000	336,900	255,671,100	1,585,161			442		
Tier 3 - In excess of \$1.5 M				6.50	267,992,100	1,757,300	266,234,800	1,730,526			218		
COMMERCIALIZED RES.	4.60	60,662,600	279,048	4.60	78,817,900	332,350	78,485,550	361,034	29.38%	54	63	9	16.67%
SHORT TERM RENTAL	10.75	118,709,850	1,276,131		125,763,700	0	125,763,700	1,365,532	7.01%	95	101	6	6.32%
Tier 1 - 1st \$900,000				10.75	71,476,700		71,476,700	768,375			54		
Tier 2 - In excess of \$900,000				11.00	54,287,000		54,287,000	597,157			47		
APARTMENT	6.31	200,817,050	1,267,156	5.55	-	0	-	-	-100.00%	289	0	-289	-100.00%
COMMERCIAL	7.39	202,245,600	1,494,595	6.29	208,813,900	731,750	208,082,150	1,308,837	-12.43%	285	280	-5	-1.75%
INDUSTRIAL	7.48	61,690,350	461,444	7.11	83,621,800	13,079,700	70,542,100	501,554	8.69%	14	12	-2	-14.29%
AGRICULTURAL	5.94	951,128,990	5,649,706	5.94	193,545,500	2,307,300	191,238,200	1,135,955	-79.89%	1,766	779	-987	-55.89%
CONSERVATION	6.43	4,440,700	28,554	6.43	4,009,000	0	4,009,000	25,778	-9.72%	43	42	-1	-2.33%
HOTEL / RESORT	11.00	17,660,000	194,260	9.37	23,751,200	0	23,751,200	222,549	14.56%	2	3	1	50.00%
OWNER-OCCUPIED	2.90	1,828,797,400	5,303,512	2.61	1,989,427,900	-	1,989,427,900	5,192,407	-2.09%	3,494	3,564	70	2.00%
TOTALS		\$ 4,248,760,460	\$ 20,449,010		\$ 4,566,125,700	\$ 18,724,550	\$ 4,547,401,150	\$ 20,900,826	2.21%	7,098	7,132	34	0.48%

\*The estimated revenue does not include the Minimum tax or Circuit Breaker credits.

CERTIFIED VALUES  
BY DISTRICT  
MAKAWAO/PAIA/HAIKU



ESTIMATED RPT REVENUES\*  
BY DISTRICT  
MAKAWAO/PAIA/HAIKU



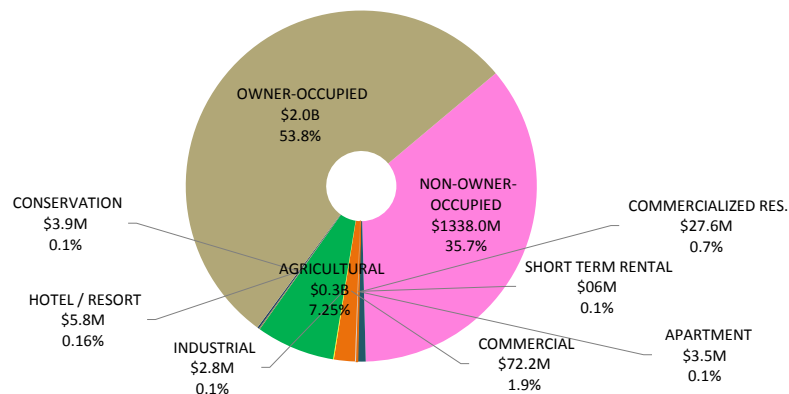


REVENUE BY DISTRICT  
UPCOUNTRY  
FISCAL YEAR 2020 VERSUS 2021

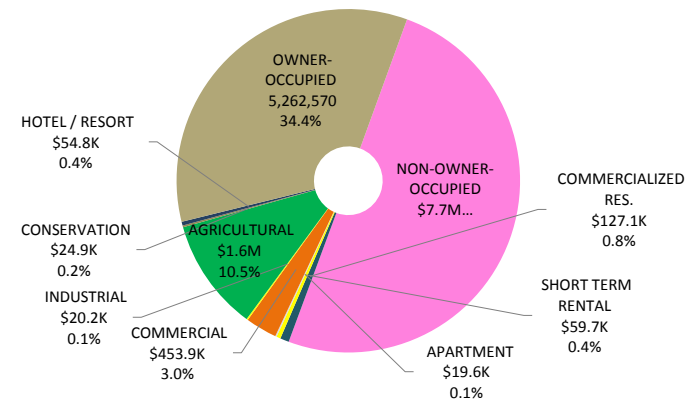
CLASSIFICATION	FY 2020 TAX RATES	FY 2020 CERTIFIED VALUE	FY 2020 CERTIFIED REVENUE	FY 2021 PROPOSED RATES	FY 2021 NET TAXABLE VALUE	50% OF APPEALS TO DATE	FY 2021 CERTIFIED VALUE	FY 2021 ESTIMATED REVENUE*	PERCENT CHANGE	FY 2020 CLASS COUNT	FY 2021 CLASS COUNT	COUNT CHANGE	PERCENT CHANGE
TIME SHARE	\$ 14.40	0	0	\$ 14.40	0	0	0	0	0.00%	0	0	0	0.00%
NON-OWNER-OCCUPIED	5.60	391,579,100	2,192,843	-	1,338,795,300	778,550	1,338,016,750	7,663,106	249.46%	684	1,892	1,208	176.61%
Tier 1 - 1st \$800,000				5.60	1,096,618,700	501,500	1,096,117,200	6,138,256			1,374		
Tier 2 - \$800,001 to \$1.5 M				6.20	158,600,100	277,050	158,323,050	981,603			420		
Tier 3 - In excess of \$1.5 M				6.50	83,576,500	0	83,576,500	543,247			98		
COMMERCIALIZED RES.	4.60	26,202,700	120,532	4.60	27,622,600	0	27,622,600	127,064	5.42%	12	13	1	8.33%
SHORT TERM RENTAL	10.75	5,548,400	59,645		5,526,900	0	5,526,900	59,657	0.02%	7	7	0	0.00%
Tier 1 - 1st \$900,000				10.75	4,554,600		4,554,600	48,962			5		
Tier 2 - In excess of \$900,000				11.00	972,300		972,300	10,695			2		
APARTMENT	6.31	73,786,950	465,596	5.55	3,540,100	0	3,540,100	19,648	-95.78%	171	2	-169	-98.83%
COMMERCIAL	7.39	69,144,600	510,979	6.29	72,155,000	0	72,155,000	453,855	-11.18%	56	77	21	37.50%
INDUSTRIAL	7.48	5,210,205	38,972	7.11	2,835,900	0	2,835,900	20,163	0.00%	1	1	0	0.00%
AGRICULTURAL	5.94	1,029,515,575	6,115,323	5.94	274,111,700	2,611,975	271,499,725	1,612,708	-73.63%	1,805	765	-1,040	-57.62%
CONSERVATION	6.43	3,268,100	21,014	6.43	3,878,200	0	3,878,200	24,937	18.67%	28	28	0	0.00%
HOTEL / RESORT	11.00	1,028,600	11,315	9.37	5,849,100	0	5,849,100	54,806	384.38%	1	2	1	100.00%
OWNER-OCCUPIED	2.90	1,824,777,570	5,291,855	2.61	2,017,360,200	1,049,825	2,016,310,375	5,262,570	-0.55%	3,431	3,477	46	1.34%
TOTALS		\$ 3,430,061,800	\$ 14,828,073		\$ 3,751,675,000	\$ 4,440,350	\$ 3,747,234,650	\$ 15,298,515	3.17%	6,196	6,264	68	1.10%

\*The estimated revenue does not include the Minimum tax or Circuit Breaker credits.

CERTIFIED VALUES  
BY DISTRICT  
UPCOUNTRY



ESTIMATED RPT REVENUES\*  
BY DISTRICT  
UPCOUNTRY



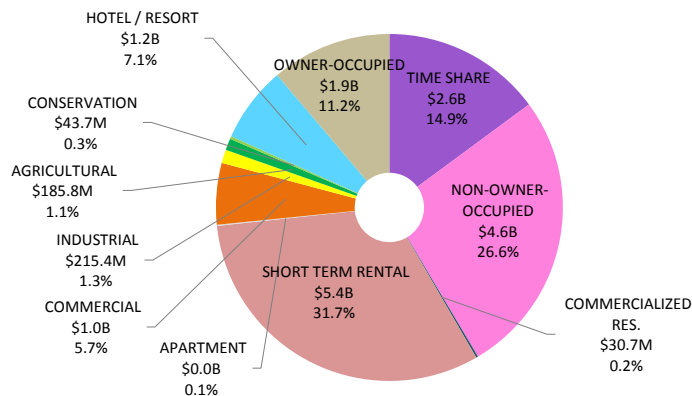


REVENUE BY DISTRICT  
WEST MAUI  
FISCAL YEAR 2020 VERSUS 2021

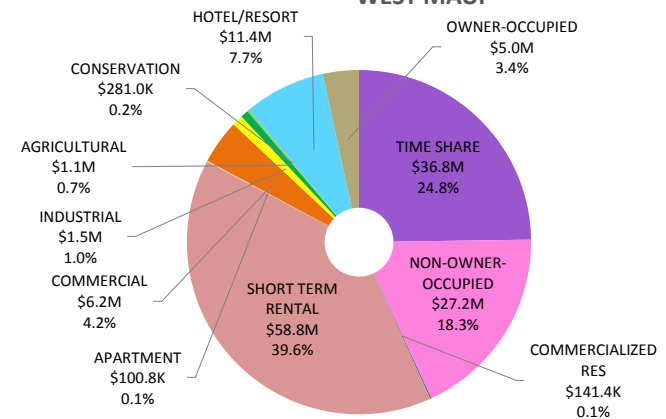
CLASSIFICATION	FY 2020 TAX RATES	FY 2020 CERTIFIED VALUE	FY 2020 CERTIFIED REVENUE	FY 2021 PROPOSED RATES	FY 2021 NET TAXABLE ESTIMATED VALUE	50% OF APPEALS TO DATE	FY 2021 CERTIFIED VALUE	FY 2021 ESTIMATED REVENUE*	PERCENT CHANGE	FY 2020 CLASS COUNT	FY 2021 CLASS COUNT	COUNT CHANGE	PERCENT CHANGE
TIME SHARE	\$ 14.40	\$ 2,259,980,980	\$ 32,543,726	\$ 14.40	\$ 2,584,333,700	\$ 29,504,195	\$ 2,554,829,505	\$ 36,789,545	13.05%	2,157	2,156	-1	-0.05%
NON-OWNER-OCCUPIED	5.60	1,975,451,815	11,062,530		4,578,519,900	15,744,590	4,562,775,310	27,233,206	146.18%	1,693	4,714	3,021	178.44%
Tier 1 - 1st \$800,000				5.60	2,452,964,300	2,581,675	2,450,382,625	13,722,143			3,098		
Tier 2 - \$800,001 to \$1.5 M				6.20	732,662,500	1,032,525	731,629,975	4,536,106			888		
Tier 3 - In excess of \$1.5 M				6.50	1,392,893,100	12,130,390	1,380,762,710	8,974,958			728		
COMMERCIALIZED RES.	4.60	29,158,900	134,131	4.60	30,729,100	0	30,729,100	141,354	5.38%	13	14	1	7.69%
SHORT TERM RENTAL	10.75	5,080,455,895	54,614,901		5,464,080,500	31,588,035	5,432,492,465	58,775,165	7.62%	5,786	5,813	27	0.47%
Tier 1 - 1st \$900,000				10.75	3,935,333,200	6,325,505	3,929,007,695	42,236,833			4,094		
Tier 2 - In excess of \$900,000				11.00	1,528,747,300	25,262,530	1,503,484,770	16,538,332			1,719		
APARTMENT	6.31	2,129,341,570	13,436,145	5.55	18,156,200	-	18,156,200	100,767	-99.25%	3,046	15	-3,031	-99.51%
COMMERCIAL	7.39	988,665,345	7,306,237	6.29	1,015,741,400	32,045,830	983,695,570	6,187,445	-15.31%	534	536	2	0.37%
INDUSTRIAL	7.48	208,434,100	1,559,087	7.11	222,152,900	6,797,250	215,355,650	1,531,179	-1.79%	60	60	0	0.00%
AGRICULTURAL	5.94	605,095,500	3,594,267	5.94	186,736,500	936,235	185,800,265	1,103,654	-69.29%	694	597	-97	-13.98%
CONSERVATION	6.43	146,850,425	944,248	6.43	49,183,200	5,484,420	43,698,780	280,983	-70.24%	169	158	-11	-6.51%
HOTEL / RESORT	11.00	1,145,480,800	12,600,289	9.37	1,229,088,900	14,675,105	1,214,413,795	11,379,057	-9.69%	107	109	2	1.87%
OWNER-OCCUPIED	2.90	1,742,107,735	5,052,112	2.61	1,922,393,200	1,087,400	1,921,305,800	5,014,608	-0.74%	3,037	3,203	166	5.47%
TOTALS		\$16,311,023,065	\$142,847,674		\$17,301,115,500	\$137,863,060	\$17,163,252,440	\$148,536,963	3.98%	17,296	17,375	79	0.46%

\*The estimated revenue does not include the Minimum tax or Circuit Breaker credits.

