HOW TO CALCULATE REAL PROPERTY TAXES

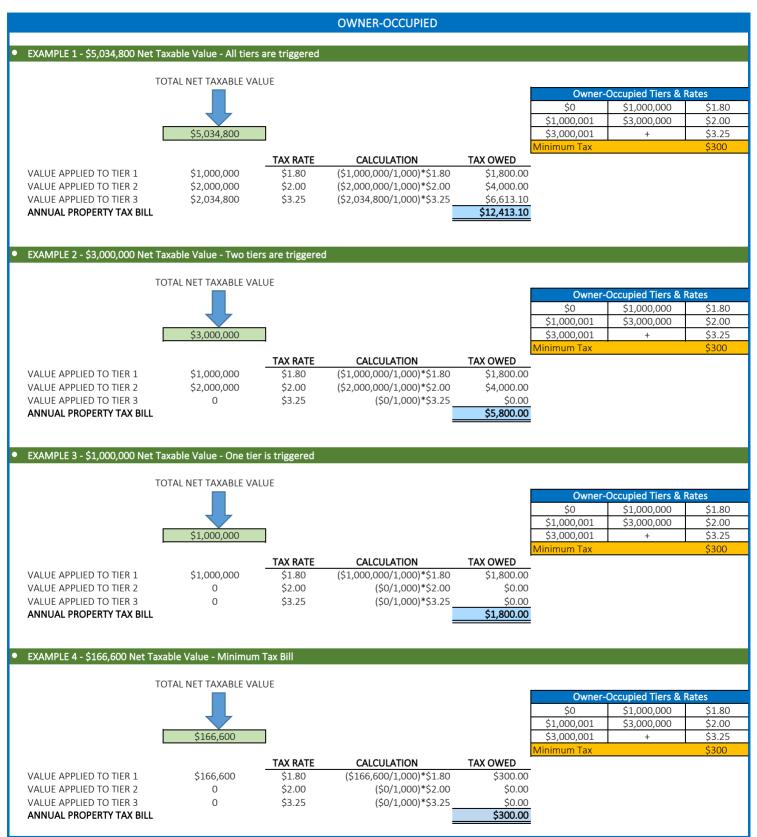
1. Obtain the **Tax Class** and **Total Net Taxable Value** for the parcel from <u>mauipropertytax.com</u> under Assessment Information.

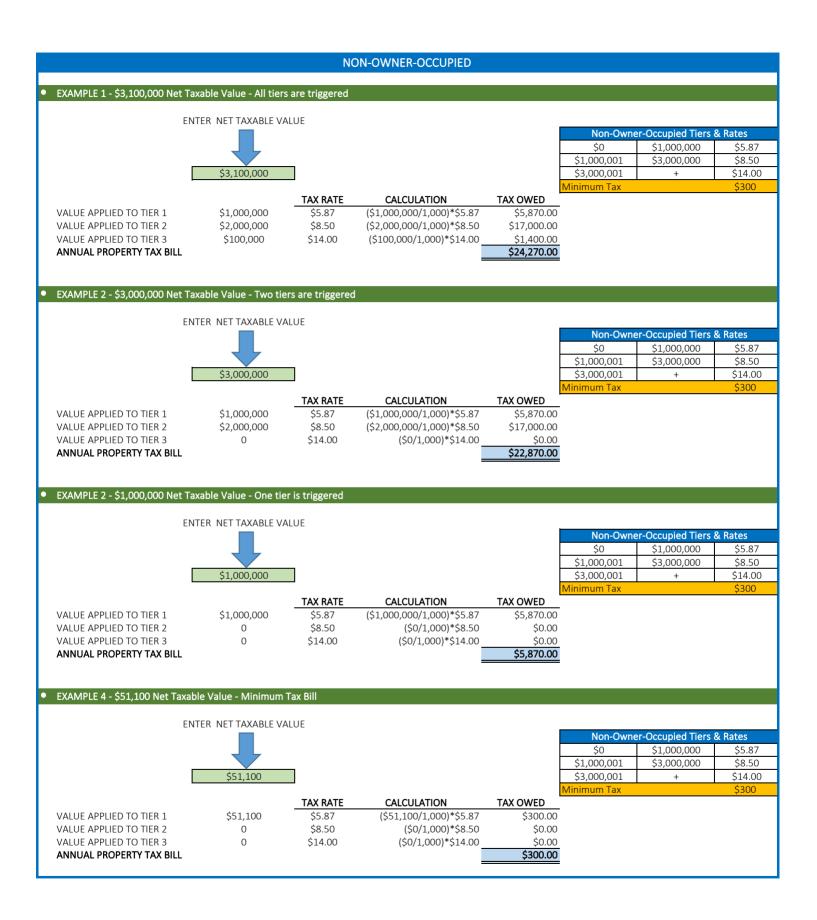
- Assessment Information									
⊕ Show Historical Assessments									
Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land	Building Value	Total Assessed Value	Total Exemption Value	≣Columns ♥ Total Net Taxable Value	
2024	OWNER-OCCUPIED/HOMEOWNER	\$1,749,000	\$0	\$1,749,000	\$3,585,800	\$5,334,800	\$300,000	\$5,034,800	
How to calculate real property taxes									

