

# ALASKA TAXABLE 2017

Municipal Taxation - Rates and Policies • Full Value Determination  
REPORT

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January, 2018



Governor  
Bill Walker

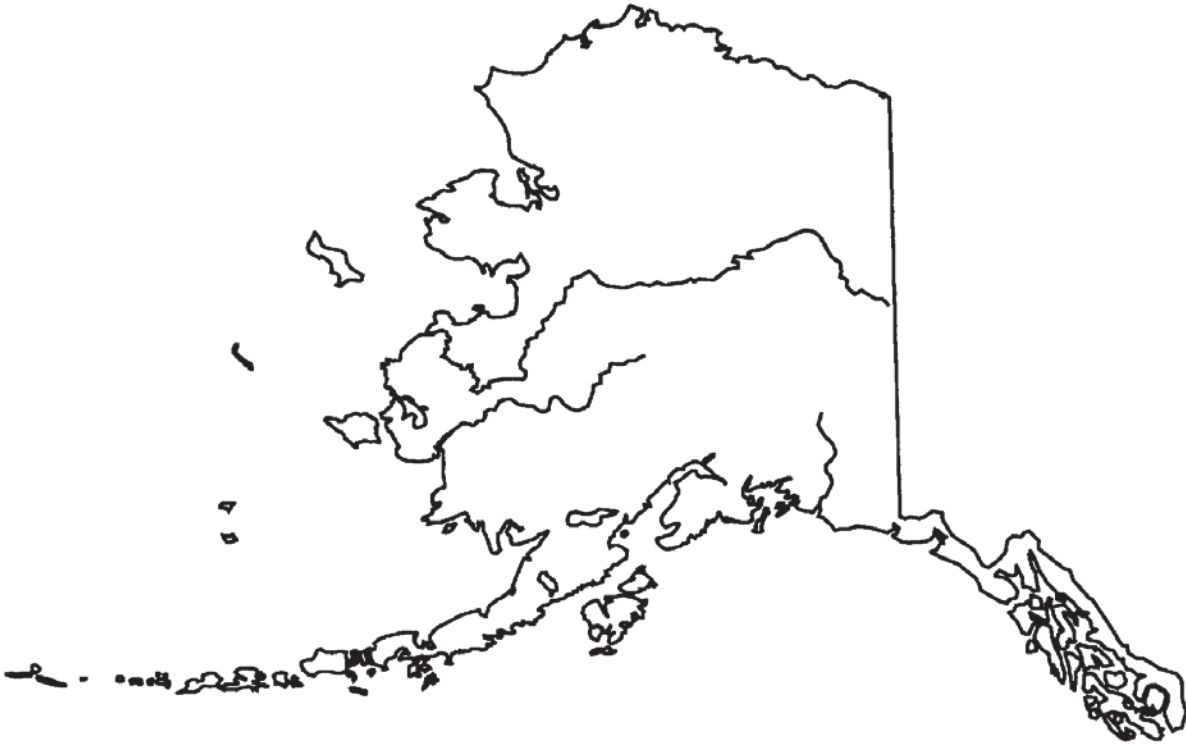
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# **Alaska Taxable 2017**



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# Alaska Taxable 2017

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## FOREWORD

The year 2017 marks the 57th edition of the Alaska Taxable. This publication is the official annual report to the Alaska State Legislature on property assessments and assessment practices by municipalities. Last year we moved the data used in this report into a new database and the resulting published report into a new format. This new database has increased efficiency and reduced the cost of providing information to Alaskans. We are collecting the same data and presenting the same information in similar types of summary reports ensuring continuity with prior years. Like last year, the report is presented both electronically through a map-based platform and in this traditional PDF format. The report utilizes information collected in the annual state report and other sources. Both the PDF and electronic version of the report should be consulted for data on Alaska taxation.

Data presented in this report reflect the values as of January 1, 2017 and do not reflect any new tax authorizations resulting from 2017 municipal elections. This report provides information about how local governments raise the money used to provide local services. The information also demonstrates where there is potential for the generation of additional funds by local governments. Local sources of revenue are an important part of the overall statewide solution of funding services for the citizens of Alaska and can inform a larger discussion about the relationship between local and state government concerning service provisions. Property tax, sales tax and excise tax are the primary tools available to local governments to pay for services they provide. The information in this report shows the impact of economic change on the different potential sources of local revenue.