CERTIFIED VALUES  
BY DISTRICT  
WEST MAUI



ESTIMATED RPT REVENUES\*  
BY DISTRICT  
WEST MAUI



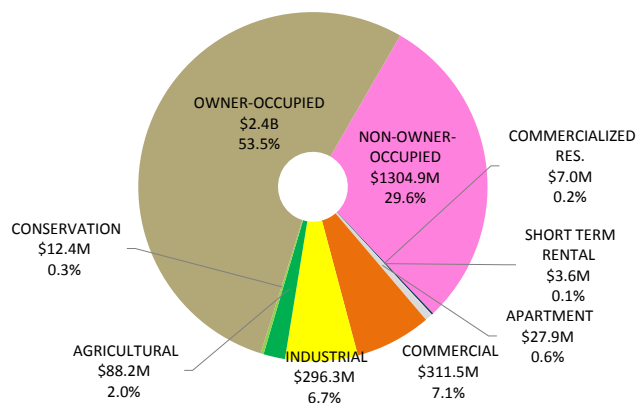


REVENUE BY DISTRICT  
WAILUKU-WAIHEE-WAIKAPU  
FISCAL YEAR 2020 VERSUS 2021

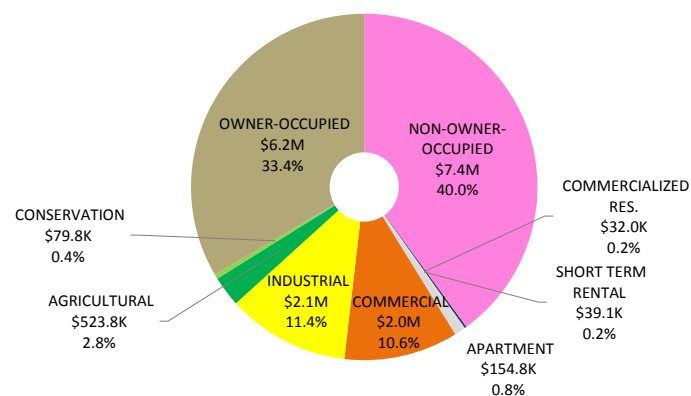
CLASSIFICATION	FY 2020 TAX RATES	FY 2020 CERTIFIED VALUE	FY 2020 CERTIFIED REVENUE	FY 2021 PROPOSED RATES	FY 2021 NET TAXABLE VALUE	50% OF APPEALS TO DATE	FY 2021 CERTIFIED VALUE	FY 2021 ESTIMATED REVENUE*	PERCENT CHANGE	FY 2020 CLASS COUNT	FY 2021 CLASS COUNT	COUNT CHANGE	PERCENT CHANGE
TIME SHARE	\$ 14.40	0	0	\$ 14.40	0	0	0	0	0.00%	0	0	0	0.00%
NON-OWNER-OCCUPIED	5.60	963,560,245	5,395,937		1,305,718,000	770,100	1,304,947,900	7,359,874	36.40%	2,093	2,844	751	35.88%
Tier 1 - 1st \$800,000				5.60	1,229,590,100	464,850	1,229,125,250	6,883,101			2,596		
Tier 2 - \$800,001 to \$1.5 M				6.20	53,888,300	305,250	53,583,050	332,215			225		
Tier 3 - In excess of \$1.5 M				6.50	22,239,600		22,239,600	144,557			23		
COMMERCIALIZED RES.	4.60	5,020,500	23,094	4.60	6,956,200	0	6,956,200	31,999	38.56%	5	7	2	40.00%
SHORT TERM RENTAL	10.75	2,825,700	30,376		3,639,400		3,639,400	39,124	28.80%	6	8	2	33.33%
Tier 1 - 1st \$900,000				10.75	3,639,400		3,639,400	39,124			8		
Tier 2 - In excess of \$900,000				11.00	0		-	-			0		
APARTMENT	6.31	232,567,300	1,467,500	5.55	27,891,400	0	27,891,400	154,797	-89.45%	561	20	-541	-96.43%
COMMERCIAL	7.39	304,300,050	2,248,777	6.29	315,136,700	3,639,770	311,496,930	1,959,316	-12.87%	486	491	5	1.03%
INDUSTRIAL	7.48	276,979,700	2,071,808	7.11	296,298,500	-	296,298,500	2,106,682	1.68%	267	266	-1	-0.37%
AGRICULTURAL	5.94	219,029,800	1,301,037	5.94	88,350,300	172,700	88,177,600	523,775	-59.74%	713	430	-283	-39.69%
CONSERVATION	6.43	13,042,500	83,863	6.43	14,499,500	2,093,920	12,405,580	79,768	-4.88%	98	93	-5	-5.10%
HOTEL / RESORT	11.00	0	0	9.37	0	0	0	0	0.00%	0	0	0	0.00%
OWNER-OCCUPIED	2.90	2,120,842,100	6,150,442	2.61	2,359,981,000	577,300	2,359,403,700	6,158,044	0.12%	5,893	6,069	176	2.99%
TOTALS		\$4,138,167,895	\$18,772,836		\$4,418,471,000	\$7,253,790	\$4,411,217,210	\$18,413,378	-1.91%	10,122	10,228	106	1.05%

\*The estimated revenue does not include the Minimum tax or Circuit Breaker credits.

CERTIFIED VALUES  
BY DISTRICT  
WAILUKU/WAIHEE/WAIKAPU



ESTIMATED RPT REVENUES\*  
BY DISTRICT  
WAILUKU/WAIHEE/WAIKAPU





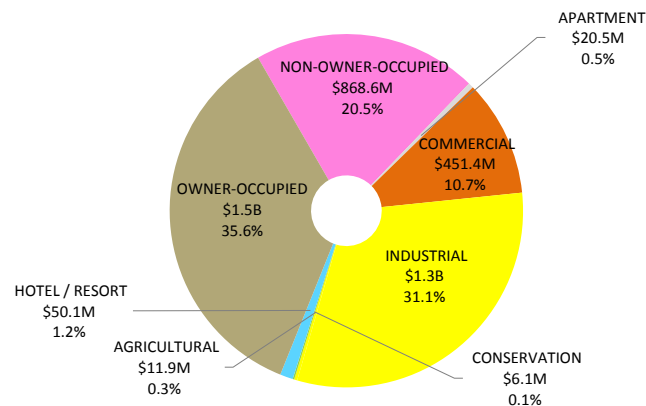


**REVENUE BY DISTRICT  
KAHULUI  
FISCAL YEAR 2020 VERSUS 2021**

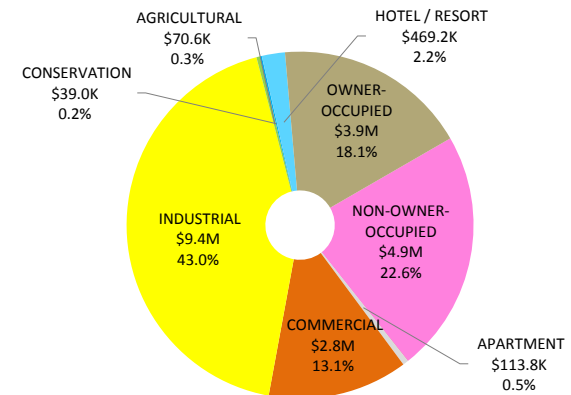
CLASSIFICATION	FY 2020 TAX RATES	FY 2020 CERTIFIED VALUE	FY 2020 CERTIFIED REVENUE	FY 2021 PROPOSED RATES	FY 2021 NET TAXABLE VALUE	50% OF APPEALS TO DATE	FY 2021 CERTIFIED VALUE	FY 2021 ESTIMATED REVENUE*	PERCENT CHANGE	FY 2020 CLASS COUNT	FY 2021 CLASS COUNT	COUNT CHANGE	PERCENT CHANGE
TIME SHARE	\$ 14.40	0	0	\$ 14.40	0	0	0	0	0.00%	0	0	0	0.00%
NON-OWNER-OCCUPIED	5.60	683,527,125	3,827,752		869,203,900	556,350	868,647,550	4,923,408	28.62%	1,266	1,846	580	45.81%
Tier 1 - 1st \$800,000				5.60	796,957,900	0	796,957,900	4,462,964			1,724		
Tier 2 - \$800,001 to \$1.5 M				6.20	18,502,600	39,950	18,462,650	114,468			114		
Tier 3 - In excess of \$1.5 M				6.50	53,743,400	516,400	53,227,000	345,976			8		
COMMERCIALIZED RES.	4.60	0	0	4.60	0	0	0	0	0.00%	0	0	0	0.00%
SHORT TERM RENTAL	10.75	251,000	2,698		432,200	0	432,200	4,646	0.00%	2	3	1	0.00%
Tier 1 - 1st \$900,000				10.75	432,200		432,200	4,646			3		
Tier 2 - In excess of \$900,000				11.00	0		0	0			0		
APARTMENT	6.31	103,480,500	652,962	5.55	20,505,800	0	20,505,800	113,807	-82.57%	587	4	-583	-99.32%
COMMERCIAL	7.39	435,086,700	3,215,291	6.29	456,753,400	5,309,850	451,443,550	2,839,580	-11.69%	334	332	-2	-0.60%
INDUSTRIAL	7.48	1,304,264,395	9,755,898	7.11	1,410,046,700	93,102,740	1,316,943,960	9,363,472	-4.02%	359	377	18	5.01%
AGRICULTURAL	5.94	12,390,125	73,597	5.94	12,484,100	592,400	11,891,700	70,637	-4.02%	17	14	-3	-17.65%
CONSERVATION	6.43	6,242,900	40,142	6.43	6,064,500	0	6,064,500	38,995	-2.86%	13	11	-2	-15.38%
HOTEL / RESORT	11.00	47,484,700	522,332	9.37	50,073,600	0	50,073,600	469,190	-10.17%	4	4	0	0.00%
OWNER-OCCUPIED	2.90	1,296,048,600	3,758,541	2.61	1,504,603,500	45,305	1,504,558,195	3,926,897	4.48%	3,626	3,655	29	0.80%
TOTALS		\$3,888,776,045	\$21,849,212		\$4,330,167,700	\$99,606,645	\$4,230,561,055	21,750,631	-0.45%	6,208	6,246	38	0.61%

\*The estimated revenue does not include the Minimum tax or Circuit Breaker credits.

**CERTIFIED VALUES  
BY DISTRICT  
KAHULUI**



**ESTIMATED RPT REVENUES\*  
BY DISTRICT  
KAHULUI**



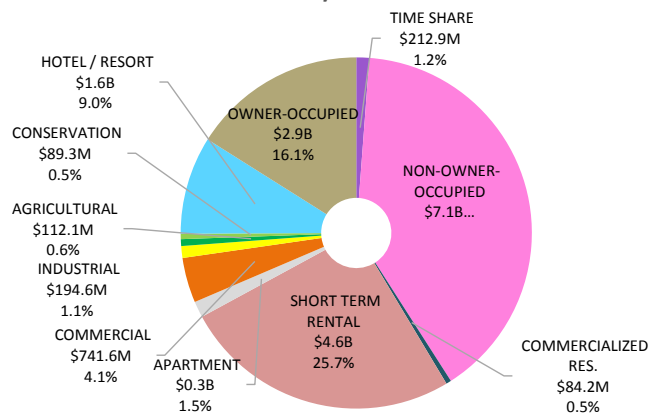


REVENUE BY DISTRICT  
KIHEI - MAKENA  
FISCAL YEAR 2020 VERSUS 2021

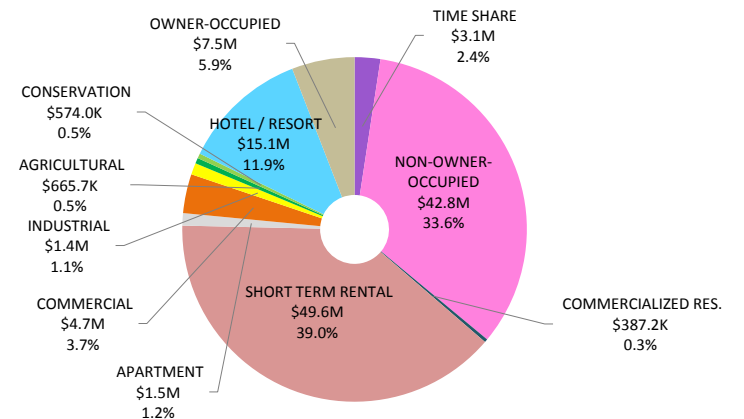
CLASSIFICATION	FY 2020 TAX RATES	FY 2020 CERTIFIED VALUE	FY 2020 CERTIFIED REVENUE	FY 2021 PROPOSED RATES	FY 2021 NET TAXABLE VALUE	50% OF APPEALS TO DATE	FY 2021 CERTIFIED VALUE	FY 2021 ESTIMATED REVENUE*	PERCENT CHANGE	FY 2020 CLASS COUNT	FY 2021 CLASS COUNT	COUNT CHANGE	PERCENT CHANGE
TIME SHARE	\$ 14.40	\$ 180,120,940	\$ 2,593,742	\$ 14.40	\$ 222,596,800	\$ 9,743,670	\$ 212,853,130	\$ 3,065,085	18.17%	315	316	1	0.32%
NON-OWNER-OCCUPIED	5.60	2,573,779,675	14,413,166		7,148,185,800	41,682,250	7,106,503,550	42,750,846	196.61%	1,957	6,058	4,101	209.56%
Tier 1 - 1st \$800,000				5.60	3,493,684,700	2,579,725	3,491,104,975	19,550,188			3,881		
Tier 2 - \$800,001 to \$1.5 M				6.20	999,859,400	1,752,265	998,107,135	6,188,264			1,243		
Tier 3 - In excess of \$1.5 M				6.50	2,654,641,700	37,350,260	2,617,291,440	17,012,394			934		
COMMERCIALIZED RES.	4.60	74,690,400	343,576	4.60	84,645,700	480,600	84,165,100	387,159	12.69%	43	46	3	6.98%
SHORT TERM RENTAL	10.75	4,114,580,385	44,231,739		4,597,977,100	8,988,130	4,588,988,970	49,626,880	12.20%	5,309	5,380	71	1.34%
Tier 1 - 1st \$900,000				10.75	3,409,462,900	1,466,910	3,407,995,990	36,635,957			4,283		
Tier 2 - In excess of \$900,000				11.00	1,188,514,200	7,521,220	1,180,992,980	12,990,923			1,097		
APARTMENT	6.31	3,499,372,870	22,081,043	5.55	296,660,500	30,257,400	266,403,100	1,478,537	-93.30%	4,029	63	-3,966	-98.44%
COMMERCIAL	7.39	772,957,785	5,712,158	6.29	816,988,900	75,426,650	741,562,250	4,664,427	-18.34%	392	406	14	3.57%
INDUSTRIAL	7.48	191,073,805	1,429,232	7.11	201,552,700	6,920,575	194,632,125	1,383,834	-3.18%	70	68	-2	-2.86%
AGRICULTURAL	5.94	794,259,240	4,717,900	5.94	112,530,500	458,750	112,071,750	665,706	-85.89%	553	203	-350	-63.29%
CONSERVATION	6.43	215,506,300	1,385,706	6.43	90,202,900	938,950	89,263,950	573,967	-58.58%	86	81	-5	-5.81%
HOTEL / RESORT	11.00	1,547,153,000	17,018,683	9.37	1,624,316,800	14,379,550	1,609,937,250	15,085,112	-11.36%	713	305	-408	-57.22%
OWNER-OCCUPIED	2.90	2,609,455,325	7,567,420	2.61	2,874,153,100	3,508,240	2,870,644,860	7,492,383	-0.99%	4,659	4,846	187	4.01%
TOTALS		\$16,572,949,725	\$121,494,364		\$18,069,810,800	\$192,784,765	\$17,877,026,035	\$127,173,937	4.67%	18,126	17,772	-354	-1.95%

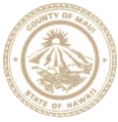
\*The estimated revenue does not include the Minimum tax or Circuit Breaker credits.

