

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 19, 2022

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

APPROVED FOR TRANSMITTAL

Michael P. Victorino

Mayor Date 4/19/22

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: FISCAL YEAR 2022-2023 CERTIFICATION OF NET TAXABLE
REAL PROPERTY**

I am very pleased to submit the Fiscal Year 2022-2023 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 2022-2023 net taxable value of real property for revenue projection is \$58,699,850,560, an increase by 8.5% over last year's certified value of \$54,115,157,230. The net values multiplied by the Mayor's proposed tax rates will generate a total of \$417,346,806 in revenues. After deducting \$492,776 for the circuit breaker adjustment and adding \$2,138,611 for the minimum tax, the real property taxes will generate a total of \$418,992,641 in revenues.

Attached is a bound hard copy and an electronic copy in compact disc format of the Real Property Tax Certification, 2022 Assessment for the Fiscal Year 2023. The assessment list and the certified values will also be available to the public through the County of Maui's website at <https://www.mauicounty.gov/1108/Assessed-Values>.

Honorable Alice L. Lee, Council Chair

April 19, 2022

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Thank you for your attention to this matter. If you have any questions, please contact me at phone no. (808) 270-7474, or Ms. Marcy Martin, AAS, County Real Property Tax Administrator at phone no. (808) 463-3155.

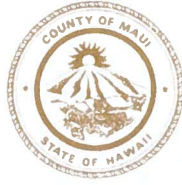
Sincerely,



SCOTT K. TERUYA
Director of Finance

xc: Marcy Martin, AAS, Real Property Tax Administrator

Attachment: CD titled Fiscal Year 2022-2023 Real Property Assessment Division Certification, including the Assessment List and Value Certification



COUNTY OF MAUI
DEPARTMENT OF FINANCE
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
FISCAL YEAR 2022-2023
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.

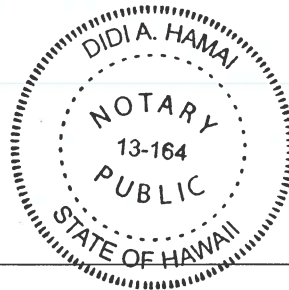
Marcy Martin

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

Subscribed and sworn to before me, this 18th day of April, 2022

Didi A. Hamai

Didi A. Hamai
Notary Public, State of Hawaii
My commission expires: 05/13/2025



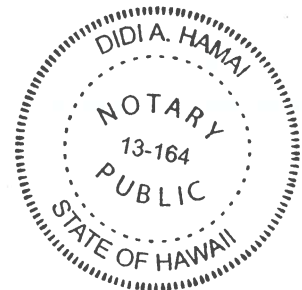
Doc. Date: April 18, 2021 14 pages
Didi Hamai, Second Circuit
Doc. Description: Maui County 2022 Summary of Taxable Properties by
Land Class Fiscal Year 2023 Total

Didi A. Hamai

04/18/2022

Notary Signature
NOTARY CERTIFICATION

Date

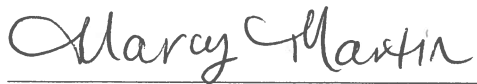


MAUI COUNTY
2022
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

0 TIME SHARE

	REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2022	2,846,029,600
2. TOTAL EXEMPTIONS	0
3. ASSESSOR'S NET TAXABLE VALUATION	2,846,029,600
4. VALUATION ON APPEAL	66,095,100
5. TAXPAYER'S VALUATION	2,779,934,500
6. 50 PERCENT OF VALUATION ON APPEAL	33,047,550
7. VALUATION FOR TAX RATE PURPOSE	2,812,982,050
8. SECTION 3.48.135	0
9. SECTION 3.48.135 VALUATION APPEALED	0

DATE: APRIL 18, 2022



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

MAUI COUNTY
2022
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

1 NON-OWNER-OCCUPIED

		REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2022		16,471,163,600
2. TOTAL EXEMPTIONS		910,965,100
3. ASSESSOR'S NET TAXABLE VALUATION		15,560,198,500
4. VALUATION ON APPEAL		46,530,310
5. TAXPAYER'S VALUATION		15,513,668,190
6. 50 PERCENT OF VALUATION ON APPEAL		23,265,155
7. VALUATION FOR TAX RATE PURPOSE	0 - 800,000	9,221,733,395
	800,001-1,500,000	2,147,162,910
	1,500,001 +	4,168,037,040
8. SECTION 3.48.135		0
9. SECTION 3.48.135 VALUATION APPEALED		0

DATE: APRIL 18, 2022

Marcy Martin

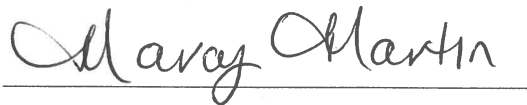
Marcy Martin, AAS
County Real Property Tax Administrator
Department of Finance, County of Maui