There are several important economic trends impacting Alaska's local governments, including tax revenue from fisheries, population and household income changes, the increase in senior citizen population, and the price and volume of crude oil produced. Revenue from raw fish tax changed significantly from the prior years in different ways in different areas of the State. The Bristol Bay salmon harvest set new records but there were significant declines in harvestable populations in other areas. Municipalities along the Alaska Peninsula including Chignik, Sand Point and King Cove all reported less revenue from raw fish taxes than 2016. The fishing industry continued its shift of increasingly employing non-resident workers and the average age of permit holders continues to grow higher. There is generally less positive economic impact from fisheries than in past years. While population, employment and earned income have declined or remained relatively flat, there is an increase in the number of senior citizens in relation to the total population. Because of the statutory exemption for homes owned by senior citizens, this is having a significant impact on potential property tax revenues in many communities. The amount of tax revenue exempted increased by over \$7 million from 2016. There is a small increase in the value of petroleum and property associated with petroleum exploration and production. However, the volume of crude oil produced and natural gas produced continues to decline resulting in shrinkage of the oil industry statewide. This decline has subsequently resulted in a decline in the amount of revenue received by six municipalities from oil and gas property taxes.

Property values are generally stable but reflect changes to the economy. Property taxes remained the primary source of revenue for local governments in Alaska. As listed in Table 1, 36 governments including 15 boroughs, 12 cities within boroughs and nine cities in the unorganized borough levy property taxes. Table 1 also shows different sources of local revenue for all of Alaska's municipal governments, including per-capita revenue. Information regarding which types of property are exempted from taxation in each community is provided in Table 3. For 2017, 79.9 percent of the \$1.788 billion dollars in total revenues collected by boroughs and cities consisted of property taxes. This statistic includes property taxes on oil and gas properties that are taxed both at the state and municipal level at a combined mill rate no greater than 20 mills. Sales and other taxes accounted for 13.1 percent and 7.0 percent, respectively, of total local revenues.

Many communities have limited their ability to increase revenue from local property tax because of local tax cap legislation. Part Three of the report includes information about property taxation. Of the 15 boroughs that currently levy a property tax, 12 boroughs are limited by tax caps. These caps limit the ability of local government to replace a state revenue source by a local revenue source. Only two of these communities are limited by tax caps created by State statute. The local tax limitations utilize two different methods, either a limitation on the tax rate or a limitation on the amount of tax revenue. The two different methods have a different effect in practice and administration. The three components of the tax equation are: taxable value, tax rate and tax revenue. Tax Rates and Tax Caps are explained in Part Three of this report and further detailed in the supplement to this report.

Each local government makes its own decisions regarding tax effort and which types of local taxes best fit their economy and community. The concept of tax incidence is about who pays the tax and needs to be considered with regard to which kind of tax potential is possible in each community. Only a few communities in the state have a significant amount of taxable retail sales. In some communities there is a small base of taxable real property but a significant base for a sales tax or excise tax on an extracted resource. In 2017, 14 municipalities reported levying a new tax. These included, but were not limited to, sales tax, alcohol tax or a tobacco tax. The allowance for municipal marijuana sales also resulted in five municipalities reporting some form of a marijuana tax on their 2017 tax roll.

Some communities have a significant amount of taxable personal property. Approximately half of the boroughs that levy a property tax do so only on real property and exempt a significant amount of personal property value by local option. Optional exemptions shift the responsibility for local revenue to the remaining owners of taxable property. Both personal property and real property must be taxed at the same tax rate by Alaska law. A community with a tax rate type limitation may be able to raise a significant amount of additional revenue if optional local exemptions are removed. A tax revenue type limit will not change the amount of revenue if an optional exemption on personal property is changed. In general, the exemption of personal property by local option is a local decision that limits the ability of that community to raise revenue by local means.



The Full Value Determination is required by law under Alaska Statute 14.17.510. This determination equalizes tax effort among communities that are required to provide local funding for education. The law prescribes an equalization based only on the potential local property tax base associated with both real property and personal property. For those communities which do not keep records related to property exempted by local option, the value of that property must be estimated based on the best information available each year.

