1. Obtain the total net taxable value for the parcel from <u>mauipropertytax.com</u> under Assessment Information.

Assessment	Information					
		\oplus Show Historical Ass	essments			E Column
Year	Tax Class	Market Land Value	Agricultural Land Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
> 2020	NON-OWNER-OCCUPIED/RESIDENTIAL	\$29,997,500	\$0	\$35,583,100	\$0	\$35,583,100

2. Obtain the tax class for the parcel from <u>mauipropertytax.com</u> under Assessment Information.

ssessment	Information					
			essments			E Columns
Year	Tax Class	Market Land Value	Agricultural Land Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
> 2020	NON-OWNER-OCCUPIED/RESIDENTIAL	\$29,997,500	\$0	\$35,583,100	\$0	\$35,583,100

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

CLASSIFICATION (and property valuation, if applicable)	LAND AND BUILDING (per \$1,000) TAX RATES
A. Non Owner Occupied	
Tier 1: up to \$800,000	\$5.45
Tier 2: \$800,001 to \$1,500,000	\$6.05
Tier 3: more than \$1,500,000	\$6.90
B. Apartment	\$5.55
C. Commercial	
Tier 1: up to \$800,000	\$6.29
Tier 2: \$800,001 to \$1,500,000	\$6.29
Tier 3: more than \$1,500,000	\$6.29
D. Industrial	\$7.20
E. Agricultural F. Conservation	\$5.94
G. Hotel and Resort	\$6.43
H. Time Share	\$10.70
I. Short-Term Rental	\$14.40
Tier 1: up to $\$800,000$	\$11.08
Tier 2: \$800,001 to \$1,500,000	\$11.08
Tier 3: more than \$1,500,000	\$11.08
Tier 5. more man \$1,500,000	φ11.00
J. Owner-Occupied	
Tier 1: up to \$800,000	\$2.51
Tier 2: \$800,001 to \$1,500,000	\$2.56
Tier 3: more than \$1,500,000	\$2.61
K. Commercialized	\$4.40
Residential	φτετο E

1) NON-OWNER-OCCUPIED

• **EXAMPLE #1** = \$35,583,100 Net Taxable Value - All tiers are triggered

тот	AL NET TAXABLE V	ALUE						
					Non Owner O		Occupied Rates & Tiers	
					\$0	\$800,000	\$5.45	
					\$800,001	\$1,500,000	\$6.05	
	\$35,583,100				\$1,500,001	+	\$6.90	
NET TAXABLE VALUE		TAX RATE	CALCULATION	TAX OWED				
VALUE APPLIED TO TIER 1	\$800,000	\$5.45	(\$800,000/1000) * \$5.45	\$4,360.00				
VALUE APPLIED TO TIER 2	\$700,000	\$6.05	(\$700,000/1000) * \$6.05	\$4,235.00				
VALUE APPLIED TO TIER 3	\$34,083,100	\$6.90	(\$34,083,100/1000) * \$6.90	\$235,173.39				
ANNUAL PROPERTY TAX BILL				\$243,768.39				

• **EXAMPLE #2** = \$1,200,000 Net Taxable Value - Two tiers are triggered

TO	TAL NET TAXABLE VA	LUE					
					Non Owner Occupied Rates & 1		
					\$0	\$800,000	\$5.45
					\$800,001	\$1,500,000	\$6.05
	\$1,200,000				\$1,500,001	+	\$6.90
NET TAXABLE VALUE		TAX RATE	CALCULATION	TAX OWED			
VALUE APPLIED TO TIER 1	\$800,000	\$5.45	(\$800,000/1000) * \$5.45	\$4,360.00			
VALUE APPLIED TO TIER 2	\$400,000	\$6.05	(\$700,000/1000) * \$6.05	\$2,420.00			
VALUE APPLIED TO TIER 3	0	\$6.90	(\$0/1000) * \$6.90	\$0.00			
ANNUAL PROPERTY TAX BILL				\$6,780.00			

• **EXAMPLE #3** = \$500,000 Net Taxable Value - One tier is triggered

тот	AL NET TAXABLE VA	LUE						
					Non Owner Occupied Ra		tes & Tiers	
					\$0	\$800,000	\$5.45	
					\$800,001	\$1,500,000	\$6.05	
	\$500,000				\$1,500,001	+	\$6.90	
NET TAXABLE VALUE		TAX RATE	CALCULATION	TAX OWED				
VALUE APPLIED TO TIER 1	\$500,000	\$5.45	(\$500,000/1000) * \$5.45	\$2,725.00				
VALUE APPLIED TO TIER 2	0	\$6.05	(\$0/1000) * \$6.05	\$0.00				
VALUE APPLIED TO TIER 3	0	\$6.90	(\$0/1000) * \$6.90	\$0.00				
ANNUAL PROPERTY TAX BILL				\$2,725.00				

• **EXAMPLE #4** = \$72,000 Net Taxable Value – Minimum Bill (\$400)