MAUI COUNTY
2022
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

10 COMMERCIALIZED RES

	REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2022	237,733,900
2. TOTAL EXEMPTIONS	5,995,200
3. ASSESSOR'S NET TAXABLE VALUATION	231,738,700
4. VALUATION ON APPEAL	606,630
5. TAXPAYER'S VALUATION	231,132,070
6. 50 PERCENT OF VALUATION ON APPEAL	303,315
7. VALUATION FOR TAX RATE PURPOSE	231,435,385
8. SECTION 3.48.135	0
9. SECTION 3.48.135 VALUATION APPEALED	0

DATE: APRIL 18, 2022



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

MAUI COUNTY
2022
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

11 SHORT TERM RENTAL

		REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2022		13,473,256,200
2. TOTAL EXEMPTIONS		859,800
3. ASSESSOR'S NET TAXABLE VALUATION		13,472,396,400
4. VALUATION ON APPEAL		33,020,160
5. TAXPAYER'S VALUATION		13,439,376,240
6. 50 PERCENT OF VALUATION ON APPEAL		16,510,080
7. VALUATION FOR TAX RATE PURPOSE	0 - 800,000	8,606,375,400
	800,001-1,500,000	1,982,452,600
	1,500,001+	2,867,058,320
8. SECTION 3.48.135		0
9. SECTION 3.48.135 VALUATION APPEALED		0

DATE: APRIL 18, 2022



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

MAUI COUNTY
2022
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

12 LONG TERM RENTAL

		REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2022		1,577,804,400
2. TOTAL EXEMPTIONS		466,704,300
3. ASSESSOR'S NET TAXABLE VALUATION		1,111,100,100
4. VALUATION ON APPEAL		1,154,400
5. TAXPAYER'S VALUATION		1,109,945,700
6. 50 PERCENT OF VALUATION ON APPEAL		577,200
7. VALUATION FOR TAX RATE PURPOSE	0 - 800,000	945,917,900
	800,001-1,500,000	88,900,700
	1,500,001 +	75,704,300
8. SECTION 3.48.135		0
9. SECTION 3.48.135 VALUATION APPEALED		0

DATE: APRIL 18, 2022



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

MAUI COUNTY
2022
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL
2 APARTMENT

	REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2022	694,686,200
2. TOTAL EXEMPTIONS	316,864,500
3. ASSESSOR'S NET TAXABLE VALUATION	377,821,700
4. VALUATION ON APPEAL	0
5. TAXPAYER'S VALUATION	377,821,700
6. 50 PERCENT OF VALUATION ON APPEAL	0
7. VALUATION FOR TAX RATE PURPOSE	377,821,700
8. SECTION 3.48.135	0
9. SECTION 3.48.135 VALUATION APPEALED	0

DATE: APRIL 18, 2022



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

MAUI COUNTY
2022
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

3 COMMERCIAL

		REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2022		2,960,439,500
2. TOTAL EXEMPTIONS		259,199,000
3. ASSESSOR'S NET TAXABLE VALUATION		2,701,240,500
4. VALUATION ON APPEAL		64,240,380
5. TAXPAYER'S VALUATION		2,637,000,120
6. 50 PERCENT OF VALUATION ON APPEAL		32,120,190
7. VALUATION FOR TAX RATE PURPOSE	0 - 999,999,999	2,669,120,310
	N/A	0
	N/A	
8. SECTION 3.48.135		0
9. SECTION 3.48.135 VALUATION APPEALED		0

DATE: APRIL 18, 2022

Marcy Martin

Marcy Martin, AAS
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MAUI COUNTY
2022
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL
4 INDUSTRIAL

		REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2022		2,235,148,800
2. TOTAL EXEMPTIONS		148,479,300
3. ASSESSOR'S NET TAXABLE VALUATION		2,086,669,500
4. VALUATION ON APPEAL		23,996,900
5. TAXPAYER'S VALUATION		2,062,672,600
6. 50 PERCENT OF VALUATION ON APPEAL		11,998,450
7. VALUATION FOR TAX RATE PURPOSE	0 - 999,999,999	2,074,671,050
	N/A	0
	N/A	
8. SECTION 3.48.135		0
9. SECTION 3.48.135 VALUATION APPEALED		0

DATE: APRIL 18, 2022



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MAUI COUNTY
2022
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

5 AGRICULTURAL

REAL PROPERTY

1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2022	1,410,081,800
2. TOTAL EXEMPTIONS	89,331,500
3. ASSESSOR'S NET TAXABLE VALUATION	1,320,750,300
4. VALUATION ON APPEAL	21,117,510
5. TAXPAYER'S VALUATION	1,299,632,790
6. 50 PERCENT OF VALUATION ON APPEAL	10,558,755
7. VALUATION FOR TAX RATE PURPOSE	1,310,191,545
8. SECTION 3.48.135	0
9. SECTION 3.48.135 VALUATION APPEALED	0

DATE: APRIL 18, 2022



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MAUI COUNTY
2022
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

6 CONSERVATION

REAL PROPERTY

1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2022	349,187,700
2. TOTAL EXEMPTIONS	11,722,800
3. ASSESSOR'S NET TAXABLE VALUATION	337,464,900
4. VALUATION ON APPEAL	49,638,400
5. TAXPAYER'S VALUATION	287,826,500
6. 50 PERCENT OF VALUATION ON APPEAL	24,819,200
7. VALUATION FOR TAX RATE PURPOSE	312,645,700
8. SECTION 3.48.135	0
9. SECTION 3.48.135 VALUATION APPEALED	0