The assessed value ratio reported by each local jurisdiction on Table Two is a key component in calculating the full value determination and the related required local contribution in the school funding formula. There is significant fluctuation in this ratio from year to year. The reason for the fluctuation is directly related to the lack of disclosure of sale prices on real property. This issue especially impacts small communities where there are a limited number of sales and it is typical that less than half of the sales occurring in the community are disclosed to the local assessor prior to setting the assessed value.

Real property values, viewed on a statewide basis, have increased at a slower rate than in prior years. The increase in values is highly concentrated within the railbelt. State Department of Labor data indicates that population and wage trends match the flat or declining trends in real property value. Communities heavily influenced by fisheries or tourism have reacted differently than communities with a broader economic base. The changes may be related to newly discovered sale prices or changes in tax exemption policy as well as changes to the local economy. Of particular note, the North Slope Borough reports significant changes starting in 2015 from prior years. These changes are primarily related to administrative review of property records and updating related to significant field work. The changes are not reflective of major changes in the local economy. This year's values are representative of those changes.

Part Four of this report provides information about special tax programs. The Senior Citizen and Disabled Veteran's exemption programs continued to increase in numbers, as well as value exempted. The total value of property exempted under these programs is shown on Table 9B and Table 9C shows the exemption amount as it relates to the total tax base. It is estimated that property taxes received by local Alaskan governments were impacted by over \$77 million dollars due to these exemptions. Information on other exemption programs is shown on following tables.

As a supplement to the report, an index providing general data and detailed taxation information on each of the 165 incorporated communities in Alaska is available. This is the second year that this information will be provided in this format and it has been proven useful for individual municipalities.

Provided below are the statewide average per-capita full and true values, including and excluding values for oil and gas production. The full and true value is determined by the Office of the State Assessor for the purpose of calculating the local share of education funding. Development of the average per-capita is required under AS 29.45.090.