CERTIFIED VALUES  
BY DISTRICT  
KIHEI/MAKENA

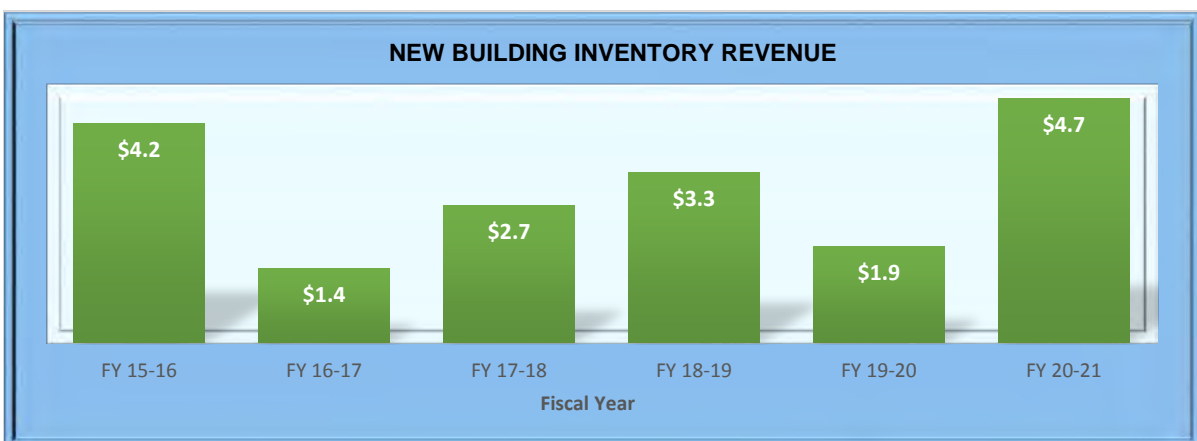
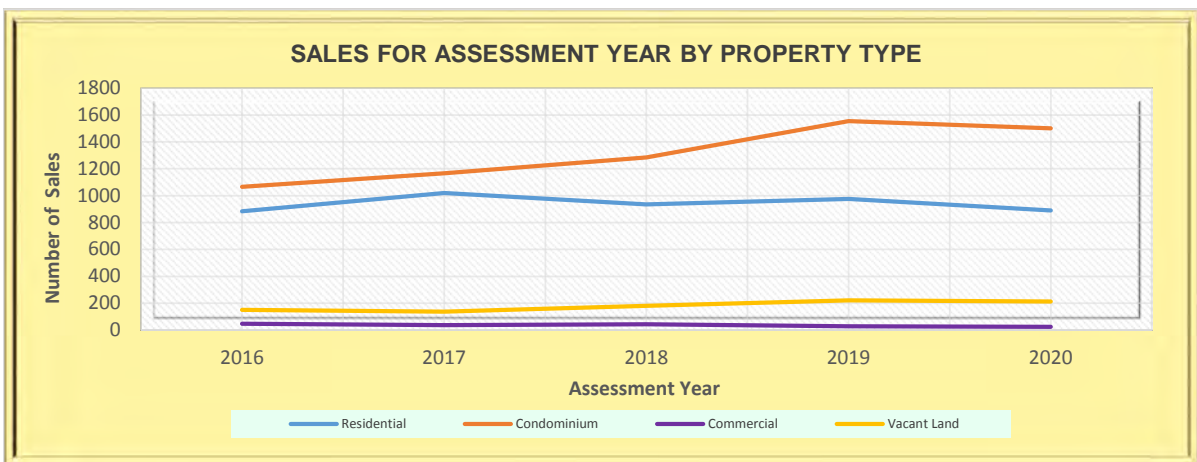
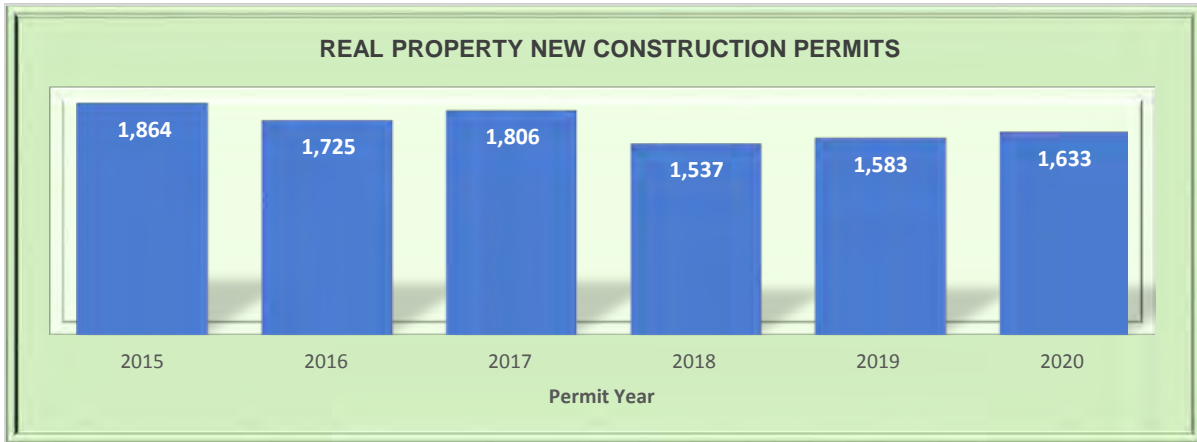


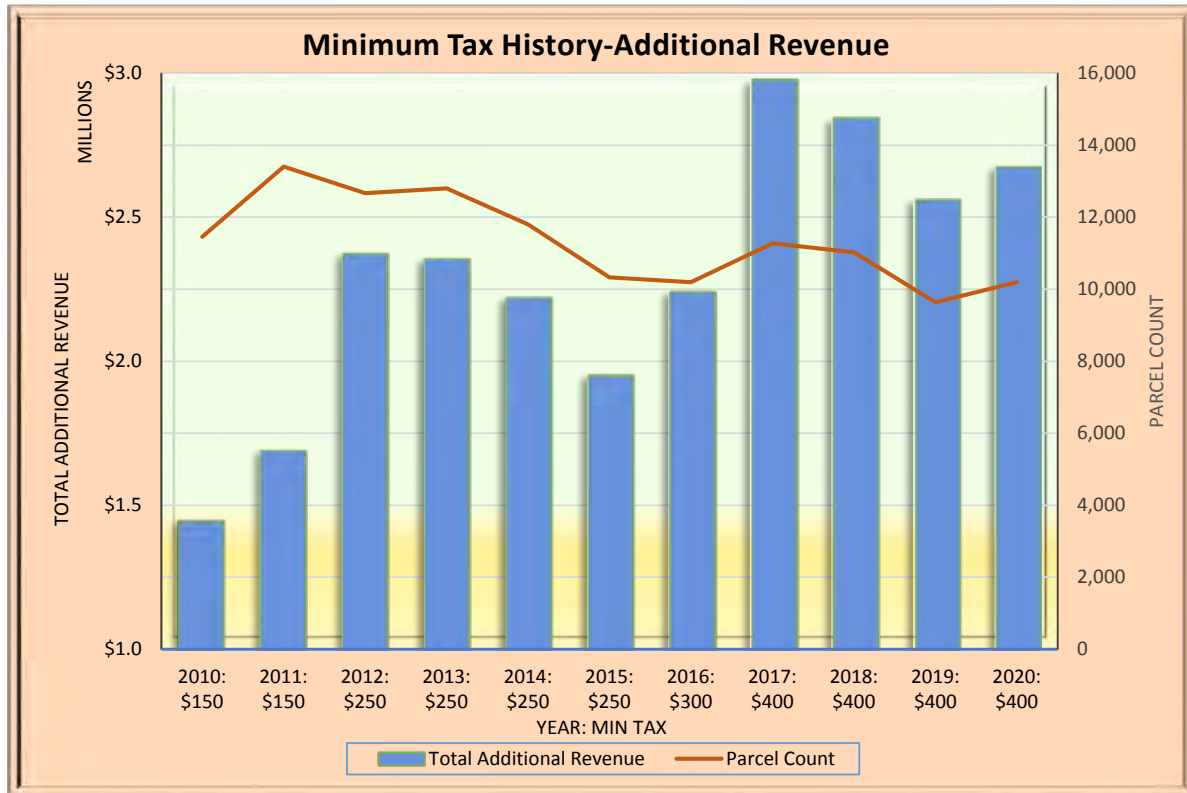
ESTIMATED RPT REVENUE\*  
BY DISTRICT  
KIHEI/MAKENA





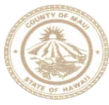
## REAL PROPERTY ASSESSMENT ECONOMIC INDICATORS FISCAL YEARS 2014 - 2021





FY	Minimum Tax	Parcel Count	Total Additional Revenue	Exemption Amount
2010-11	\$150	11,453	\$1,452,877	\$300,000
2011-12	\$150	13,405	\$1,695,283	\$300,000
2012-13	\$250	12,667	\$2,376,211	\$200,000
2013-14	\$250	12,802	\$2,358,728	\$200,000
2014-15	\$250	11,796	\$2,224,217	\$200,000
2015-16	\$250	10,325	\$1,954,140	\$200,000
2016-17	\$300	10,192	\$2,244,485	\$200,000
2017-18	\$400	11,279	\$2,976,365	\$200,000
2018-19	\$400	11,024	\$2,844,864	\$200,000
2019-20	\$400	9,637	\$2,562,541	\$200,000
2020-21*	\$400	10,199	\$2,676,761	\$200,000

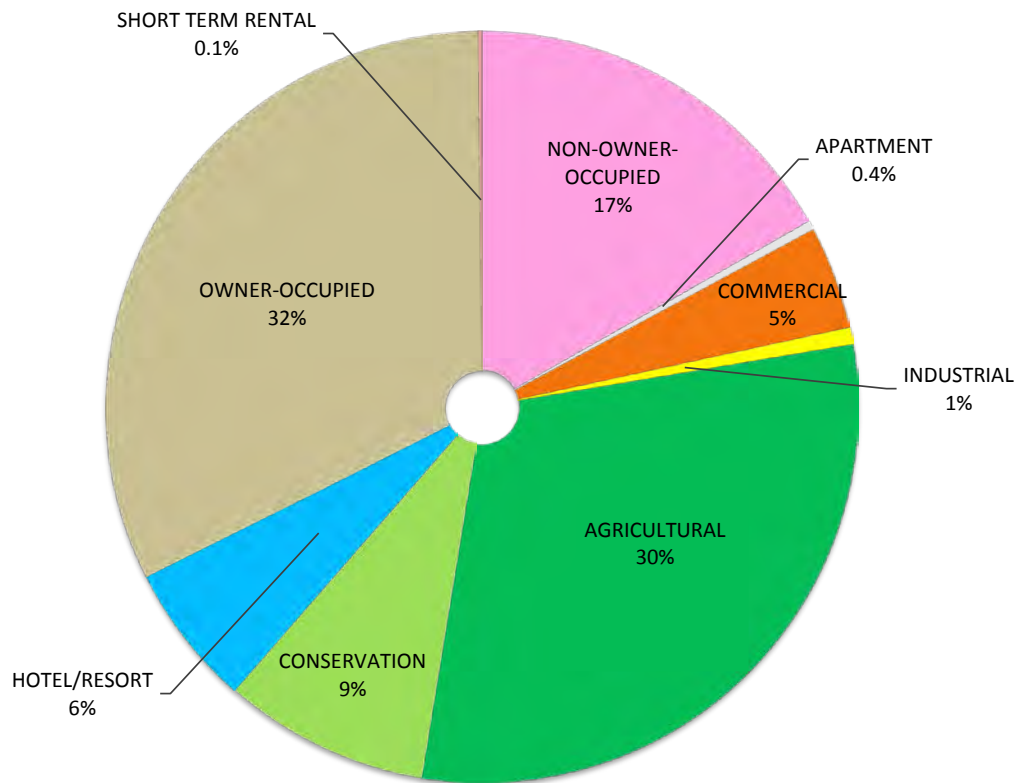
\*Projection



## MINIMUM TAX STATISTICS

FISCAL YEAR 2020-2021

### MINIMUM TAX BY CLASS



Maui County Taxable Number of Parcels	Number of Owner- occupied		Parcels that Pay Minimum Tax		Owner-occupied Class Pay Minimum Tax		Percent of Owner- occupied Pay Minimum Tax
	# of Parcels	% of Total	# of Parcels	% of Total	# of Parcels	% of Total	
74,456	26,844	36.1%	10,199	13.7%	3,294	4.4%	12.3%

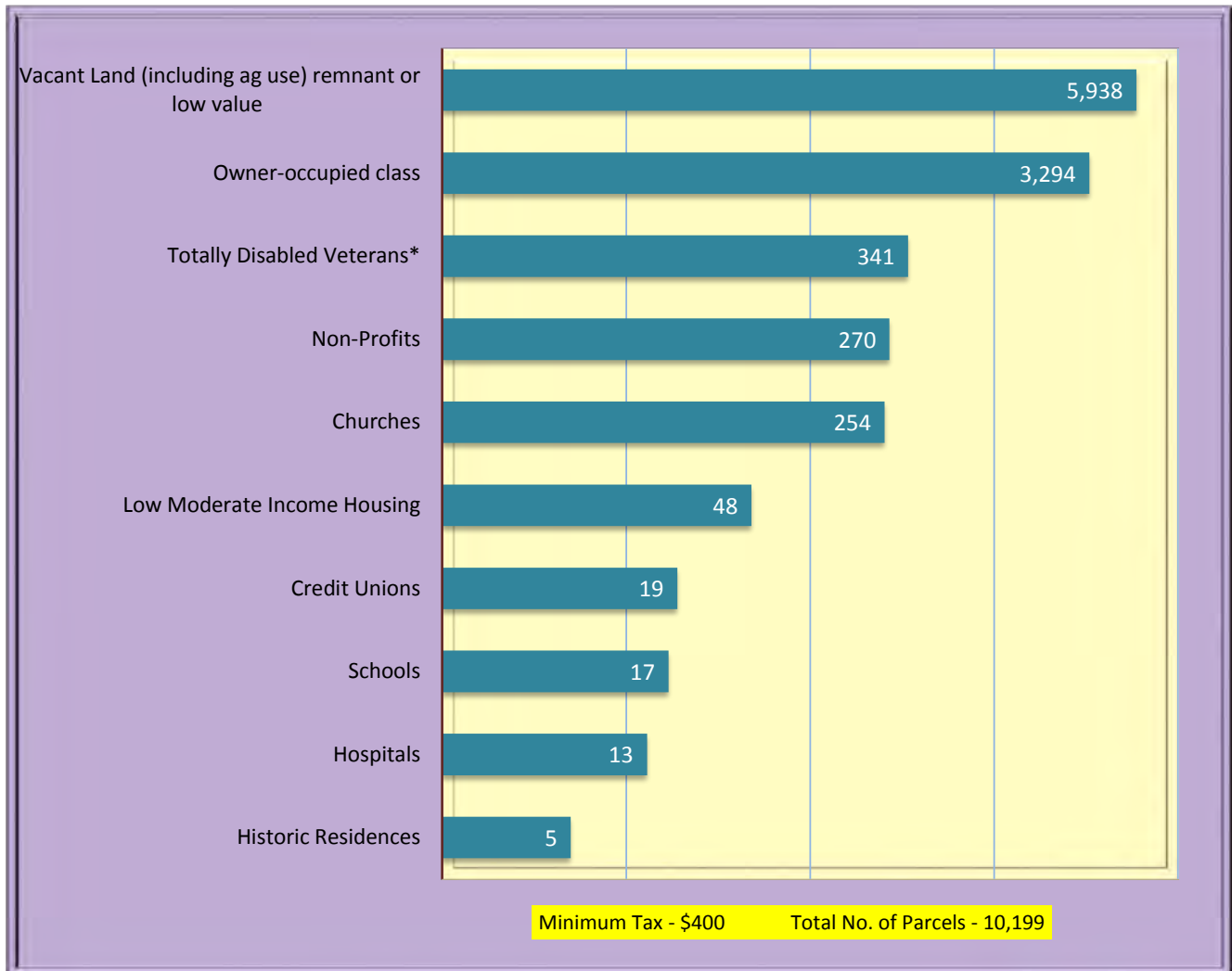
**10,199** Total number of parcels that will pay \$400 minimum tax.

**3,294** Total number of parcels in owner-occupied class that will pay \$400 minimum tax.

**6,905** Total number of parcels not in owner-occupied class paying minimum tax.



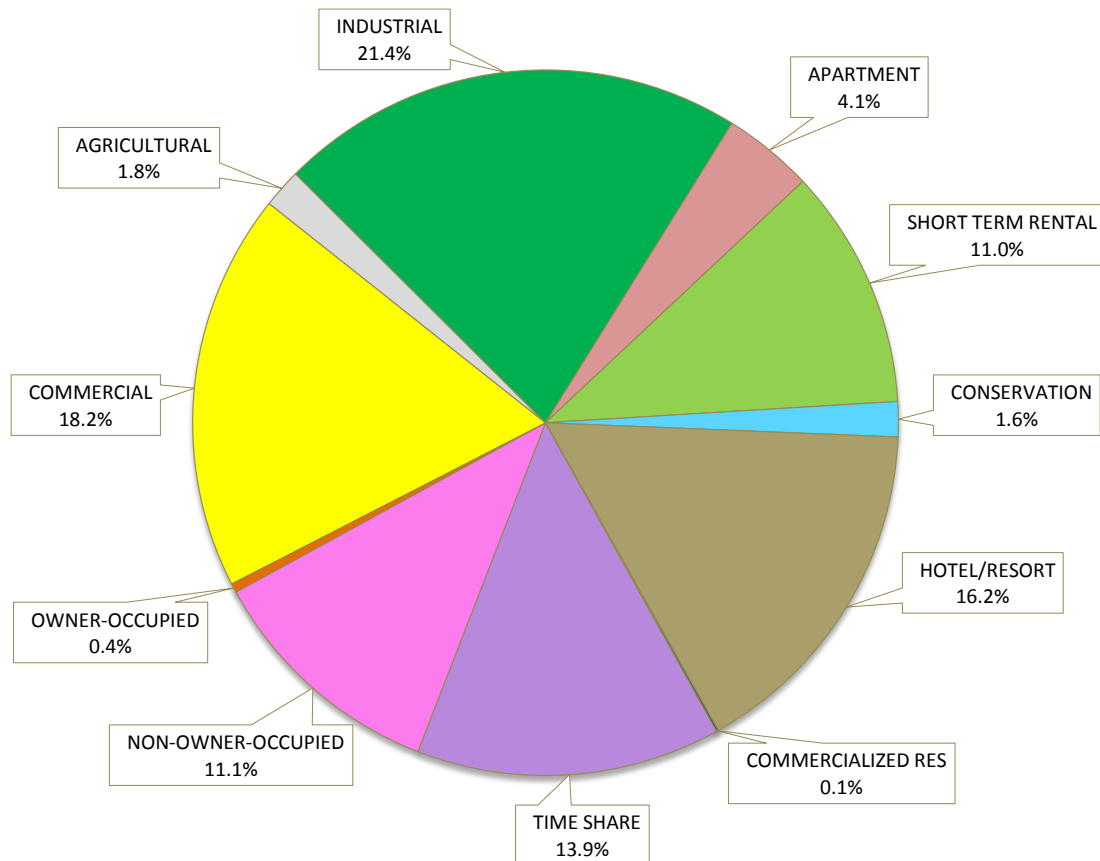
**WHO PAYS MINIMUM TAX**  
(Before Circuit Breaker Tax Credit)  
FISCAL YEAR 2020-2021



\*Total Disabled Veteran exemptions filed. Not all pay special \$150 tax...if there is a cottage or a portion of the property is rented they do not get the exemption on that portion of the property.