тот	AL NET TAXABLE VA	LUE						
					Non Owne	r Occupied Rates	es & Tiers	
					\$0	\$800,000	\$5.45	
					\$800,001	\$1,500,000	\$6.05	
	\$72,000				\$1,500,001	+	\$6.90	
NET TAXABLE VALUE		TAX RATE	CALCULATION	TAX OWED				
VALUE APPLIED TO TIER 1	\$72,000	\$5.45	(\$72,000/1000) * \$5.45	\$400.00				
VALUE APPLIED TO TIER 2	0	\$6.05	(\$0/1000) * \$6.05	\$0.00				
VALUE APPLIED TO TIER 3	0	\$6.90	(\$0/1000) * \$6.90	\$0.00				
ANNUAL PROPERTY TAX BILL				\$400.00				

2) OWNER OCCUPED

• **EXAMPLE #1** = \$2,500,000 Net Taxable Value – All tiers are triggered

то	TAL ASSESSED VAI	LUE					
AFTER H	IOME OWNER EXE	MPTION			Owner O	ccupied Rates &	Tiers
					\$0	\$800,000	\$2.51
					\$800,001	\$1,500,000	\$2.56
	\$2,500,000				\$1,500,001	+	\$2.61
Net Taxable Value		Tax Rate	Calculation	Tax Owed			
VALUE APPLIED TO TIER 1	\$800,000	\$2.51	(\$800,000/1000) * \$2.51	\$2,008.00			
VALUE APPLIED TO TIER 2	\$700,000	\$2.56	(\$700,000/1000) * \$2.56	\$1,792.00			
VALUE APPLIED TO TIER 3	\$1,000,000	\$2.61	(\$1,000,000/1000) * \$2.61	\$2,610.00			
ANNUAL PROPERTY TAX BILL				\$6,410.00			

• **EXAMPLE #2** = \$1,200,000 Net Taxable Value – Two tiers are triggered

N	IET TAXABLE VALUE						
(AFTER H	IOME OWNER EXEM	IPTION)			Owner O	occupied Rates &	Tiers
					\$0	\$800,000	\$2.51
					\$800,001	\$1,500,000	\$2.56
	\$1,200,000				\$1,500,001	+	\$2.61
NET TAXABLE VALUE		TAX RATE	CALCULATION	TAX OWED			
VALUE APPLIED TO TIER 1	\$800,000	\$2.51	(\$800,000/1000) * 2.51	\$2,008.00			
VALUE APPLIED TO TIER 2	\$400,000	\$2.56	(\$400,000/1000) * 2.56	\$1,024.00			
VALUE APPLIED TO TIER 3	0	\$2.61	(\$0/1000) * 2.61	\$0.00			
ANNUAL PROPERTY TAX BILL				\$3,032.00			

• **EXAMPLE #3** = \$500,000 Net Taxable Value – One tier is triggered

N	ET TAXABLE VALUE							
(AFTER H	OME OWNER EXEN	1PTION)			Owner O	Owner Occupied Rates & Tie		
					\$0	\$800,000	\$2.51	
					\$800,001	\$1,500,000	\$2.56	
	\$500,000				\$1,500,001	+	\$2.61	
NET TAXABLE VALUE		TAX RATE	CALCULATION	TAX OWED				
VALUE APPLIED TO TIER 1	\$500,000	\$2.51	(\$500,000/1000) * 2.51	\$1,255.00				
VALUE APPLIED TO TIER 2	0	\$2.56	(\$0/1000) * 2.56	\$0.00				
VALUE APPLIED TO TIER 3	0	\$2.61	(\$0/1000) * 2.61	\$0.00	_			
ANNUAL PROPERTY TAX BILL				\$1,255.00				

• **EXAMPLE #4** = \$157,000 Net Taxable Value – Minimum Bill

	NET TAXABLE VALUE						
(AFTER	HOME OWNER EXEN	IPTION)			Owner O	ccupied Rates &	Tiers
					\$0	\$800,000	\$2.51
					\$800,001	\$1,500,000	\$2.56
[\$157,000				\$1,500,001	+	\$2.61
NET TAXABLE VALUE		TAX RATE	CALCULATION	TAX OWED			
VALUE APPLIED TO TIER 1	\$157,000	\$2.51	(\$157,000/1000) * 2.51	\$400.00			
VALUE APPLIED TO TIER 2	0	\$2.56	(\$0/1000) * 2.56	\$0.00			
VALUE APPLIED TO TIER 3	0	\$2.61	(\$0/1000) * 2.61	\$0.00			
ANNUAL PROPERTY TAX BIL	1			\$400.00			

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

□Asse	ssn	nent Infor	mation						
				⊕ S	how Historical A	ssessments			E Columns -
Ye	ear (Tax Class	Market Land Value	Agricultural Land Value	Assessed Land	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
20	020	INDUSTRIAL	\$42,422,000	\$0	\$42,422,000	\$16,386,500	\$58,808,500	\$0	\$58,808,500

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

		TAX RATE	COMPUTATION	ТАХ
Total Net Taxable Value	\$ 58,808,500	\$7.20	(58,808,500/1,000) x \$7.20	\$ 423,421.20

*** 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 <u>section 3.48.590</u>.