

RESIDENTIAL BUILDING GRADE *Frequently Asked Questions*

What is a grade factor?

How does the Hawaii County Real Property Tax Division determine the grade of my home?

What types of grades are there?

WHAT IS A GRADE FACTOR? The grade is a factor that is intended to reflect the overall quality of workmanship and materials evident in a dwelling. Grade factors are used in the assessment process and are an additional element by which the market value of your dwelling is determined. Additional elements independent of the grade used to determine market value include: age, square footage, shape, etc.

HOW DOES THE HAWAII COUNTY REAL PROPERTY TAX DIVISION DETERMINE THE GRADE OF MY HOME? The grading process is based on appraisal judgment with a dwelling evaluated on: the types of materials used, workmanship displayed through the complexity of built-in or architectural features such as arches or angles, cabinetry, counter tops, floor coverings, windows, trim, plumbing fixtures, etc.

The scale of grade factors runs from 1 Basic to 9 Luxury.

WHAT TYPES OF GRADES ARE THERE? A dwelling with a “4” grade represents a dwelling of average quality of workmanship, architectural design and materials. It is the benchmark from which the grade is adjusted upward or downward using the scale as follows:

- 1 Basic
- 2 Economy
- 3 Fair
- 4 Average
- 5 Good
- 6 Very good
- 7 Excellent
- 8 Superior
- 9 Luxury

Grades followed by a ‘+’ or ‘-’ represent deviations from the base grade where workmanship requires minor adjustments to be made slightly less (-) or more (+) but does not constitute an adjustment to a higher grade.