**FISCAL YEAR 2020-2021 APPEAL STATISTICS**

## PER TAX RATE CLASSIFICATION

**100% of Taxes in Appeal**

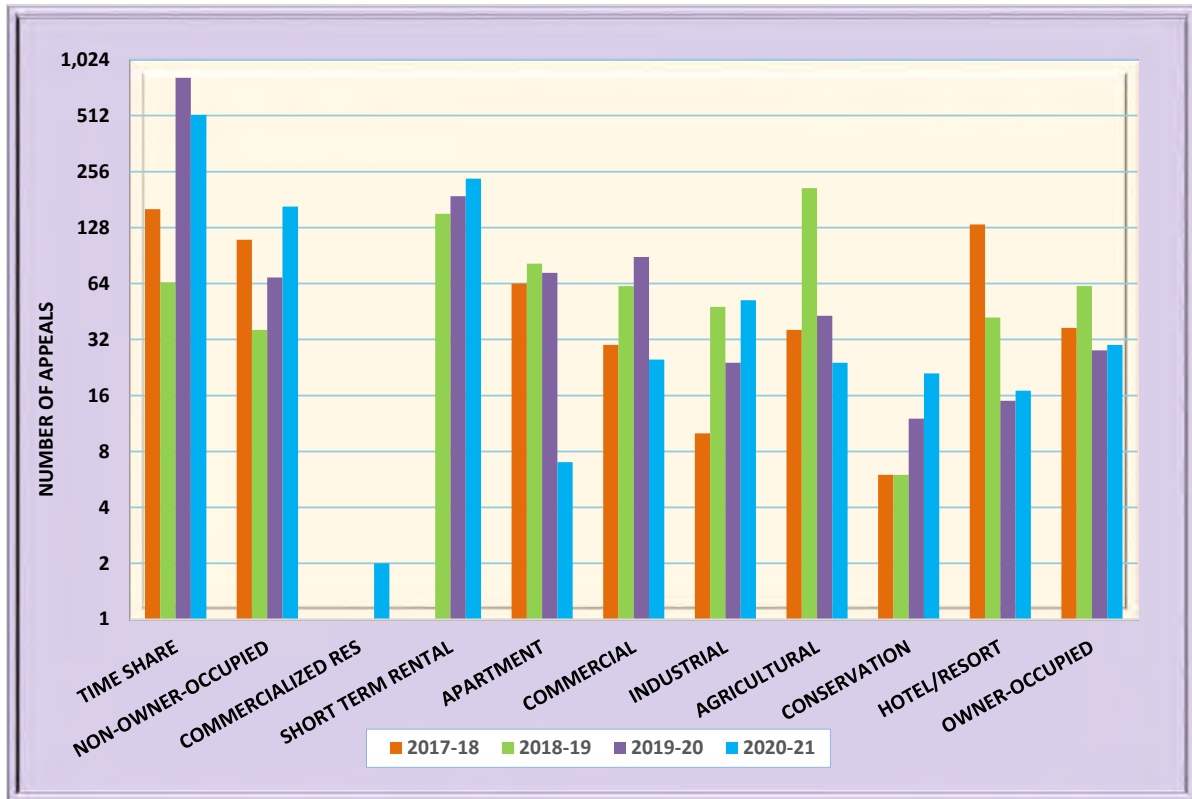
Classification	100% of Taxes in Dispute	Percent of Total
TIME SHARE	\$1,130,339	13.9%
NON-OWNER-OCCUPIED	\$902,527	11.1%
OWNER-OCCUPIED	\$34,143	0.4%
COMMERCIAL	\$1,476,861	18.2%
AGRICULTURAL	\$145,025	1.8%
INDUSTRIAL	\$1,734,131	21.4%
APARTMENT	\$335,857	4.1%
SHORT TERM RENTAL	\$893,691	11.0%
CONSERVATION	\$130,490	1.6%
HOTEL/RESORT	\$1,313,294	16.2%
COMMERCIALIZED RES	\$7,479	0.1%
<b>TOTAL</b>	<b>\$8,103,836</b>	<b>100.0%</b>





## 4 YEAR APPEAL COUNT HISTORY BY CLASS

FISCAL YEARS 2020 - 2021

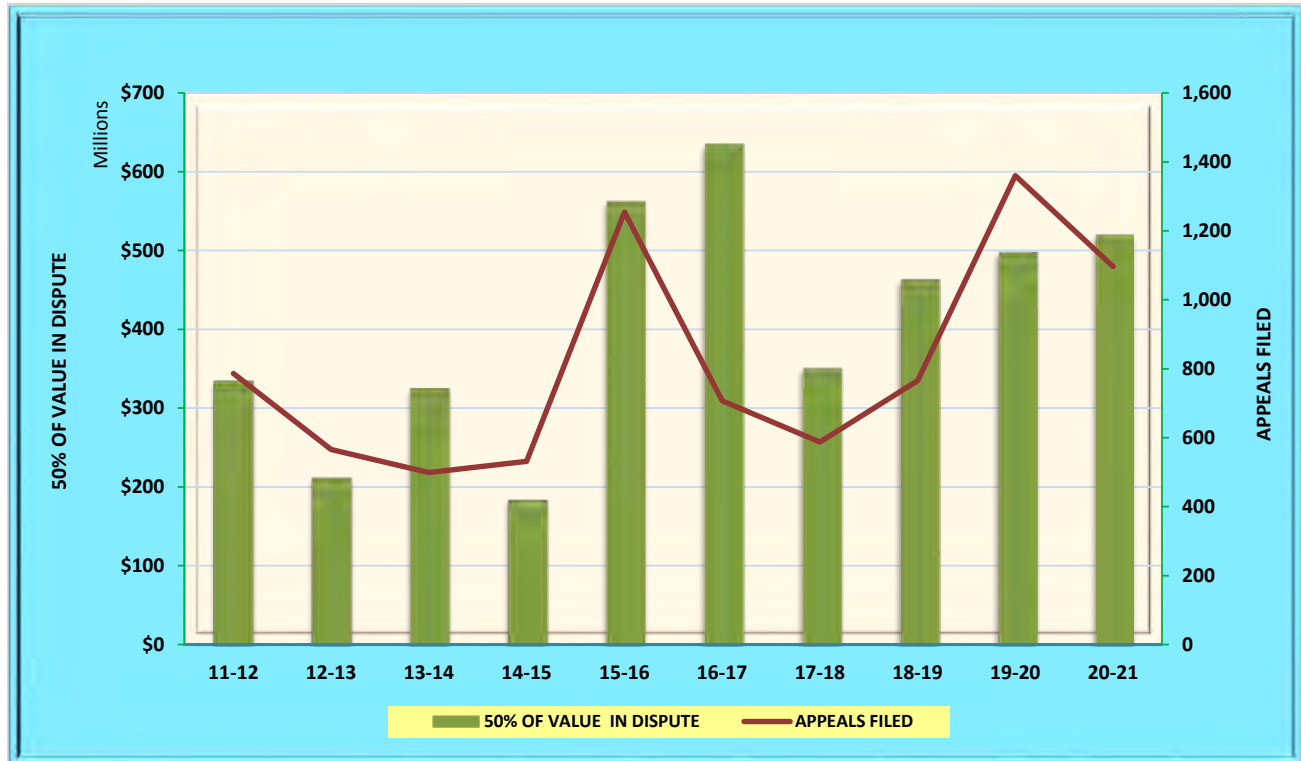


CLASSIFICATION	NUMBER OF APPEALS			
	2017-18	2018-19	2019-20	2020-21
TIME SHARE	161	65	818	517
NON-OWNER-OCCUPIED	110	36	69	166
COMMERCIALIZED RES	0	1	0	2
SHORT TERM RENTAL	N/A	152	189	235
APARTMENT	64	82	73	7
COMMERCIAL	30	62	89	25
INDUSTRIAL	10	48	24	52
AGRICULTURAL	36	209	43	24
CONSERVATION	6	6	12	21
HOTEL/RESORT	133	42	15	17
OWNER-OCCUPIED	37	62	28	30
<b>TOTAL</b>	<b>587</b>	<b>765</b>	<b>1,360</b>	<b>1,096</b>



## 10 YEAR APPEAL HISTORY

FISCAL YEARS 2012 - 2021

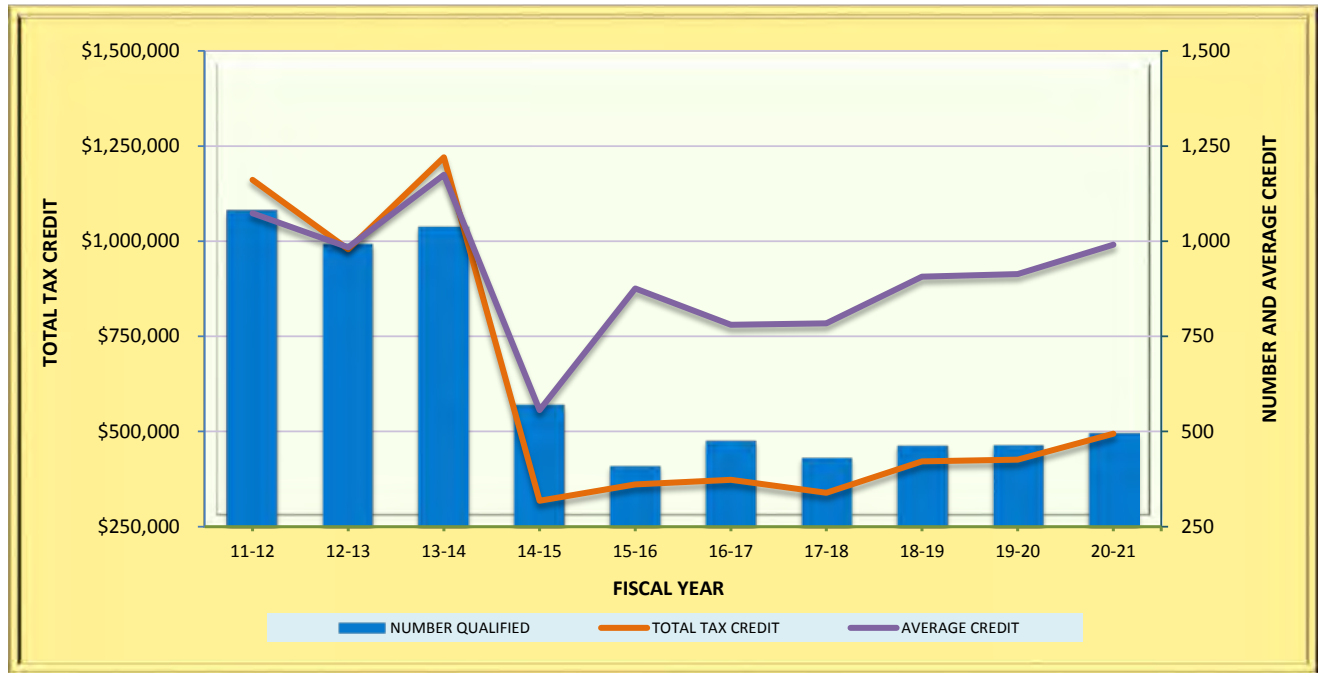


FISCAL YEAR	APPEALS FILED	50% OF VALUE IN DISPUTE	PERCENT OF NET TAXABLE	NET TAXABLE AT CERTIFICATION
11-12	786	\$335,072,227	1.01%	\$33,255,664,700
12-13	566	\$212,540,868	0.65%	\$32,685,844,200
13-14	499	\$325,748,100	0.97%	\$33,737,305,500
14-15	531	\$184,590,505	0.51%	\$36,433,702,100
15-16	1,254	\$562,504,430	1.36%	\$41,274,224,700
16-17	707	\$634,446,900	1.41%	\$44,997,983,600
17-18	587	\$350,979,350	0.76%	\$46,315,170,900
18-19	765	\$463,087,500	0.94%	\$49,311,679,400
19-20	1,360	\$497,880,825	0.96%	\$51,666,336,200
20-21	1,096	\$520,000,135	0.94%	\$55,278,991,600