*Marty McGee*  
State Assessor

*Ron Brown*  
Assistant State Assessor

### 2017 Statewide Summary & Valuation

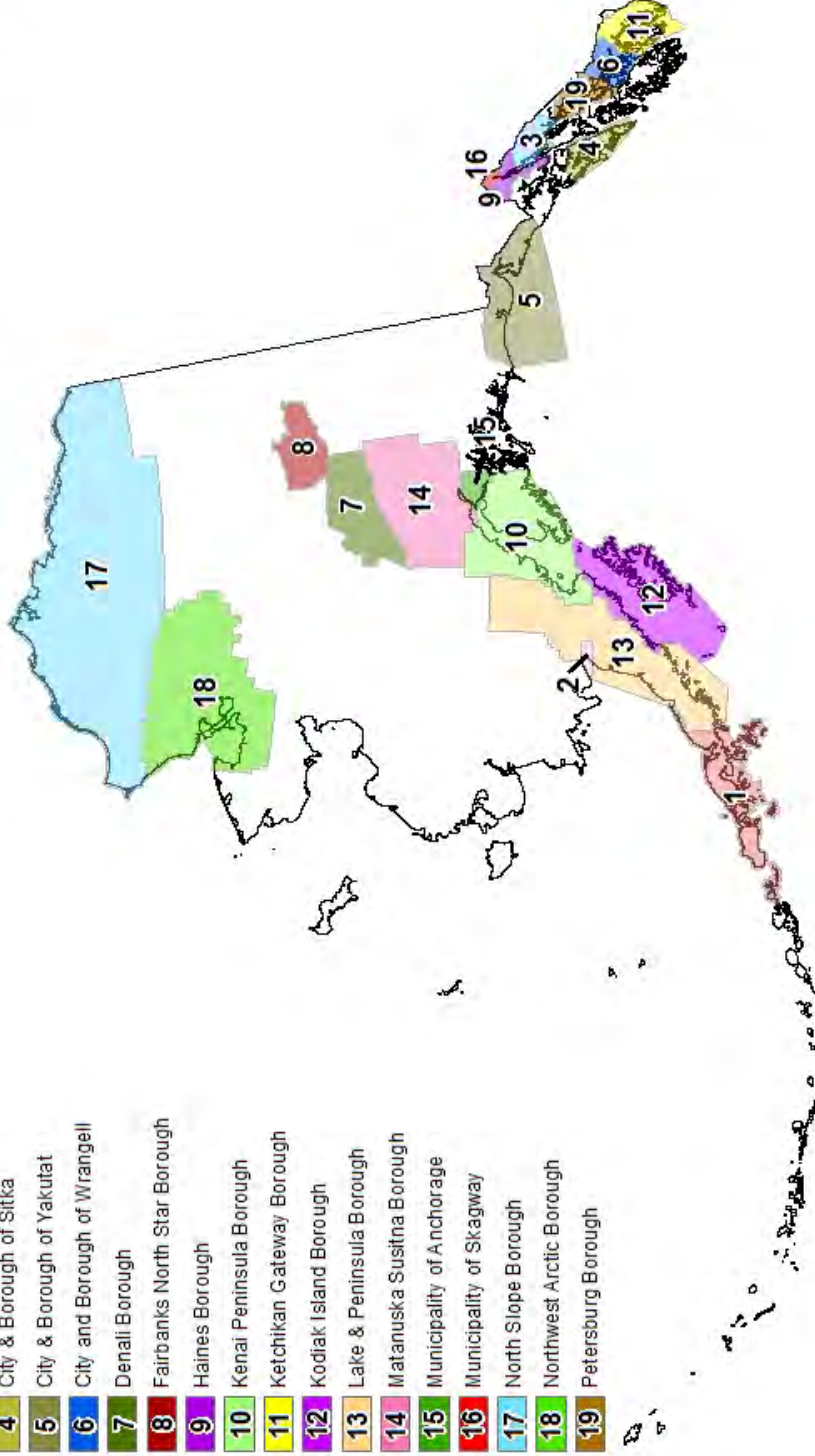
Area Description	Local Taxable Full Value (AS 29.45)	State Taxable Full Value (AS 43.56)	Full Value Determination (AS 43.56)
Taxing Jurisdictions	\$88,715,549,400	\$25,254,533,760	\$113,970,083,160
Outside Taxing Jurisdictions	\$0	\$3,103,758,350	\$3,103,758,350
<b>Statewide Total</b>	<b>\$88,715,549,400</b>	<b>\$28,358,292,110</b>	<b>\$117,073,841,510</b>
<b>AVERAGE PER-CAPITA FULL AND TRUE VALUES: JANUARY 1, 2016</b>			
<i>(Including state oil and gas)</i>		<b>\$158,496</b>	
<i>(Excluding state oil and gas)</i>		<b>\$120,104</b>	
Average per-capita values based upon a statewide population of :			<b>738,657</b>

# STATE OF ALASKA

## Unified Home Rule Municipalities and Boroughs

### Organized Boroughs

- 1** Aleutians East Borough
- 2** Bristol Bay Borough
- 3** City & Borough of Juneau
- 4** City & Borough of Sitka
- 5** City & Borough of Yakutat
- 6** City and Borough of Wrangell
- 7** Denali Borough
- 8** Fairbanks North Star Borough
- 9** Haines Borough
- 10** Kenai Peninsula Borough
- 11** Ketchikan Gateway Borough
- 12** Kodiak Island Borough
- 13** Lake & Peninsula Borough
- 14** Matanuska-Susitna Borough
- 15** Municipality of Anchorage
- 16** Municipality of Skagway
- 17** North Slope Borough
- 18** Northwest Arctic Borough
- 19** Petersburg Borough



## ALASKA MUNICIPAL GOVERNMENT ENTITIES

### Organized Boroughs and Unified Home Rule Municipalities

Type of Entity	Total
Unified Home Rule	4
Non-unified Home Rule	7
First Class	1
Second Class	7
<b>Total Boroughs</b>	<b>19</b>

### Incorporated Cities

City Type	Within Boroughs	Within Unorganized Boroughs	Total Cities*
Home Rule	7	3	11
First Class	7	12	18
Second Class	34	81	116
<b>Total Cities</b>	<b>48</b>	<b>96</b>	<b>145</b>

\*Does not include Metlakatla, a reservation organized under federal law.