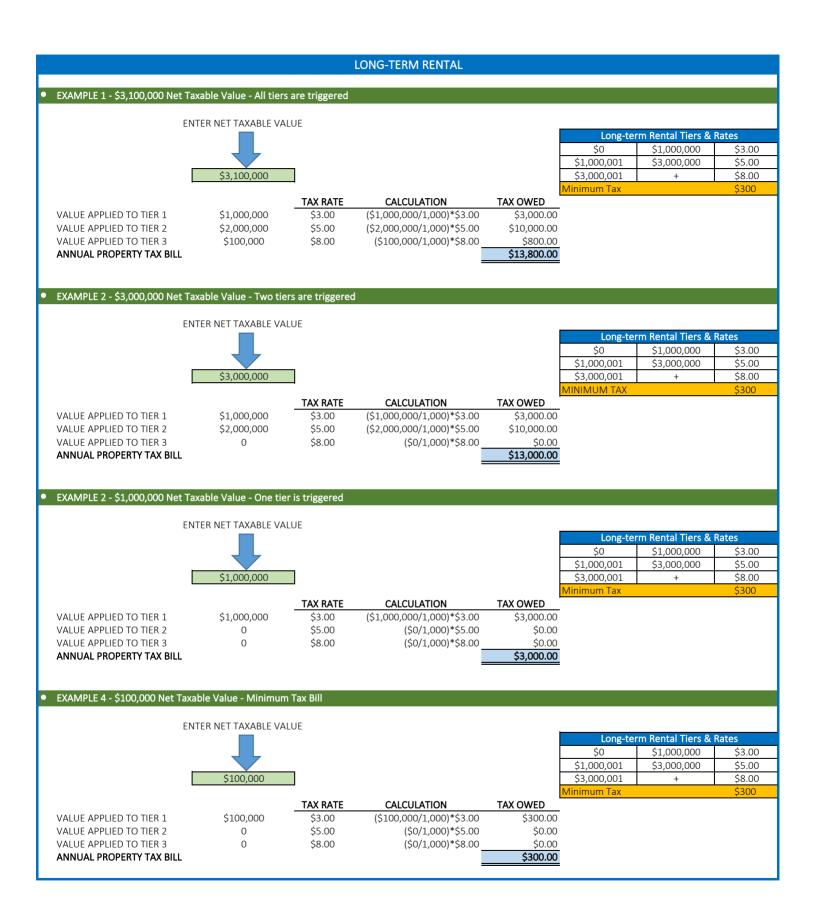
2. Obtain the tax rate from the budget ordinance or tax rate resolution at mauicounty.gov <u>Classification for Tax Rate Purposes</u>.

