

Review Your Annual Notice of Assessment

The City and County of Honolulu's Real Property Assessment Division sends a Notice of Assessment to property owners/taxpayers of each taxable parcel annually on or before December 15. The Notice of Assessment includes: current property class, assessed property value and any exemptions. (A sample Notice of Assessment is provided below.)

The Real Property Assessment Division encourages all owners/taxpayers to review their annual Notice of Assessment for each property they own and/or pay real property taxes on.

Any owner/taxpayer who is aggrieved by an assessment may appeal to the board of review or the tax appeal court on or before January 15. Appeal information can be found at <https://realproperty.honolulu.gov/appeals/appeal-information/> .

Each assessment is based on the status of the property as of October 1 preceding the tax year for which taxes are paid (the following year beginning July 1 through June 30).

Annual tax rates of each property classification are established by City Council in June preceding the tax year for which taxes are paid. See below for a sample of tax rates.

Important dates:

October 1	Assessment date (assessment based on the status of the property on this date)
December 15	Notice of Assessment sent
January 15	Deadline to file appeal
June	City Council establishes tax rates
July 20	First half of tax bill sent, due August 20
January 20	Second half of tax bill sent, due February 20

A sample calculation of real property taxes of a Residential classed property with a net taxable of \$708,000.

$$\begin{aligned} \$708,000 \times \$3.50 \text{ per } \$1,000 \text{ of net taxable} &= \$2,478.00 \text{ (annual)} \\ \text{The tax bill for each half would be } & \$1,239.00 \text{ } (\$2,478 / 2) \end{aligned}$$

Taxpayers/Property owners are also encouraged to review their property records, specifically the property class (residential, commercial, agricultural, etc.) and the property descriptions of the land and any building improvements. **Accuracy of these descriptions are important as these property characteristics are the basis for its annual Notice of Assessment.** For more information of the importance of reviewing your property records, click: <https://realproperty.honolulu.gov/media/w0raxxka/review-records-120224.pdf> .

Call our office at (808) 768-3799 or email us at bfsrpmmailbox@honolulu.gov with any questions you may have.