## INCORPORATED CITIES WITHIN ORGANIZED BOROUGHES

<b>Aleutians East Borough</b>	<b>Second Class</b>	<b>Lake &amp; Peninsula Borough</b>	<b>Home Rule</b>
Akutan	Second Class	Chignik	Second Class
Cold Bay	Second Class	Egegik	Second Class
False Pass	Second Class	Newhalen	Second Class
King Cove	First Class	Nondalton	Second Class
Sand Point	First Class	Pilot Point	Second Class
		Port Heiden	Second Class
<b>Denali Borough</b>	<b>Home Rule</b>		
Anderson	Second Class	<b>Matanuska-Susitna Borough</b>	<b>Second Class</b>
		Houston	Second Class
<b>Fairbanks North Star Borough</b>	<b>Second Class</b>	Palmer	Home Rule
Fairbanks	Home Rule	Wasilla	First Class
North Pole	Home Rule		
		<b>North Slope Borough</b>	<b>Home Rule</b>
<b>Kenai Peninsula Borough</b>	<b>Second Class</b>	Anaktuvuk Pass	Second Class
Homer	First Class	Atqasuk	Second Class
Kachemak	Second Class	Barrow	First Class
Kenai	Home Rule	Kaktovik	Second Class
Seldovia	First Class	Nuiqsut	Second Class
Seward	Home Rule	Point Hope	Second Class
Soldotna	Home Rule	Wainwright	Second Class
		<b>Northwest Arctic Borough</b>	<b>Home Rule</b>
<b>Ketchikan Gateway Borough</b>	<b>Second Class</b>	Ambler	Second Class
Ketchikan	Home Rule	Buckland	Second Class
Saxman	Second Class	Deering	Second Class
		Kiana	Second Class
<b>Kodiak Island Borough</b>	<b>Second Class</b>	Kivalina	Second Class
Akhiok	Second Class	Kobuk	Second Class
Kodiak	Home Rule	Kotzebue	Second Class
Larsen Bay	Second Class	Noorvik	Second Class
Old Harbor	Second Class	Selawik	Second Class
Ouzinkie	Second Class	Shungnak	Second Class
Port Lions	Second Class		

**Petersburg Borough**    **Non-Unified Home Rule Borough**  
 Kupreanof    Second Class

### Remainder of Alaska Boroughs That Do Not Contain Incorporated Cities

Municipality of Anchorage	Unified Home Rule
Bristol Bay Borough	Second Class
Haines Borough	Home Rule
City & Borough of Juneau	Unified Home Rule
City & Borough of Sitka	Unified Home Rule
Municipality of Skagway	First Class
City & Borough of Wrangell	Unified Home Rule
City & Borough of Yakutat	Home Rule

# **Part 1**

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## **Overview: Municipal Taxation in Alaska**

## **A. The Legal Framework**

Articles IX and X of the Alaska Constitution and Title 29 of the Alaska Statutes establish the legal framework for municipal taxation in Alaska. A portion of the Alaska tax law (Title 29) is provided in Part 6 of this publication.

- The Alaska Constitution permits delegation of the state's taxation power to local governments, but limits delegation of that power to only organized cities and boroughs (Article X, Section 2).
- The constitutional limitation that "no tax shall be levied... except for a public purpose..." applies to both state and municipal taxation (Article IX, Section 6).
- Home rule municipalities are granted broad governmental powers by the Alaska Constitution, but the constitution also provides that "...standards for appraisal of all property assessed by the state or its political subdivisions shall be prescribed by law..." (Article IX, Section 3).
- General law municipalities are granted the right by state statute to levy a tax or special assessment and impose a lien for its enforcement (AS 29.35.010).
- Both home rule and general law municipalities are subject to limitations on their taxing powers found in Chapter 29.45 of the Alaska Statutes. AS 29.45.010 authorizes cities, boroughs and unified municipalities to levy a property tax. If a tax is levied on real or personal property, it must be assessed, levied and collected as provided in AS 29.45. This chapter also authorizes the implementation of sales and use taxes.
- Based on Article X, Section I of the Alaska Constitution which provides that "...a liberal construction shall be given to the powers of local government..." it is assumed, although not expressly stated in statute, that all real and personal property is taxable unless it is specifically exempted from property taxation. It is also assumed that a municipality may impose severance taxes, as has been done by the Aleutians East Borough, the Denali Borough, the Kodiak Island Borough, and the City and Borough of Yakutat.

