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CITY COUNCIL
HONOLULU, HAWAII

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LINDA LINGLE
GOVERNOR

January 31, 2006

Ayla Bade
250 Ohua Ave. #11D
Honolulu, HI 96815

Dear Ayla Bade:

Thank you for your letter of January 16, 2005 (sic), expressing your concerns and frustration about the real property tax burden on our senior citizens of Honolulu.

I am very sensitive to situations such as yours and am very concerned about the tax burden placed on our residents. However, in response to your request for real property tax relief, I must inform you that this relief can only be given by the City and County of Honolulu since real property tax matters are strictly under the control of the City and County. I will be forwarding a copy of your letter and attachments to Mayor Hannemann and members of the Honolulu City Council.

As I am very interested in keeping abreast of situations of concern to our residents, I appreciate your taking the time to communicate your thoughts. Thank you for informing me of your concerns.

Sincerely,

LINDA LINGLE

c: The Honorable Mufi Hannemann, Mayor
✓Chair and Members of the Honolulu City Council

Misc. Com. No. 0299

250 Ohua Ave. #11D
Honolulu, HI 96815
January 16, 2005

Honorable Governor Linda Lingle
Executive Chambers
State Capitol
Honolulu, Hawai`I 96813

Re: Real Property Tax relief

Dear Honorable Governor Lingle:

I am requesting that as Hawaii's Governor that you take some form of immediate real property tax relief action as soon as possible. This matter is urgent for me as a disabled and retired citizen with a very limited income from social security and one rental property. My previous year's appeals of real property assessment have been denied and this year's tax assessments are outrageous for my income level.

I have one income property which I purchased to supplement my meager social security benefits in December of 2003. That property has appreciated in value over 140% since I purchased it and my primary residence has appreciated over 218%! While I appreciate the increase in value, I can not afford the increase in tax assessment as it requires over three month's of my entire social security benefit plus income received from my rental unit. If I did not have this one rental unit I would qualify for social services and be a burden to the working class citizens of the state of Hawaii by collecting welfare, medical other benefits. I am trying to maintain my dignity by not becoming a social burden to society.

I realize this is a huge issue to deal with and many other citizens are also under heavy pressure to pay their property tax. While I am no politician or economist, I would suggest for those long time residents like myself who have purchased and own property at lower real estate prices in the past that tax assessments be based upon initial purchase price with reasonable adjustments allotted per year based upon the consumer price index or a sliding tax scale be utilized based upon a person's age.

Bottom line though, your assistance is greatly needed and appreciated for those of us with very limited incomes.

I look forward to hearing your review of my request for assistance.

Respectfully,



Ayla Bade
2005 Sales data following

Primary Residence

Sold	MLS	Unit #	Sold Date
420,000	1-2-6-025-021-0003	1C	4/15/2005
445,000	1-2-6-025-021-0065	10C	5/11/2005
467,000	1-2-6-025-021-0026	4F	8/30/2005
485,000	1-2-6-025-021-0068	10F	5/12/2005
495,000	1-2-6-025-021-0021	4A	6/06/2005
505,000	1-2-6-025-021-0069	10G	9/07/2005
506,000	1-2-6-025-021-0046	7E	11/09/2005
510,000	1-2-6-025-021-0042	7A	4/29/2005
515,000	1-2-6-025-021-0049	8A	7/15/2005
530,000	1-2-6-025-021-0014	3A	12/08/2005
540,000	1-2-6-025-021-0079	12C	10/14/2005
492,545 Average			

250 Ohua Ave TMK 260250210073

Unit 11D Purchased December 2001

Purchase Price \$225,000.00

% Increase in purchase price 218.91%

Income Property

Aloha Lani 2211 Ala Wai Blvd

<u>Sold</u>	<u>Unit #</u>	<u>Int SQ Ft</u>	<u>Lanai</u>	<u>Sold Date</u>
209,000.00	2403	413	0	2/02/2005
210,000.00	2007	431	0	12/27/2004
210,000.00	2710	431	0	3/03/2005
220,000.00	2001	413	0	3/11/2005
223,500.00	3211	413	0	3/04/2005
225,000.00	1606	413	0	6/16/2005
230,000.00	2111	413	0	7/20/2005
235,000.00	1110	413	0	5/31/2005
235,000.00	1115	413	0	6/09/2005
238,000.00	1906	413	0	6/03/2005
240,000.00	2910	413	0	6/30/2005
242,000.00	2808	413	0	5/02/2005
255,000.00	3215	413	0	11/14/2005
259,000.00	2404	413	0	7/15/2005
260,000.00	1403	413	0	9/01/2005
263,000.00	1512	413	0	7/20/2005
270,000.00	1809	413	0	10/27/2005
276,000.00	3002	413	0	7/22/2005
277,000.00	2611	413	0	9/08/2005
280,000.00	2508	413	0	8/18/2005
280,000.00	3204	413	0	7/29/2005
280,000.00	2115	413	0	10/21/2005
285,000.00	3208	413	0	12/30/2005
247,934.78	Average			

Unit 3201 Purchase December 2003

TMK 260200330336

Purchase Price \$180,00.00 December 2003

% Increase over purchase 142.94%

Market Value = \$209,000 to 285,000

Avg Price 247,934.78

Assessed 257,300.00

Difference 9,365.22

% Difference 0.037772907