## CIRCUIT BREAKER TAX CREDIT HISTORY

FISCAL YEARS 2012 - 2021

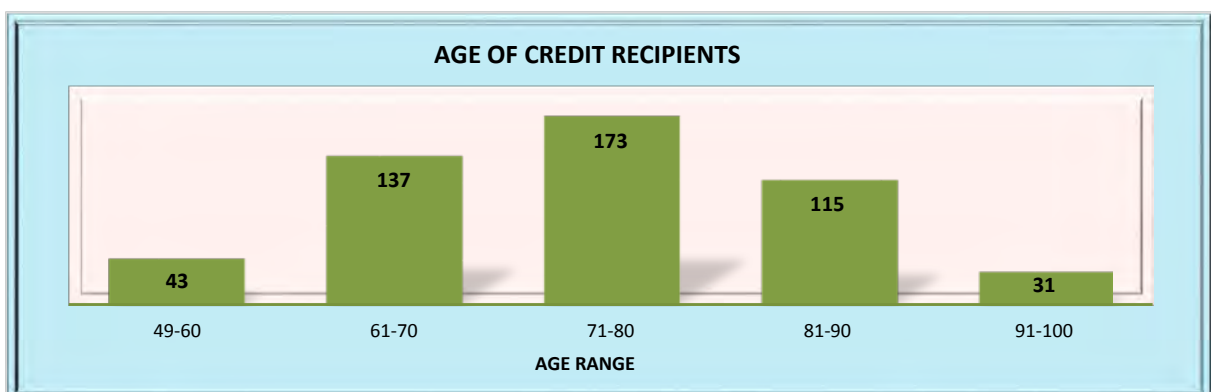
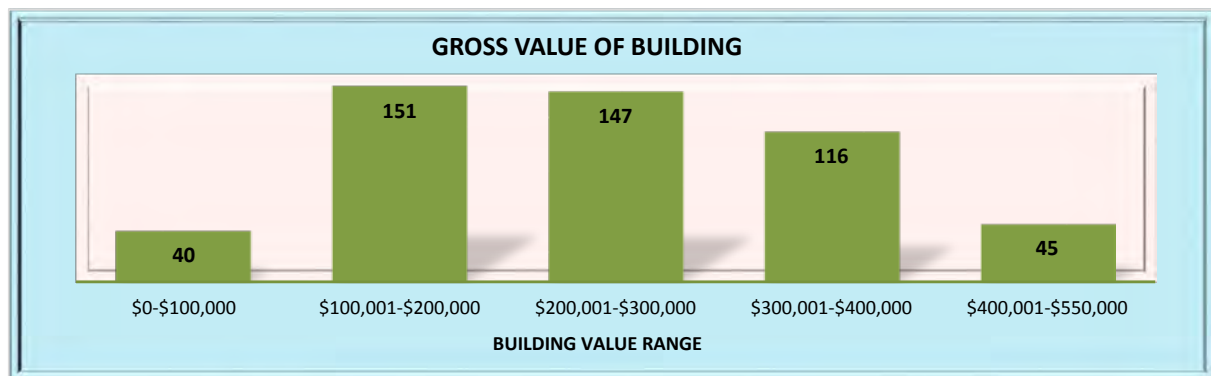
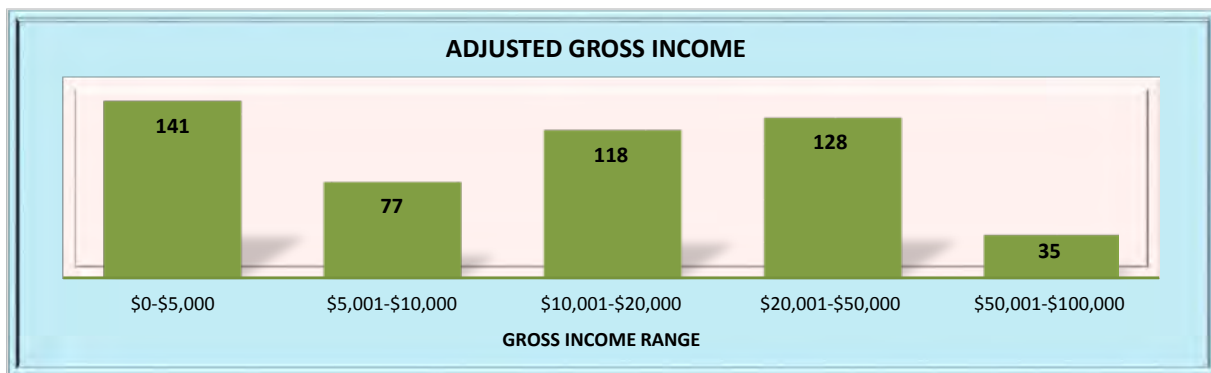
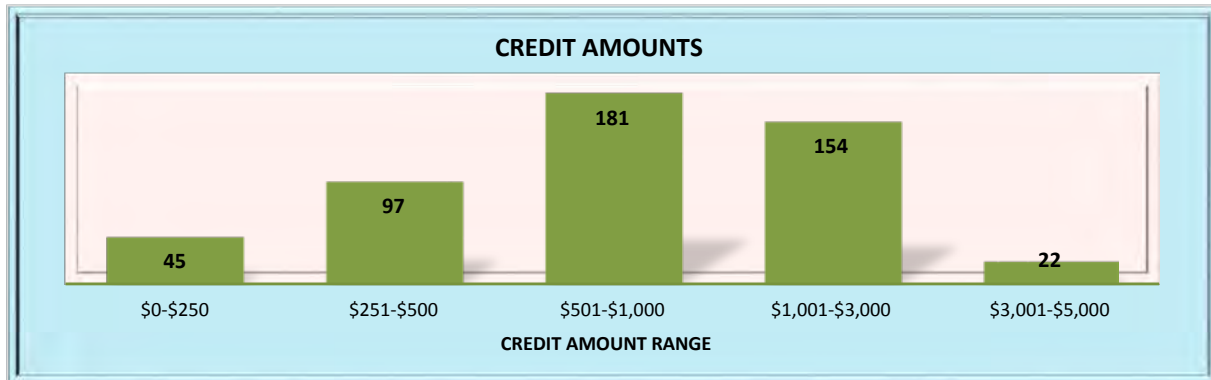


FISCAL YEAR	NUMBER QUALIFIED	TOTAL TAX CREDIT	AVERAGE CREDIT
11-12	1,082	\$1,161,159	\$1,073
12-13	995	\$979,010	\$984
13-14	1,039	\$1,220,420	\$1,175
14-15	572	\$318,186	\$556
15-16	412	\$360,846	\$876
16-17	478	\$373,138	\$781
17-18	433	\$339,511	\$784
18-19	465	\$421,854	\$907
19-20	466	\$425,836	\$914
20-21	499	\$494,410	\$991



## CIRCUIT BREAKER TAX CREDIT STATISTICS

FISCAL YEAR 2020-2021





## HOME EXEMPTION BY COUNTY

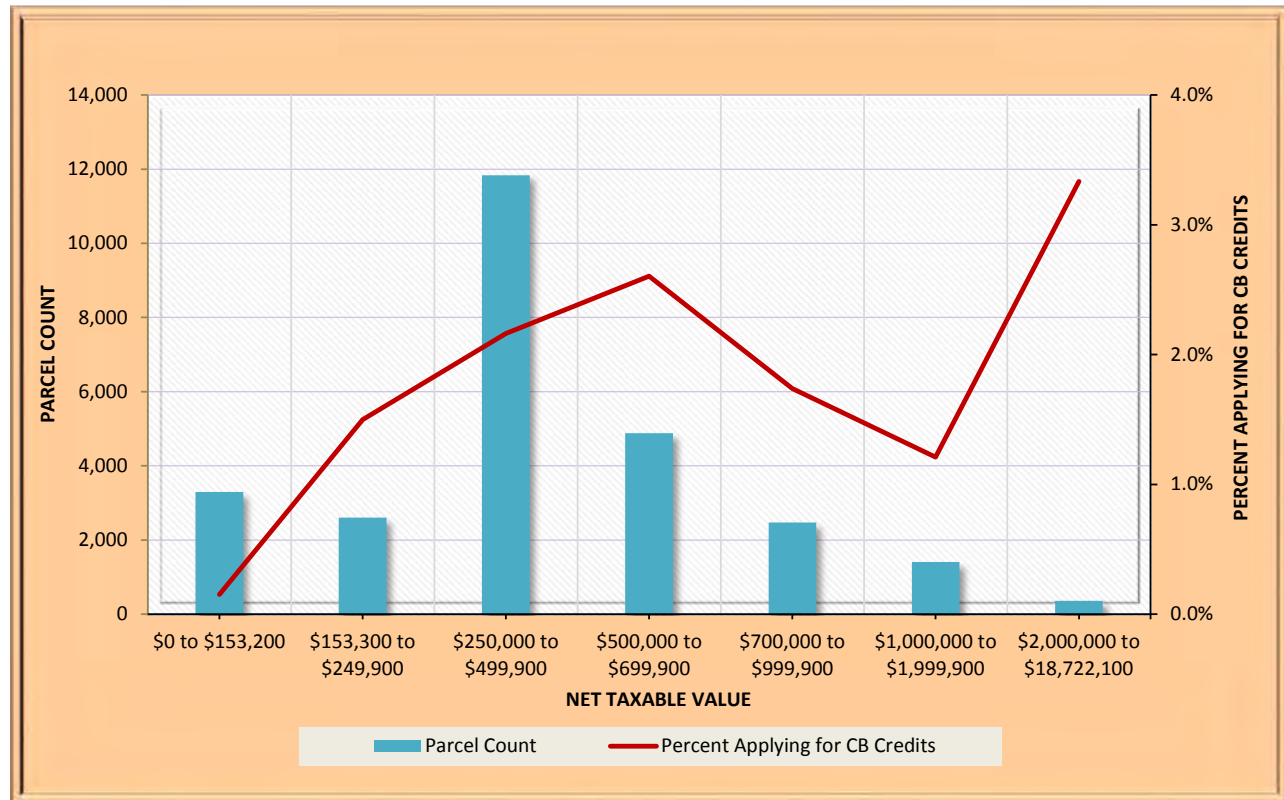
### FISCAL YEAR 2020-2021

County	Type	Amount
KAUAI	Basic home exemption	\$ 160,000
	Age 60 to 70	\$ 180,000
	Age 70+	\$ 200,000
MAUI	Home exemption	\$ 200,000
HAWAII*	Basic home exemption	\$40,000-\$120,000
	Age 60 to 69	\$80,000-\$160,000
	Age 70+	\$100,000-\$180,000
OAHU	Basic home exemption	\$ 100,000
	Age 65 and older	\$ 140,000

\*In Hawaii County, owners can qualify for an additional exemption amount of 20% of the assessed value of property not to exceed \$80,000

**OWNER-OCCUPIED CLASS BY VALUE**

Assessment Year 2020 – Fiscal Year 2021

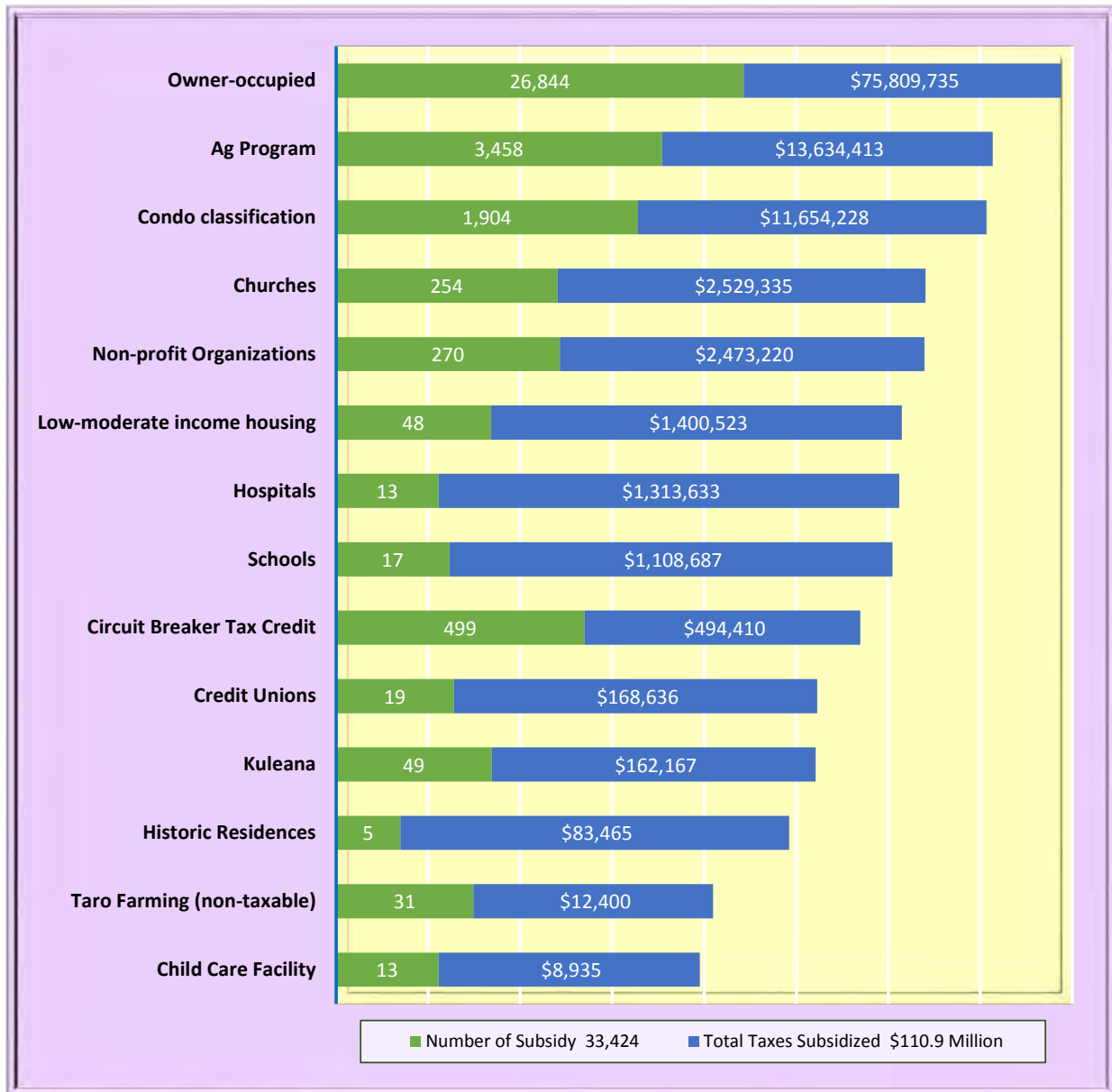


Owner-occupied Net Taxable Value Range	Parcel Count	Number of Circuit Breaker Applicants	Percent Applying for CB Credits	Tax Range for \$2.61 Rate (not including CB Credits)	Percent of Total	Running Total Percent
\$0 to \$153,200	3,294	5	0.15%	Min. Tax \$400	12.27%	12.27%
\$153,300 to \$249,900	2,601	39	1.50%	to \$652	9.69%	21.96%
\$250,000 to \$499,900	11,835	256	2.16%	to \$1,305	44.09%	66.05%
\$500,000 to \$699,900	4,876	127	2.60%	to \$1,827	18.16%	84.21%
\$700,000 to \$999,900	2,474	43	1.74%	to \$2,610	9.22%	93.43%
\$1,000,000 to \$1,999,900	1,404	17	1.21%	to \$5,220	5.23%	98.66%
\$2,000,000 to \$18,722,100	360	12	3.33%	to \$48,865	1.34%	100.00%
<b>Total</b>	<b>26,844</b>	<b>499</b>	<b>1.86%</b>		<b>100.00%</b>	