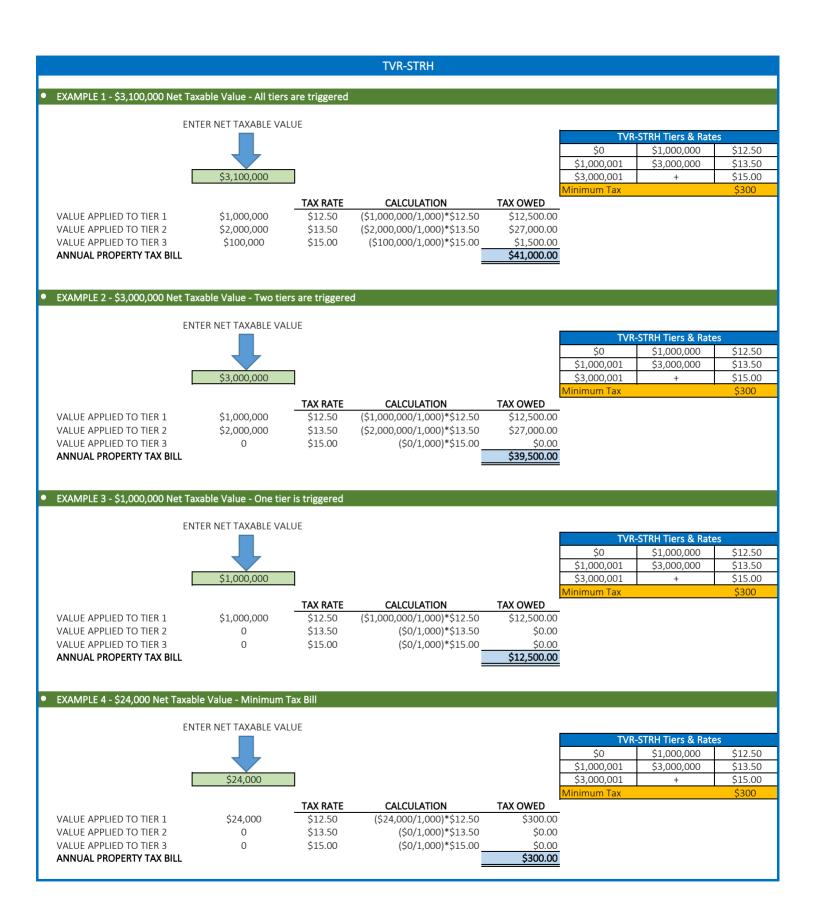
Resoluti	lon			
No				
ADOPTING THE REAL PROPERTY FOR THE COUNTY OF MA EFFECTIVE JULY 1, 202	UI,			
BE IT RESOLVED by the Council of the Co	ounty of Maui:			
 That, in accordance with Sections 3. Maui County Code, the real prop thousand dollars of net taxable as class of real property, effective July follows: 	perty tax rates per one sessed valuation for each			
CLASSIFICATION (and property valuation, if applicable)	RANGE OF TAX RATES	Resol	ution No24-78, FD1	
A. Owner-occupied		H. Agricultural	\$5.74	
Tier 1: up to \$1,000,000	\$1.80			
Tier 2: \$1,000,001 to \$3,000,000 Tier 3: more than \$3,000,000	\$2.00 \$3.25	I. Conservation	\$6.43	
tier 3: more than \$3,000,000	\$3.25	J. Commercial	\$6.05	
B. Non-owner-occupied		o, commerciar	\$0.05	
Tier 1: up to \$1,000,000	\$5.87	K. Industrial	\$7.05	
Tier 2: \$1,000,001 to \$3,000,000	\$8.50			
Tier 3: more than \$3,000,000	\$14.00	L. Commercialized residential Tier 1: up to \$1,000,000	\$4.00	
		Tier 2: \$1,000,001 to \$3,000,000	\$5.00	
C. Apartment	\$3.50	Tier 3: more than \$3,000,000	\$8.00	
D. Hotel and resort	\$11.75			
D1 110101 0110 100011	41110	That certified copies of this Resol		
E. Time share	\$14.60	Mayor and the Acting Director of I	Finance.	
F. TVR-STRH				
Tier 1: up to \$1,000,000	\$12.50	APPROVED AS TO FORM AND LEGALITY:		
Tier 2: \$1,000,001 to \$3,000,000	\$13.50	11 00 (
Tier 3: more than \$3,000,000	\$15.00	quite Charles		
G. Long-term rental		Deputy Corporation Counsel		
G. Long-term rental Tier 1: up to \$1,000,000	\$3.00	County of Maui		
Tier 2: \$1,000,001 to \$3,000,000	\$5.00	bfed:2025bgt:rptrates:rptratesreao(FY25)		
Tier 3: more than \$3,000,000	\$8.00	Berkennehennen (* 1865)		

