

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

Commissioners:
Robert Mould, *Chair*
Winston Wong, *Vice-Chair*
Tracy Bean
Jack Legal
James Peters
Calvin Foo Pham
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DATE: NOVEMBER 15, 2021

TO: ADMINISTRATOR STEVEN TAKARA, Real Property Assessment Division
Department of Budget & Fiscal Services

FROM: OAHU REAL PROPERTY TAX ADVISORY COMMISSION ("ORPTAC")
Council of the City and County of Honolulu

SUBJECT: Requests & Query Related to Valuation

Aloha Administrator Takara –

Please find below, two requests and one query from the ORPTAC Subcommittee on Valuation:

- 1) Please provide two complete sample property valuations for residential properties including, but not limited to:
 - cards or work papers showing appraisals of buildings and improvements;
Open link: <https://www.realpropertyhonolulu.com/media/1119/ca320a.pdf>
[Exhibit A attached]
 - comparable land sales analysis reports (MK127); and
Open link: <https://www.realpropertyhonolulu.com/media/1120/mk127.pdf>
[Exhibit B attached]
 - any other information or materials that would typically be provided to a taxpayer attempting to understand their appraisal and assessment.
- 2) Please provide a copy of the Marshall and Swift manual, as well as a summary explanation of how the model is implemented in the Real Property Assessment Division's appraisals.

The City has a user license agreement with Marshall & Swift/BOECKH, LLC prohibiting us from satisfying this inquiry. For requested items, please contact Mr. Randy Cook at (213) 399-1444 or via email, rcook@corelogic.com.

- 3) What is the Real Property Assessment Division's official position on its use and consideration of the income valuation method for commercial, industrial, and hotel appraisals and appeals?

RPAD does not have an "official position on its use and consideration of the income" approach to value. Rather, RPAD follows all applicable laws, including ROH Sec. 8-7.1, which requires all properties to be annually assessed by the market data and cost approaches to value. While applicable law also prohibits the City from using the income approach at the assessment stage, during appeals RPAD does occasionally use the income approach in order to rebut an appellant's alleged valuation using the income approach.

Thank you in advance for your time, attention and effort in responding to these requests. Please don't hesitate to contact Commission Aide, George White, at Ext. 83861 or via email at george.white@honolulu.gov, should you have questions or need for further follow-up.

Nov. 2, 2011

08:33 AM

PARCEL

ALT ID

3-9-062-051-0000

MAP/ROUTE

403

CARD NO.

1 OF 1

TAX YEAR

2011

TIEBACK

FIELD REVIEW FLAG

PAGE: 1

CA320

TAX CODE 1 ZONING U/05/00 TAX DIST CCH CITY AND COUNTY OF HONOLULU MUNICIPALITY

ADDRESS 959 MANINIHOLO ST

NEIGHBORHOOD 3947-1

LAND USE CODE 100

LIVING UNITS 1

CLASS 1

BOOK/PAGE:

----- PROPERTY FACTORS -----

TOPO 1 / / LEVEL / /

UTILITY 1 / / ALL / /

STR/RDS 1 / / PAVED / /

FRT

LOC

PARKING TYPE

QUANTITY

SPOT LOC

PROXIMITY

AVAIL

----- BUILDING PERMIT RECORD -----

DATE NUMBER

AMOUNT PURPOSE

O/C

----- NOTES -----

NOTE CD:

NOTE CD: R Converted from Residential

NOTES: 001/NN: RENBHD FOR '94

NOTES:

NOTES:

NOTES:

----- LAND DATA -----

TY AC/SQFT/UNIT

PE LN CD FRONT DEPTH

S 1 11 5,915

PRIMARY SITE/P

PRICE INFL-FAC

81

BASE

SIZE CLASS

5,000

BASE

RATE

94

INCR CHG

/DECR RSN

9.40

23.50

LAND-VAL

478600

C A L P T A B L E

----- DWELLING DESCRIPTION -----

STORY HEIGHTS 1.00

EXT. WALL 1 FRAME

STYLE 04 CONTEMPORARY

YR BLT/RMDL/EFF 1970 / / 1971

TOT RM 6 BDRM 4 FRMS 0

FBTHS 2 HBTH 0 ADDN 2 TOT-FIX 8

KIT/BATH RMDL

BASEMENT 1 NONE

HEATING 1 NONE

FUEL TYPE

SYSTEM

ATTIC 1 NONE

PHYS. COND 4 AVERAGE

INTERIOR/EXTERIOR

MAS TRIM 0 0

UNFIN.AREA 0 0

REC. ROOM AREA 0 0

FBLA 0 0

Fireplaces by LF 0 0

WBFP STACK 0 OPENINGS 0

PREFAB FIREPLACE 0 0

BSMT.GAR.(NO CARS) 0 0

MISC O.F. DESC QUAN. 0

MISC O.F. DESC QUAN. 0

NOTES1 F01373

NOTES2 F01571

G.F.L.A. 1,373

GRADE FACTOR 4 1.00

COST/DESIGN FACTOR %

CDU AV

--- C O N D O M I N I U M D A T A ---

LEVEL

TYPE CLASS:

VIEW RSN :

COMPLEX NO:

Condo Parking Space

Condo Style

Condo Common Proper

Exterior Wall 3-PLYWOOD

Framing 3-DOUBLE WALL

Roof Design 2-HIP

Roof Structure 1-WOOD

Roof Material 3-SHINGLE

Occupancy 1-SINGLE-FAMILY

Foundation 1-CONCRETE

Floor Construction 2-CONCRETE SLAB

Flooring 3-RESIL. TILE

MISC.IMPROV 0

TOTAL OBY & MISC IMPROV. VALUE 0

GROSS BUILDING SUMMARY

DESCR VALUE 0

GROSS LN CD

VALUE

TOTAL ACRES

.1358

TOTAL SIZE

ACRES N/MDL

3157

ZONE 0

IN FL- FAC

TOTAL LAND-VALUE

478,600

LOC 0

UTILITY

0 STREET

0

LAND ADJ

EXHIBIT A

Nov. 2, 2011

08:33 AM

RESIDENTIAL / RURAL REVIEW DOCUMENT

C&C HONOLULU, HI

PAGE: 2

CA320

PARCEL 3-9-062-051-0000

ALT ID

G.F.L.A.

S.F.L.A.

1,373

1,571

MAP/ROUTE

CARD NO.
403

1 OF 1

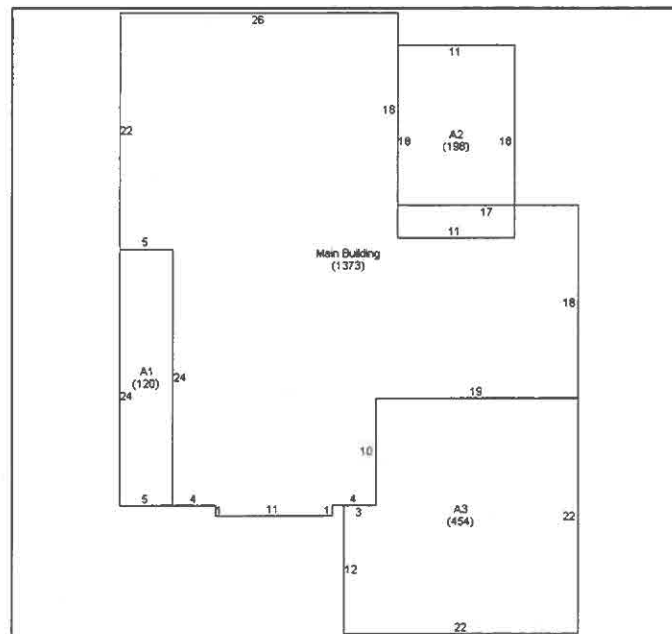
TAX YEAR
FIELD REVIEW FLAG

2011

TIEBACK

----- DWELLING COMPUTATIONS -----

BASE PRICE		240,020
BASEMENT 1 NONE		0
HEAT 1 NONE		0
PLUMBING (TOT= 8		4,035
ATTIC 1)		0
OTHER FEATURES		0
*SUB TOTAL		244,060
GRADE FACTOR 4		1.00
C & D FACTOR X		0%
CDU AV		
RCN PER SF 158.46		248,941
USER FACTOR		1.02
USER AMOUNT		0
ADDITIONS RCNLD		41,738
PERCENT GOOD X		55%
RCNLD PER SF 113.72		178,656
PERCENT COMPLETE X		100%
DWELLING FACTOR X		1.0000
SUB TOTAL		178,700
O.B. & Y. VALUE		0
GROSS IMPRV.		0
TOTAL CARD VALUE		178,700
CONDO BASE VALUE		0
CONDO ADJ. VALUE		0