## REAL PROPERTY TAX SUBSIDIES

FISCAL YEAR 2020 - 2021





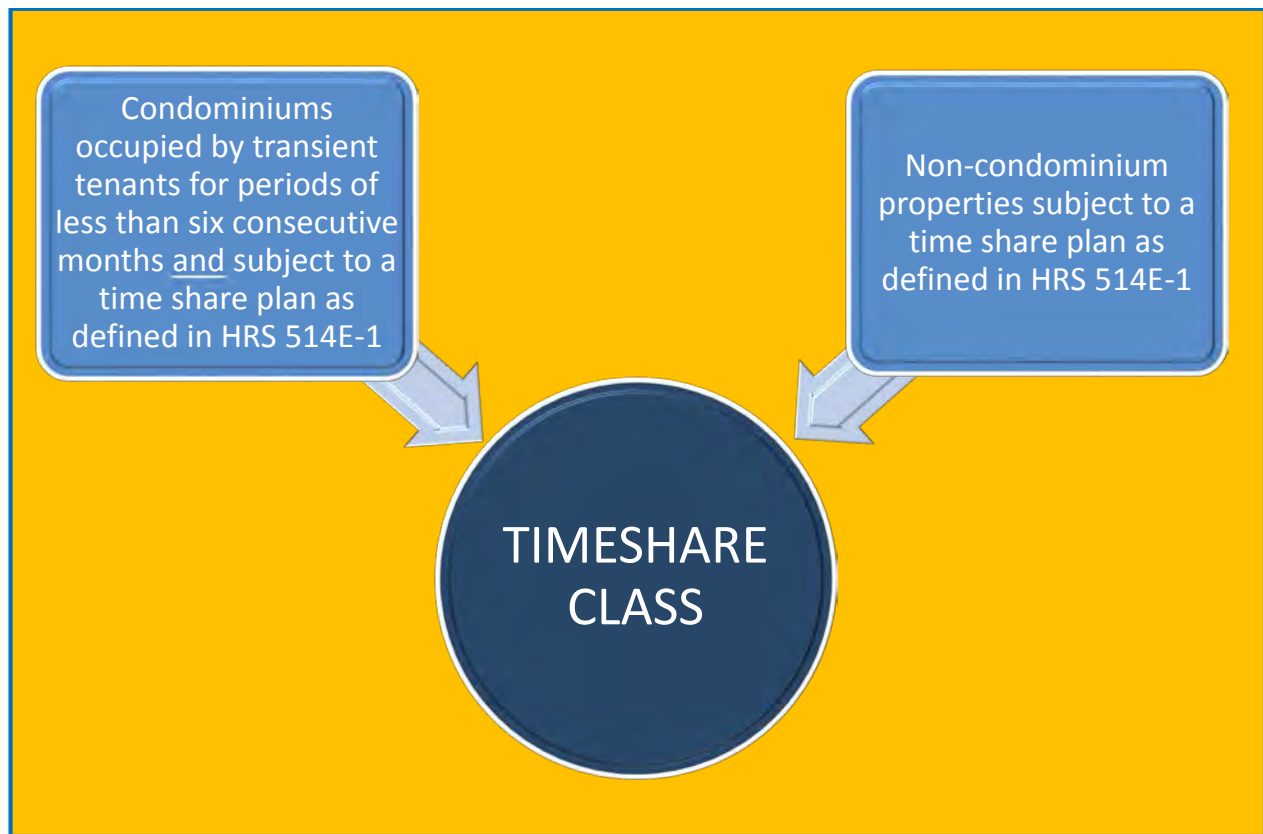


## REAL PROPERTY PROJECTS

April 2019 - April 2020

Category	Count	Revenue	Where Revenue Gained	Means
Agricultural use enforcement	1,600	\$2,000,000	FY 20-21 assessed values	Pictometry / inspections / ag use sales / Compliance and Appraisal staff
Homeowner exemption enforcement	78	\$174,679	FY 19-20 unbudgeted revenue	Lexis Nexis, Assessment staff ** Did not receive State of Hawaii Department of Taxation list
Homeowner exemption enforcement	13	\$44,420	FY 20-21 assessed values	Assessment staff
Homeowner exemption death enforcement	146	\$337,602	FY 20-21 assessed values	Lexis Nexis, obituaries, Department of Health, PTO staff
AOAO classification	95	\$321,477	FY 20-21 assessed values	Bill 53, ordinance 53, replies from December 2018, PTO and Assessment staff
Delinquent homeowner collection	473	\$284,532	FY19-20 real property tax collections	Bill 36, ordinance 3842, PTO staff
Electronic Filing	2,662	\$5,000	Staff time, postage	Assessment notices, address changes, condo surveys, appeals, exemptions, Assessment and PTO staff
Electronic Recording	206	\$20,000	Staff time, postage	Liens recorded at RPAD as opposed to State of Hawaii DLNR, PTO staff
Paperless Board of Reivew Hearings	905	\$5,000	Saved on: paper, copy time, copying expenses	Eliminated use of 50,000 pieces of paper at average 55 pieces per appeal, Appraisal, PTO and Board of Review Staff
BOR Hearings	1,292	\$1,000,000	FY 19-20 unbudgeted revenue	Prevailed in appeals greater than 50% of valuation in dispute, Appraisal staff
Moved from County servers to Software as a Service		TBD	ITSD staff, software licensing, hardware expenses	PTO and ITSD staff
Total		\$4,192,709		

## DESCRIPTION OF PARCELS IN EACH LAND CLASS



Maui Ocean Club – *Timeshare Classification*

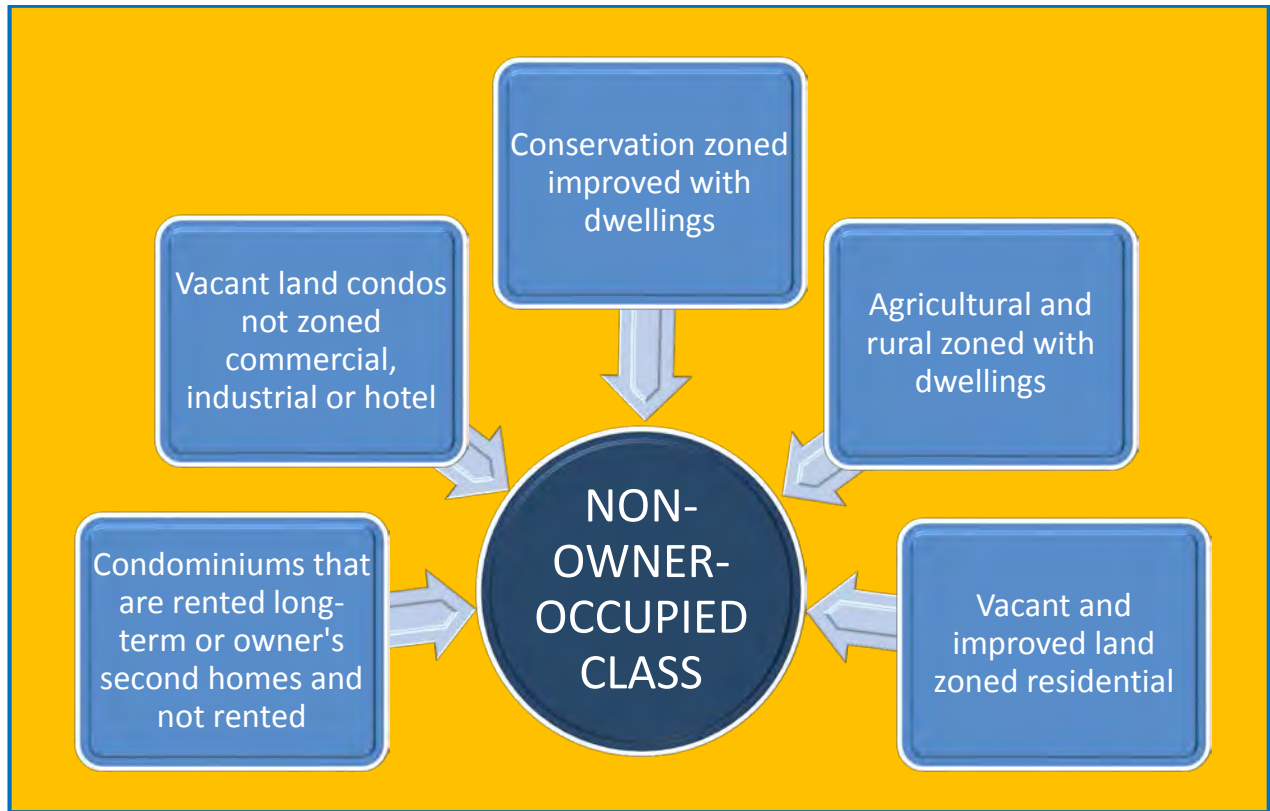


*WorldMark – Timeshare Classification*



*Westin-KOR – Timeshare Classification*





Improved Lot on Residential Zoned Land –Long Term Rental or Second home– *Non-owner-occupied Classification*



Vacant Lots on Residential Zoned Land – *Non-owner-occupied Classification*



Improved Lot on Agriculture Zoned Land with Agricultural Use No Home Exemption– *Non-owner-occupied Classification*





Apartment or Conservation Zoned Improved with Dwellings No Home Exemption– *Non-owner-occupied Classification*

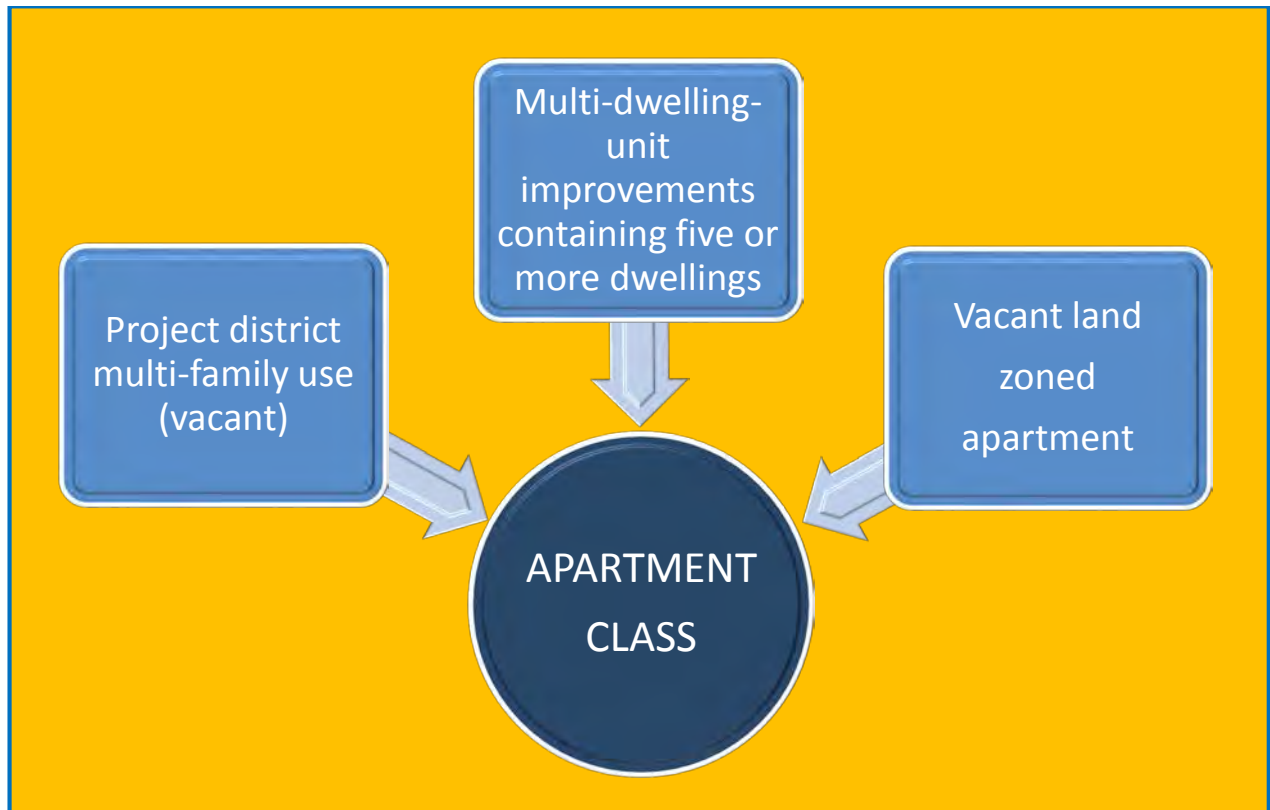


Condominium Units Used as Second Homes on Hotel Zoned Land – *Non-owner-occupied Classification*



Condominium Units Used as Long Term Rentals - *Non-owner-occupied Classification*

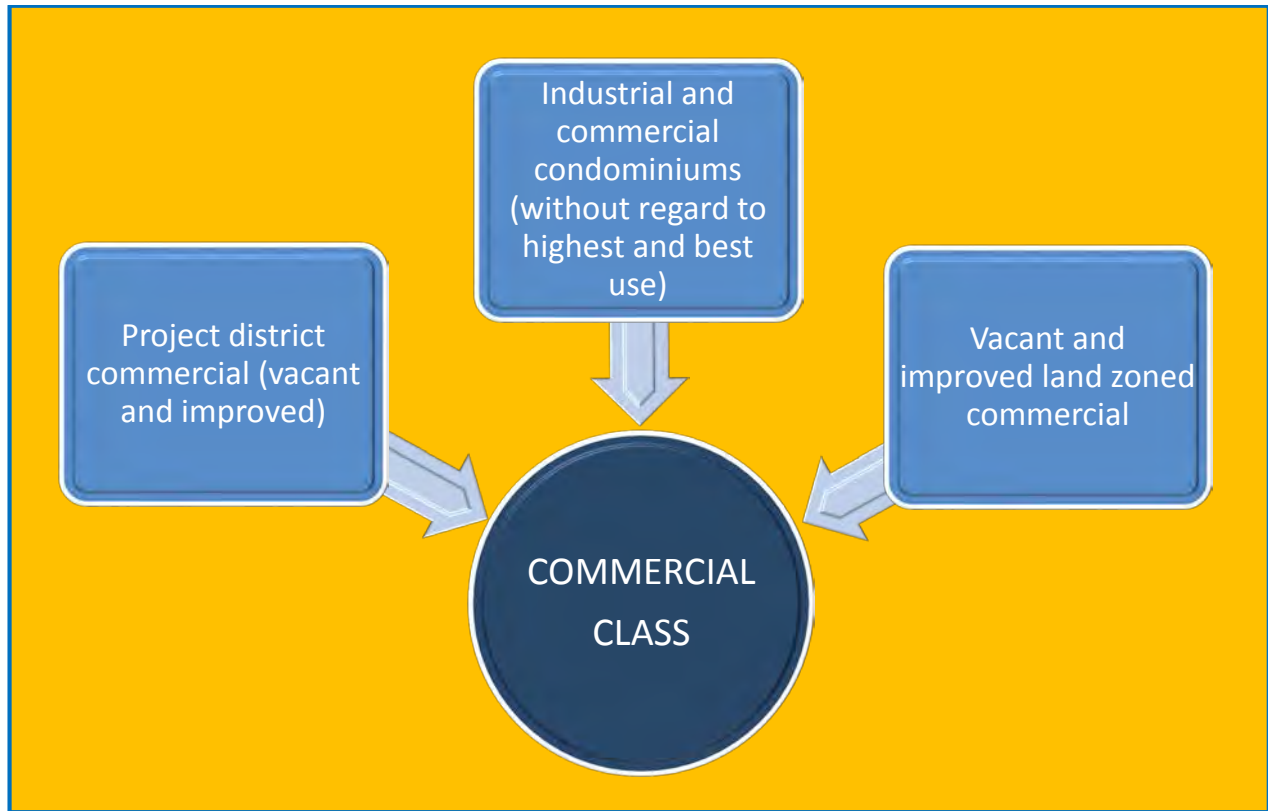




Apartment Building on Apartment Zoned Land – *Apartment Classification*



Vacant Apartment Zoned Land - *Apartment Classification*



Store on Commercial Zoned Land – *Commercial Classification*

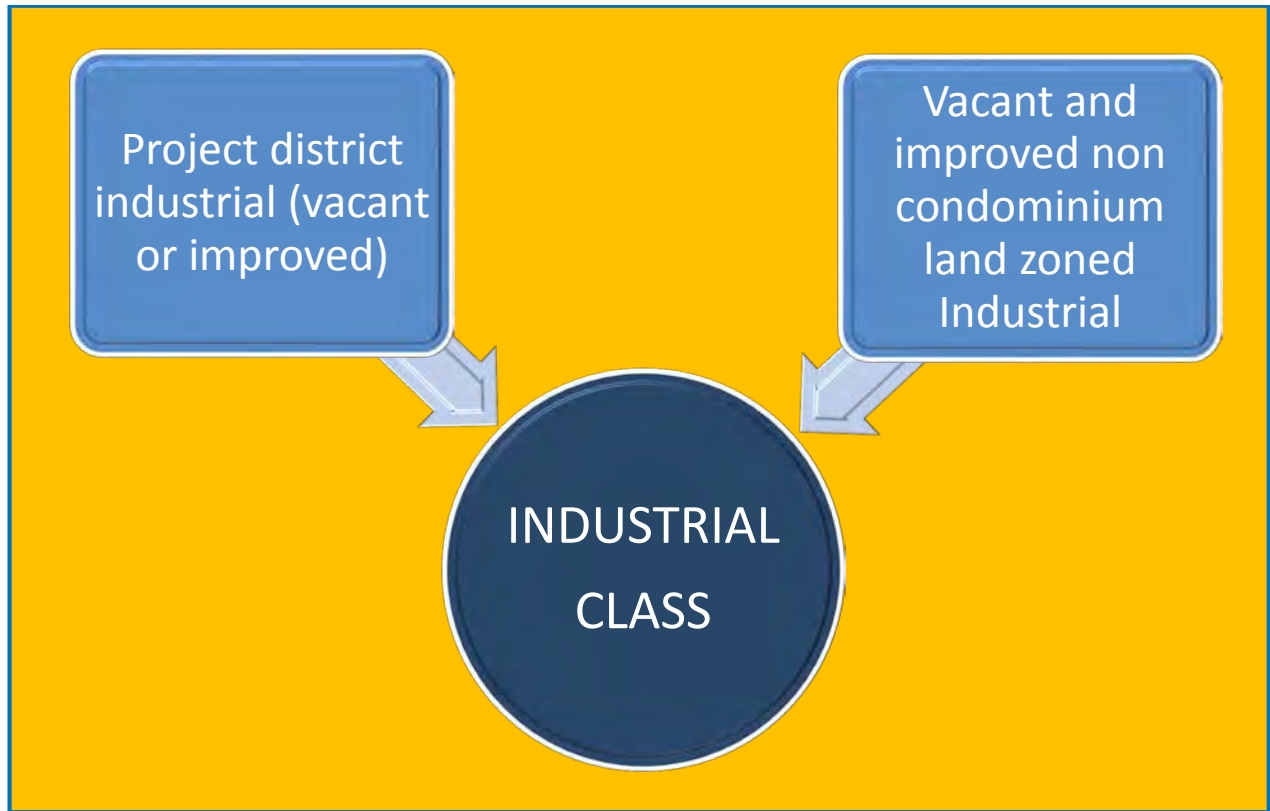




Shopping Center on Commercial Zoned Land – *Commercial Classification*



Commercial Condominium Units on Industrial Zoned Land – *Commercial Classification*