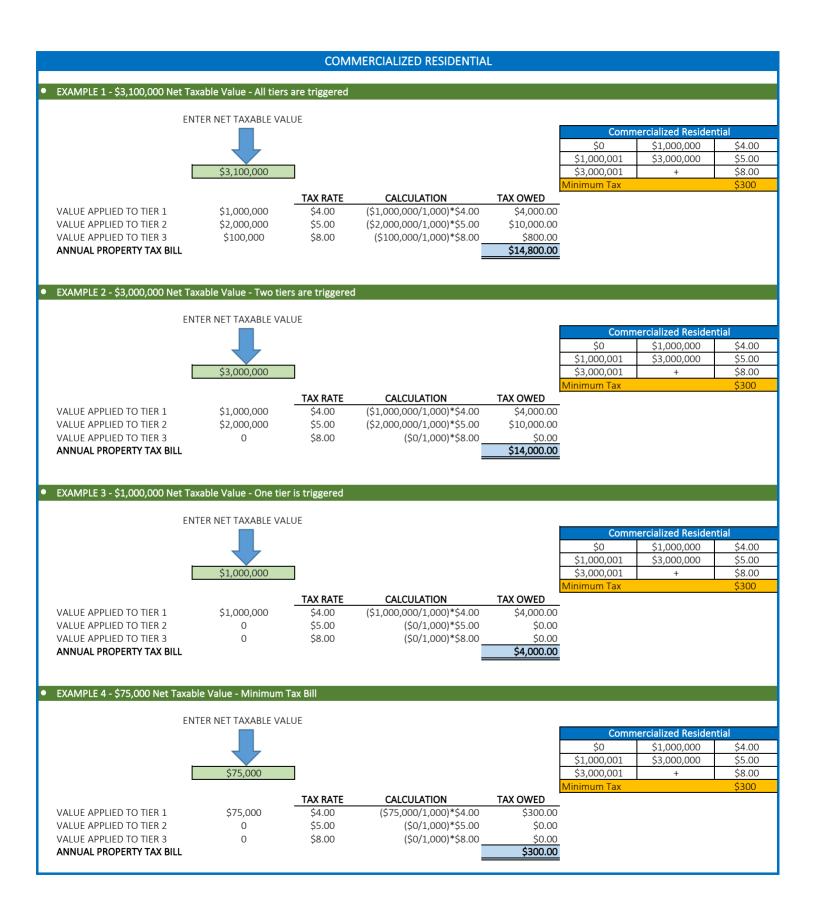
For 2024, there are five *tiered classes*. (Owner-occupied, Non-owner-occupied, TVR-STRH, Long-term rental and Commercialized residential) The tax calculations are based on *tiered values and tiered rates*.











For *non-tiered* class (Apartment, Commercial, Industrial, Agricultural, Conservation, Hotel and Resort, Time Share), the tax calculation is:

Assessment Information								
Year	Tax Class	Market Land Value	Agricultural Land Value	Show Historical Asser Assessed Land	sments Building Value	Total Assessed Value	Total Exemption Value	≣ Columns ♥ Total Net Taxable Value
2024	HOTEL/RESORT	\$103,117,400	\$0 <u>Ho</u>	\$103,117,400 w to calculate real prop	\$326,043,400 erty taxes	\$429,160,800	\$0	\$429,160,800

• Divide the total net taxable value by 1,000 and multiply by the corresponding tax rate to calculate your real property taxes.

TOTAL NET TAXABLE VALUE	TAX RATE	CALCULATION	TAX OWED
\$429,160,800	\$11.75	(\$429,160,800/1,000)*\$11.75	\$5,042,639.40

*** IMPORTANT NOTE ***

Each individual parcel of real property taxable under MCC 3.48 is subject to a minimum real property tax as set forth in the annual budget, except for the properties listed in

Section 3.48.590.