



Hawaii Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Hawaii lets you appeal. Use this checklist to file correctly and on time.

Hawaii at a glance

Appeal deadline	Varies by county — Honolulu: January 15; Maui & Hawaii County: April 9; Kauai: December 1–31 of the PRECEDING year
Effective tax rate	0.29% (about \$2,239/yr on a \$839,100 home)
Assessment basis	100% of market value
Appeals heard by	County Board of Review ! Tax Appeal Court

Watch the year. Honolulu and Kauai run in the calendar year BEFORE the tax year — Kauai's window for 2026 was December 1–31, 2025, and it is only open for that one month, so 'December 31' does not mean you have until the end of this year. Honolulu's January 15 gets NO weekend or holiday rollover (ROH 8-1.16 carves it out). Maui and Hawaii County close April 9. Assessment notices mail De Deadlines and forms vary by county — always confirm with your local county real property assessment division before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive assessment notice
- ☐ File by your county deadline — Honolulu January 15 (no weekend rollover); Maui and Hawaii County April 9; Kauai December 1–31 of the PRECEDING year
- ☐ Attend Board of Review hearing
- ☐ Appeal to Tax Appeal Court if needed
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** \$100,000 home exemption (Honolulu); varies by county
- **Senior / other relief:** Additional exemptions for 65+ homeowners; varies by county

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local county real property assessment division or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.