Warehouse on Industrial Zoned Land – *Industrial Classification*





Commercial Store on Industrial Zoned Land – *Industrial Classification*

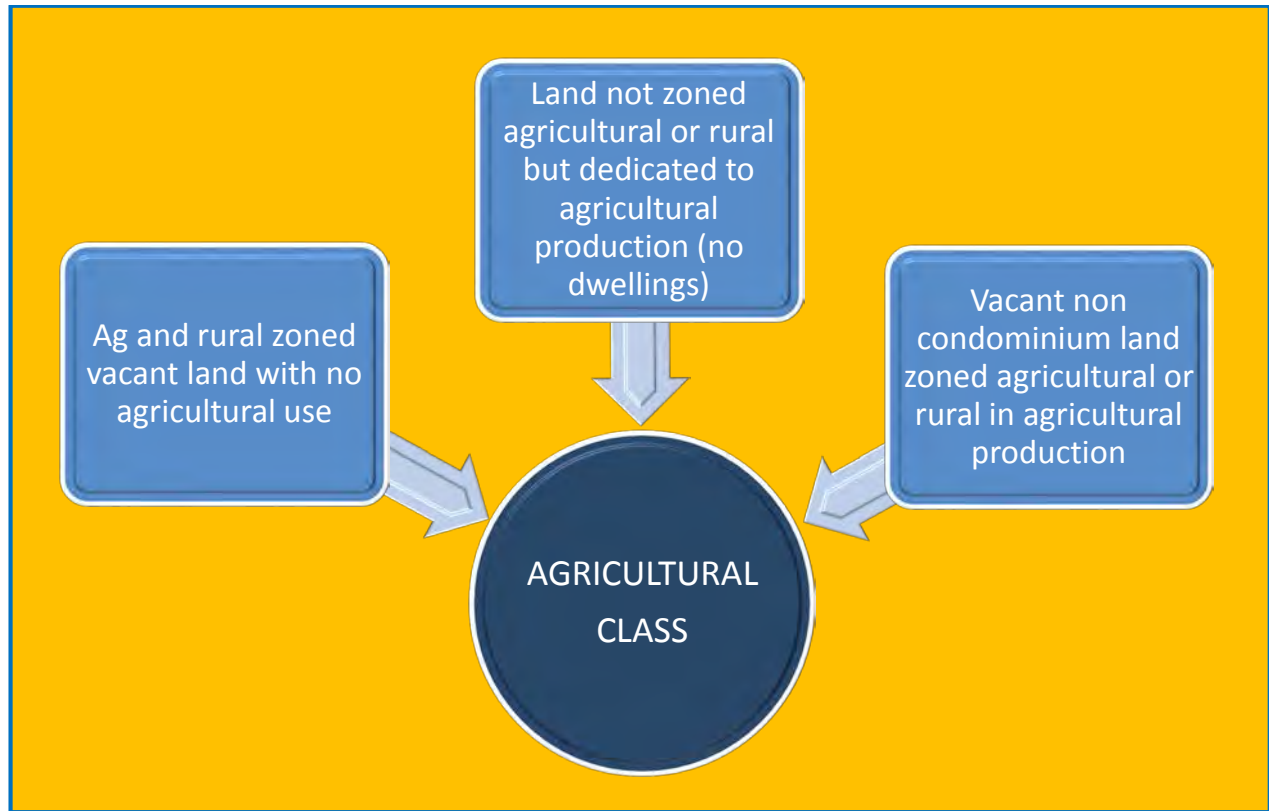


Commercial Shopping Center on Industrial Zoned Land – *Industrial Classification*



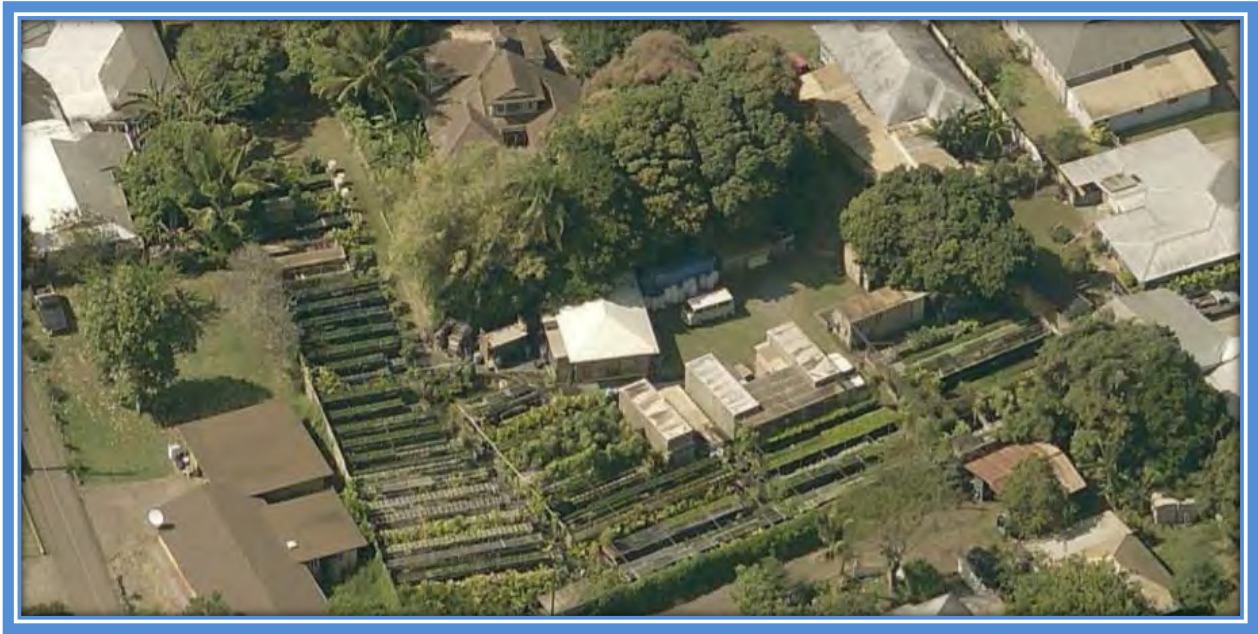
Big Box Store on Industrial Zoned Land – *Industrial Classification*





Ag zoned land with no agricultural use – *Agricultural Classification*

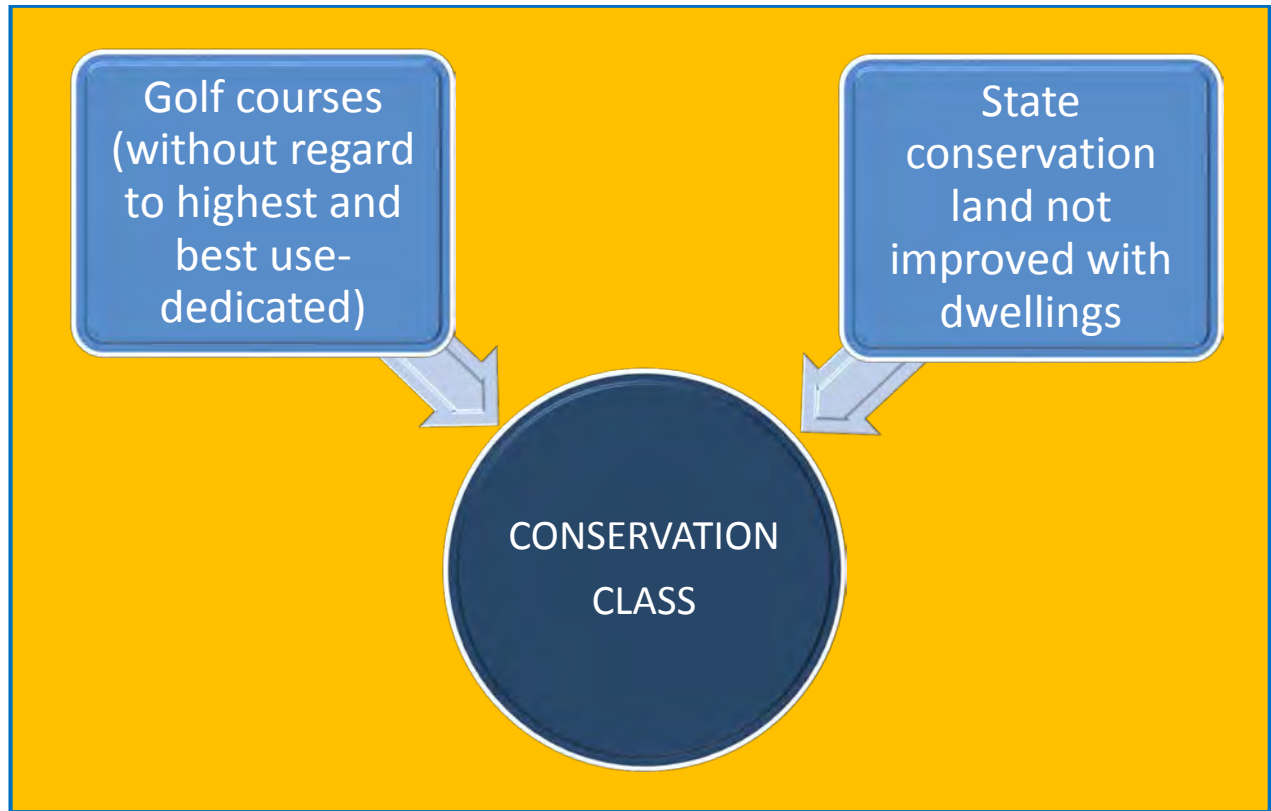




Land Not Zoned Agricultural or Rural but Dedicated to Agricultural Production  
– *Agricultural Classification*



Vacant Non Condominium Land Zoned Agricultural or Rural in Ag Production- *Agricultural Classification*



Forest Reserve on Conservation Zoned Land – *Conservation Classification*

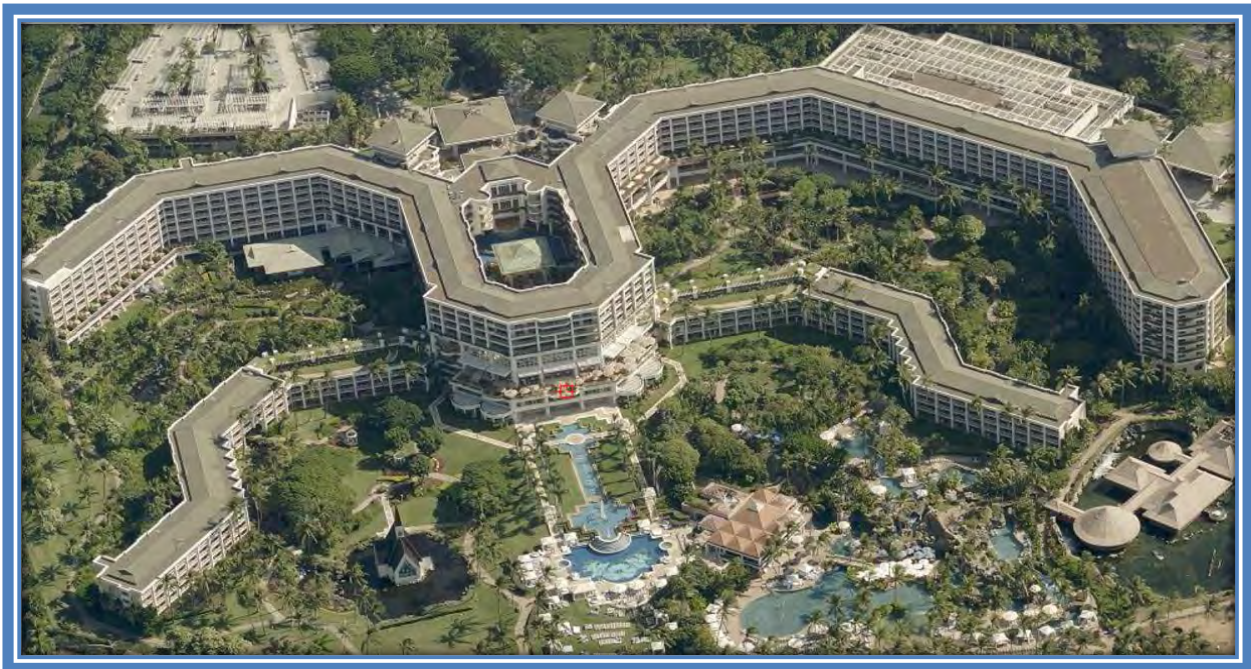
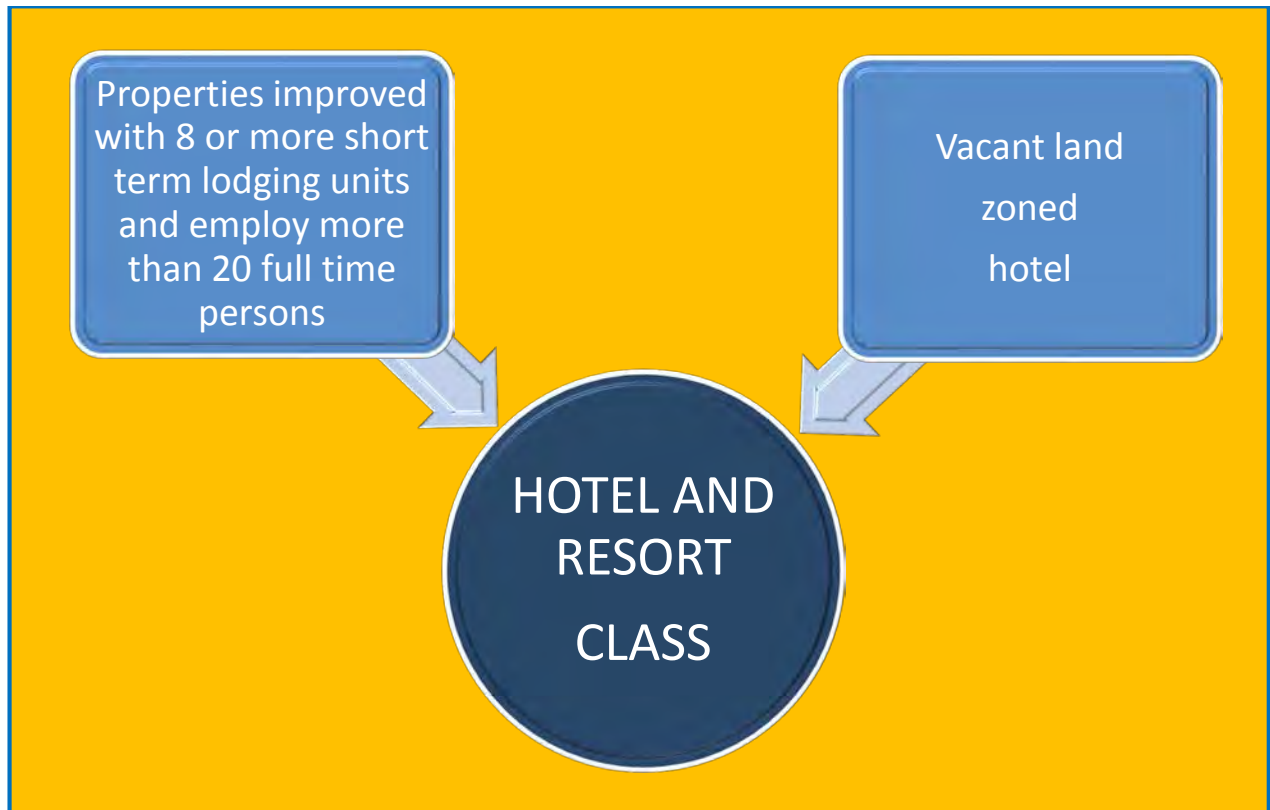