----- SKETCH VECTORS -----

A0CU24L5U22R26D18R17D18L19D10L4D1L11U1L4
 A1CL5X24
 A2U43R21CR11X18
 A3R19CU10R19D22L22U12R3

----- OBY VECTORS -----

----- PARCEL SUMMARY COST VALUE -----

TOTAL LAND VALUE	478,600
TOTAL BLDG VALUE	178,700
TOTAL COST VALUE	657,300

----- ADDITIONS -----

LINE	LOW	1ST	2ND	3RD	AREA	YRBLT	EFFYR	GRADE	CDU	%COMP.	RSN	VALUE
0					1373							
1		14			120							6,324
2		110			198							45,798
3		71			454							23,766

CURRENT LAND				BUILDING				TOTAL				OTHER BUILDING & YARD IMPROVEMENTS				VALUE			
ASSESSED LAND	478,600	BUILDING	175,300	TOTAL	653,900	TYP	YR	CLASS	EFF	SIZE GRD	QN	MODS	CF	%COMP	MA%	VALUE			
REVIEW CODE	2	MARKET APPROACH	REVIEW REASON																
REVIEW DATE	30-SEP-00	REVIEWER ID																	
ESTIMATE LAND		BUILDING		TOTAL															
REVIEW CODE		REVIEW REASON																	
REVIEW DATE		REVIEWER ID																	
REVIEW STATUS	7																		

DATA MAILER: SENT 00/00/00 RECEIVED 00/00/00 MAINTAINED ON 30-JAN-10

EXHIBIT A

02-NOV-11
08:32 AM

- COMPARABLE SALES ANALYSIS REPORT FOR TAX YEAR - 2011 -
CITY AND COUNTY OF HONOLULU

PAGE: 1
MK127

=====						
	SUBJECT PARCEL	COMPARABLE-1	COMPARABLE-2	COMPARABLE-3	COMPARABLE-4	COMPARABLE-5
=====						
Parcel Id	390620510000	390620520000	390620860000	390610840000	390610810000	390590670000
Card	1					
	959 MANINIHOLO ST	963 MANINIHOLO ST	978 LUNALILO HOME RD	1000 KALAPAKI ST	1012 KALAPAKI ST	834 MANINIHOLO ST

Model	338	338	338	338	338	338
Cluster	3392	3392	3392	3392	3392	3392
Group	3397	3397	3397	3397	3397	3397
Neighborhood	3947-1	3947-1	3947-1	3947-1	3947-1	3947-1
Land Area (SF)	5915	5501	6481	5331	5675	5850

DWELLING DESCRIPTION						

Roof	3-SHINGLE	3-SHINGLE	1-COMPOSITION	3-SHINGLE	7-CONCRETE TILE	4-SHAKES
Exterior	3-PLYWOOD	3-PLYWOOD	3-PLYWOOD	3-PLYWOOD	6-STUCCO	8-8" H.T
Frame	3-DOUBLE WALL	3-DOUBLE WALL	3-DOUBLE WALL	3-DOUBLE WALL	3-DOUBLE WALL	6-MASONRY
Year Built/Eff	1970/1971	1971/1991	1971/1976	1972/1992	1971/1976	1970/
Central Air	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Quality Rating	4	4	4	4+	4+	4
CDU	AV-AVERAGE	GD-GOOD	FR-FAIR	AV-AVERAGE	GD-GOOD	GD-GOOD
Bedrooms	4	4	4	4	4	4
Full Baths	2	2	2	2	2	2
Half Bath						1
Living Area	1571	1362	1687	1362	1889	1937
Basement	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Enc Porch Area	0	0	0	0	0	0
Opn Porch Area	120	318	120	318	120	0
Garage Area	454	454	460	442	442	400
Carport Area	0	0	0	0	0	0
Deck Area	0	0	0	0	0	0
Pool Area	0	0	0	0	0	0
Fireplace	0	0	0	0	0	0
Other OB&Y	0	0	0	0	0	0
Gross Bldg	0	0	0	0	0	0

PRICING DATA						

Land Asmnt	478600	498400	483900	473100	476400	454100

VALUATION						

Sale Date		04-JUN-2010	23-MAR-2010	09-MAR-2010	09-OCT-2009	21-DEC-2009
Sale Price	0	765000	650000	727000	750000	695000
Market Est	661,140	759,320	672,850	715,820	763,080	716,890
Adj Price		666,820	638,290	672,320	648,060	639,250
Weighted Est	652,490					
Comparability		13	16	19	28	28
Market Value	653,900					
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EXHIBIT B