

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://www.realpropertyhonolulu.com/appeals/general-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://www.realpropertyhonolulu.com/media/1706/review-records.pdf>

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