Golf Courses – *Conservation Classification*



Fishpond Lands – *Conservation Classification*



Grand Wailea Hotel - *Hotel Classification*





Vacant Hotel Zoned Land - *Hotel Classification*

Major Hotels in Hotel and Resort Class	2020 Assessment
GRAND WAILEA	\$495,693,900
HYATT	\$326,404,800
KEA LANI	\$310,658,500
FOUR SEASONS	\$256,820,300
WESTIN MAUI	\$241,910,000
RITZ CARLTON	\$210,465,918
SHERATON	\$193,201,900
WAILEA BEACH MARRIOTT	\$168,437,100
MANELE BAY HOTEL	\$150,206,400
ANDAZ	\$132,894,600
ROYAL LAHAINA	\$95,012,000
KAANAPALI BEACH	\$71,223,800
RESIDENCE INN WAILEA	\$50,035,500
LODGE AT KOELE	\$49,100,700
MAUI COAST	\$40,924,100
NAPILI KAI	\$30,493,700
HOTEL WAILEA	\$29,871,600
MARRIOTT COURTYARD	\$24,418,300
HOTEL HANA MAUI	\$23,295,500
MAUI BEACH	\$16,470,900
PIONEER INN	\$14,014,600
MAUIAN	\$13,120,000

Properties including condominiums used as the owner's principal residence and have been granted a home exemption



OWNER-  
OCCUPIED  
CLASS



Residential Zoned Parcel – *Owner-occupied Classification*

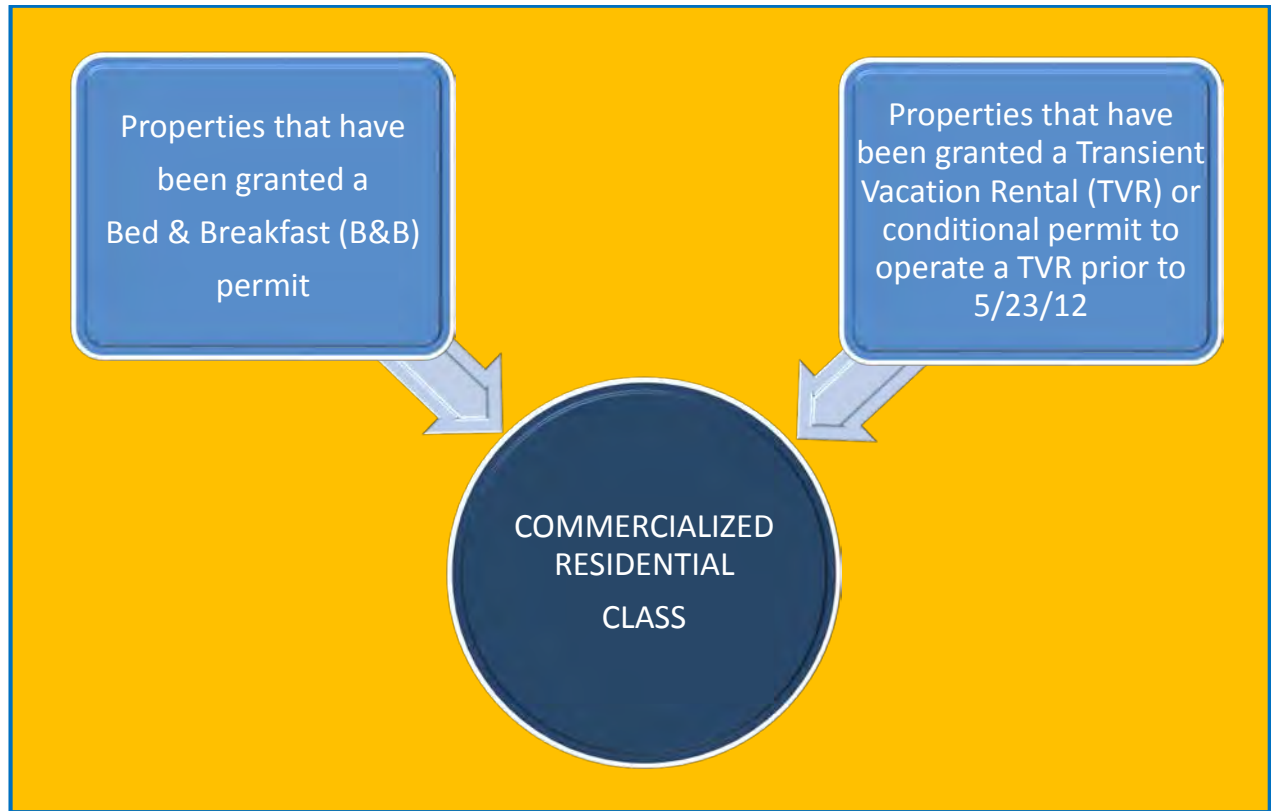




Industrial Zoned Parcel – *Owner-occupied Classification*



Ag Zoned with Agricultural Production - *Owner-occupied Classification*

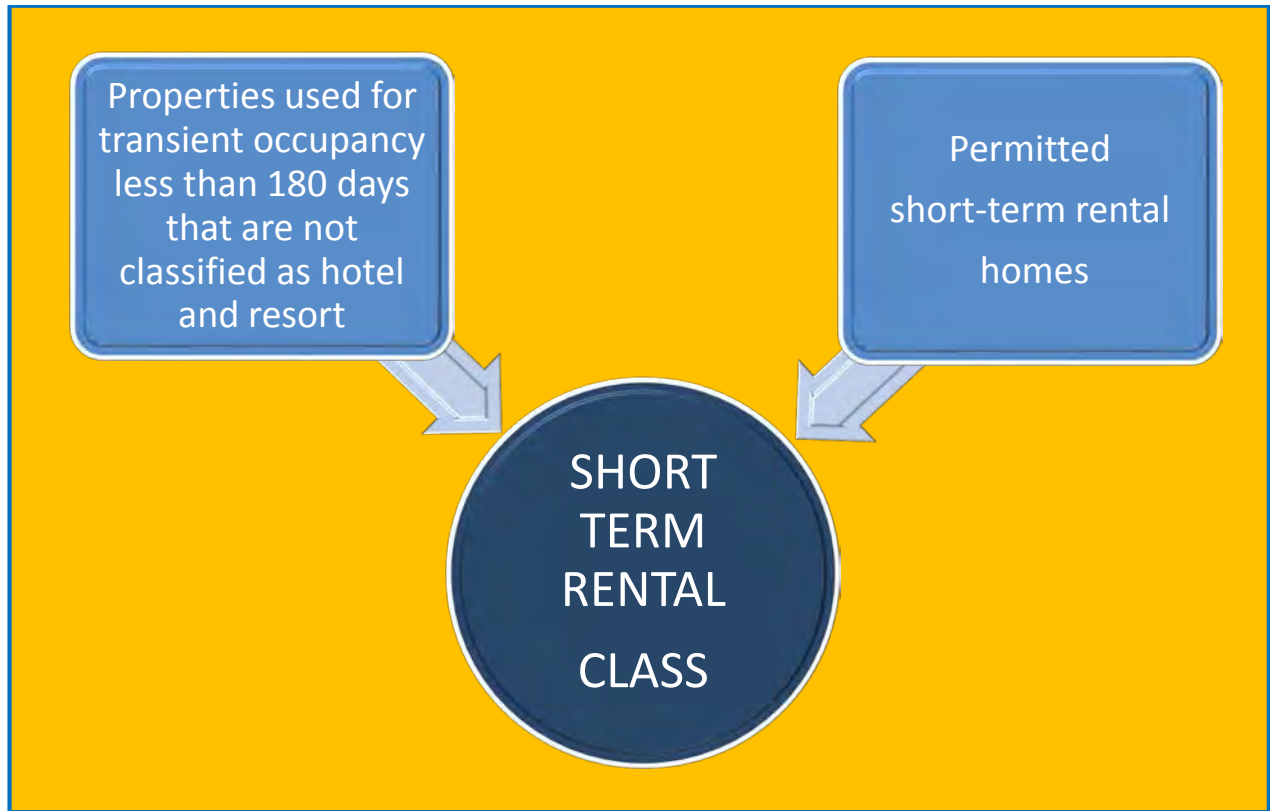


Permitted TVR – *Commercialized Residential Classification*





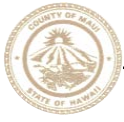
Permitted B&B – *Commercialized Residential Classification*



Condominium Units Used for Short-Term Rentals - *Short Term Rental Classification*



Permitted Short Term Rental Homes – *Short Term Rental Classification*



**NON-OWNER-OCCUPIED CLASS COUNT  
BY VALUE AND COUNCIL DISTRICT  
FISCAL YEAR 2020 - 2021**

Value Range	HAN	KAH	KM	LAN	MOL	MPH	UPC	WM	WWW	Grand Total
0-999999	485	1,818	4,428	629	2,039	1,871	1,616	3,545	2,753	19,184
1000000-1999999	57	22	979	53	42	277	228	586	78	2,322
2000000-2999999	11	2	204	26	4	76	36	234	7	600
3000000-3999999			160	37	3	38	7	163	3	420
4000000-4999999	1		72	8	3	12	3	96	2	197
5000000-5999999			42	2		7	1	37	1	90
6000000-6999999		1	32	2		3		22		60
7000000-7999999		1	27			2		5		35
8000000-8999999			26			1		9		36
9000000-9999999			12	2		1		8		23
10000000-10999999			11					1		12
11000000-11999999			9	2				2		13
12000000-12999999			8	1				4		13
13000000-13999999		1	8					1		10
14000000-14999999			4				1			5
15000000-15999999			12							12
16000000-16999999			4	1						5
17000000-17999999			4							4
18000000-18999999			1							1
19000000-19999999			2							2
20000000-20999999			2							2
21000000-21999999			2							2
22000000-22999999			3							3
25000000-25999999			2							2
26000000-26999999			1							1
27000000-27999999			1					1		2
29000000-29999999			1							1
30000000-30999999		1								1
34000000-34999999			1							1
<b>Grand Total</b>	<b>563</b>	<b>1,846</b>	<b>6,058</b>	<b>763</b>	<b>2,091</b>	<b>2,288</b>	<b>1,892</b>	<b>4,714</b>	<b>2,844</b>	<b>23,059</b>

## LEGEND:

HAN - Hana

KAH - Kahului

KM - Kihei-Makena

LAN - Lanai

MOL - Molokai

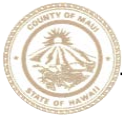
MPH - Makawao-Paia-Haiku

UPC - Upcountry

WM - West Maui

WWW - Wailuku-Waihee-Waikapu





**SHORT TERM RENTAL CLASS COUNT  
BY VALUE AND COUNCIL DISTRICT**  
FISCAL YEAR 2020 - 2021

Value Range	HAN	KAH	KM	LAN	MOL	MPH	UPC	WM	WWW	Grand Total
100-500099	30	3	1,711	13	410	26	2	1,351	5	3,551
500100-1000099	8		2,695	6	4	31	3	3,028	3	5,778
1000100-1500099	4		431	1	3	18	1	729		1,187
1500100-2000099	3		196		1	8	1	224		433
2000100-2500099			102	2		8		196		308
2500100-3000099			65	1		4		106		176
3000100-3500099			89		1	1		48		139
3500100-4000099			28			2		48		78
4000100-4500099			12			1		17		30
4500100-5000099			16					26		42
5000100-5500099			1					10		11
5500100-6000099			6					11		17
6000100-6500099			7					8		15
6500100-7000099			9			1				10
7000100-7500099			6			1		2		9
8000100-8500099								2		2
8500100-9000099			2					4		6
9000100-9500099								2		2
11500100-12000099			1							1
12000100-12500099			2							2
16000100-16500099			1					1		2
<b>Grand Total</b>	<b>45</b>	<b>3</b>	<b>5,380</b>	<b>23</b>	<b>419</b>	<b>101</b>	<b>7</b>	<b>5,813</b>	<b>8</b>	<b>11,799</b>

## LEGEND:

HAN - Hana  
KAH - Kahului  
KM - Kihei-Makena  
LAN - Lanai  
MOL - Molokai

MPH - Makawao-Paia-Haiku  
UPC - Upcountry  
WM - West Maui  
WWW - Wailuku-Waihee-Waikapu





## LITIGATED CLAIMS SUMMARY

Summary of Funds for RPA TAC Appeals Not Settled by 4/17/2020

FY	Asmnt Year	Pending Stipulation	100% Tax on Appeal	Appeal Funds*	Active	100% Tax on Appeal	Appeal Funds*
2012	2011	0	0.00	0.00	1	\$ 44,947.86	\$ 44,947.86
2015	2014	0	0.00	0.00	1	1,172.00	1,172.00
2016	2015	0	0.00	0.00	3	83,784.38	83,784.38
2018	2017	0	0.00	0.00	1	7,166.18	7,166.18
2019	2018	0	0.00	0.00	22	477,926.76	477,926.76
2020	2019	0	0.00	0.00	15	760,878.84	760,878.84
		0	0.00	0.00	43	\$ 1,375,876.02	\$ 1,375,876.02

Pending Stipulation + Active		100% Tax on Appeal	Appeal Funds*
<b>TAC Totals</b>		43	\$ 1,375,876.02
			\$ 1,375,876.02

Summary of Funds for RPA BOR Appeals Not Settled by 3/31/2020

FY	Asmnt Year	Pending Stipulation	100% Tax on Appeal	Appeal Funds*	Active	100% Tax on Appeal	Appeal Funds*
2017	2016	0	0.00	0.00	1	\$ 8,214.35	\$ 8,214.35
2020	2019	2	5,663.09	5,663.09	12	87,074.33	87,074.33
		2	\$ 5,663.09	\$ 5,663.09	13	\$ 95,288.68	\$ 95,288.68

Pending Stipulation + Active		100% Tax on Appeal	Appeal Funds*
<b>BOR Totals</b>		15	\$ 100,951.77
			\$ 100,951.77

Pending Stipulation + Active		100% Tax on Appeal	Appeal Funds*
<b>GRAND TOTALS</b>		58	\$ 1,476,827.79
			\$ 1,476,827.79

\*Appeal Funds are the actual taxes collected, which which may include penalties & interest.



### Additional Tiered Values

Shown below are values for tiers as set forth in the notice of public hearing for April 29, 2020 regarding real property tax rates for the Fiscal Year 2020-2021 which are not in the certification.

Land Class	Tiers	Certified Value for Revenue Projection	Parcel Count	Percent of Parcels in Tier
Commercial	<=\$800,000	885,207,400	1,381	60%
	\$800,001 - \$1,500,000	305,190,345	596	26%
	>=\$1,500,000	1,639,671,655	321	14%
		2,830,069,400	2,298	100%
Owner-occupied	<=\$800,000	11,364,844,905	23,147	86%
	\$800,001 - \$1,500,000	992,507,765	3,033	11%
	>=\$1,500,000	776,769,115	664	2%
		13,134,121,785	26,844	100%
Short Term Rental	<=\$800,000	7,192,757,135	6,697	57%
	\$800,001 - \$1,500,000	1,505,808,145	3,819	32%
	>=\$1,500,000	1,580,569,505	1,283	11%
		10,279,134,785	11,799	100%