DATE: APRIL 18, 2022



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Department of Finance, County of Maui

MAUI COUNTY
2022
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

7 HOTEL/RESORT

	REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2022	4,214,600,500
2. TOTAL EXEMPTIONS	5,556,200
3. ASSESSOR'S NET TAXABLE VALUATION	4,209,044,300
4. VALUATION ON APPEAL	1,008,645,540
5. TAXPAYER'S VALUATION	3,200,398,760
6. 50 PERCENT OF VALUATION ON APPEAL	504,322,770
7. VALUATION FOR TAX RATE PURPOSE	3,704,721,530
8. SECTION 3.48.135	0
9. SECTION 3.48.135 VALUATION APPEALED	0

DATE: APRIL 18, 2022



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Department of Finance, County of Maui

MAUI COUNTY
2022
SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

9 OWNER-OCCUPIED

		REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2022		20,897,181,600
2. TOTAL EXEMPTIONS		5,792,786,400
3. ASSESSOR'S NET TAXABLE VALUATION		15,104,395,200
4. VALUATION ON APPEAL		2,952,950
5. TAXPAYER'S VALUATION		15,101,442,250
6. 50 PERCENT OF VALUATION ON APPEAL		1,476,475
7. VALUATION FOR TAX RATE PURPOSE	0 - 800,000	12,818,636,475
	800,001-1,500,000	1,290,275,950
	1,500,001 +	994,006,300
8. SECTION 3.48.135		0
9. SECTION 3.48.135 VALUATION APPEALED		0

DATE: APRIL 18, 2022



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

SUMMARY OF TAXABLE PROPERTIES BY LAND CLASS
CLASS TOTAL

AGGREGATE TOTAL

	REAL PROPERTY
1. ASSESSOR'S GROSS VALUATION AS OF APRIL 18, 2022	67,367,313,800
2. TOTAL EXEMPTIONS	8,008,464,100
3. ASSESSOR'S NET TAXABLE VALUATION	59,358,849,700
4. VALUATION ON APPEAL	1,317,998,280
5. TAXPAYER'S VALUATION	58,040,851,420
6. 50 PERCENT OF VALUATION ON APPEAL	658,999,140
7. VALUATION FOR TAX RATE PURPOSE	58,699,850,560
8. SECTION 3.48.135	0
9. SECTION 3.48.135 VALUATION APPEALED	0

DATE: APRIL 18, 2022



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

MAUI COUNTY
2022
CLASS SUMMARY OF TAXABLE PROPERTIES
CLASS ALL

TAX CLASS	NO. OF PITTS	----- REAL PROPERTY ASSESSED VALUATION-----		
		VALUE	EXEMPTION	TAXABLE
TIME SHARE	2,481	2,846,029,600	0	2,846,029,600
NON-OWNER-OCCUPIED	17,989	16,471,163,600	910,965,100	15,560,198,500
COMMERCIALIZED RES	160	237,733,900	5,995,200	231,738,700
SHORT TERM RENTAL	13,744	13,473,256,200	859,800	13,472,396,400
LONG TERM RENTAL	2,369	1,577,804,400	466,704,300	1,111,100,100
APARTMENT	152	694,686,200	316,864,500	377,821,700
COMMERCIAL	2,228	2,960,439,500	259,199,000	2,701,240,500
INDUSTRIAL	819	2,235,148,800	148,479,300	2,086,669,500
AGRICULTURAL	5,597	1,410,081,800	89,331,500	1,320,750,300
CONSERVATION	1,092	349,187,700	11,722,800	337,464,900
HOTEL/RESORT	513	4,214,600,500	5,556,200	4,209,044,300
OWNER-OCCUPIED	27,874	20,897,181,600	5,792,786,400	15,104,395,200
TOTAL	75,018	67,367,313,800	8,008,464,100	59,358,849,700
SECTION 3.48.135	PROPERTIES 0	0	0	0

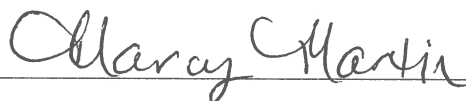
-----APPEALS-----

TAX CLASS	NO.	AMOUNT IN DISPUTE
TIME SHARE	954	66,095,100
NON-OWNER-OCCUPIED	50	46,530,310
COMMERCIALIZED RES	1	606,630
SHORT TERM RENTAL	85	33,020,160
LONG TERM RENTAL	9	1,154,400
APARTMENT	0	0
COMMERCIAL	32	64,240,380
INDUSTRIAL	3	23,996,900
AGRICULTURAL	118	21,117,510
CONSERVATION	3	49,638,400
HOTEL/RESORT	72	1,008,645,540
OWNER-OCCUPIED	9	2,952,950
TOTAL	1,336	1,317,998,280

SECTION 3.48.135 PROPERTIES 0 0

ATTEST:

DATE: APRIL 18, 2022



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