## **B. Classification of Municipalities**

All political subdivisions within the State of Alaska are termed "municipalities." The taxation powers and limitations of each municipality depend upon its classification. There are five categories of municipalities:

1. Home Rule City
2. Home Rule Borough
3. General Law City
4. General Law Borough
5. Unified Municipality

General law cities are incorporated as either first class cities or second class cities. General law boroughs can be incorporated as first class or second class boroughs. There is only one class of home rule city, home rule borough, or unified municipality; the latter is also a home rule political entity. Areas that are not within the boundaries of an organized borough constitute a single unorganized borough commonly referred to as "The Unorganized Borough."

### C. Taxation Limitations on the Various Classes of Municipalities

**Home Rule Municipalities.** Home rule cities and boroughs have all legislative powers not prohibited by law or charter. AS 29.10.200 lists all of the sections of Title 29 that act as limitations on home rule legislative powers. Among these limitations are:

- AS 29.35.170(b): (assessment and collection of taxes),
- AS 29.45.010-560: (property taxes),
- AS 29.45.650(c)-(f): (authority to levy sales and use tax); and,
- AS 29.45.700(d): (mandatory exemption from sales and use taxes).

**General Law Boroughs.** General law boroughs are required to assess and collect property, sales, and use taxes that are approved and levied within their boundaries, subject to the provisions of Chapter of the Alaska Statutes.

**All Boroughs.** Taxes levied by a city within a borough must be collected by a borough and returned in full to the city levying the tax. This provision applies to home rule and general law municipalities.

**All Municipalities.** Specific limitations on the property taxation powers of all general law and home municipalities are found in Sections 29.45.080 and 29.45.090 of the Alaska Statutes.

AS 29.45.080 limits the method by which a municipality may levy and collect taxes on oil and gas production and pipeline property taxed by the state under AS 43.56.

Under AS 29.45.090, no municipality may levy taxes exceeding 3 percent (30 mills) of the assessed value of property within the municipality during a year, nor may a municipality, or a combination of municipalities occupying the same geographic area, levy taxes exceeding \$1,500 per resident of the geographic area in a year. The tax limitation found in AS 29.45.090 has been interpreted by the Alaska Supreme Court to apply only to property tax (*Keane v Local Boundary Commission*, 893 P.2d 1239, Alaska 1995).

Further within AS 29.45.090 a municipality, or a combination of municipalities occupying the same geographic area, may not levy taxes upon value that, when combined with the value of property otherwise taxable by the municipality, exceeds the product of a sliding scale percentage of the average per-capita assessed value as determined under AS 43.56.010(c), multiplied by the number of residents of the taxing municipality. This limitation, commonly referred to as the 225 percent formula, became effective July 1, 2014, to include a sliding scale percentage that varies according to the following:

<u>If the Tax Rate Determined Under AS 43.56.010(b) is:</u>	<u>The Percentage is:</u>
• Not more than 18.0 mills	375 percent
• More than 18.0 mills but not more than 19.0 mills	300 percent
• More than 19.0 mills	225 percent

This variation of the formula's percentage allows municipalities the ability to apply a larger portion of total revenues to their operating budget as overall millage rates decrease. Conversely, as overall millage rates increase, total available funding for the operating budget will decrease. However, the statutory tax limit of 30 mills for operating budgets is maintained under both scenarios.



### **C. Taxation Limitations on the Various Classes of Municipalities (Continued)**

Section 29.45.100 of the Alaska Statutes provides that limitations on the amount of property tax that may be collected apply only to taxes for operating expenses and not to taxes collected to pay for bonded indebtedness.

**Second Class Cities.** A second class city may, by referendum, levy property taxes as provided for first class cities. Specific limitations on the property taxation powers of second class cities are found in AS 29.45.590. A special limitation on taxation by second class cities is that the city cannot levy property taxes exceeding 2 percent (20 mills) of the assessed value of property within the municipality in any one year. This limitation was increased from 0.5 percent (5 mills) in 1994.

Compliance by municipalities within the taxation limitations in the state statutes is enforced through the State Assessor's Office under the powers granted by AS 29.45.103 and AS 29.45.105. Under these statutes, the Office of the State Assessor may investigate claims of errors in assessment and taxation procedures, inspect municipal records and order correction of any procedural errors discovered.

### **D. The Role of the Department of Commerce, Community, and Economic Development and the Office of the State Assessor**

Section 14 of Article X of the Alaska Constitution provides that:

An agency shall be established by law in the executive branch of the state government to advise and assist local governments. It shall review their activities, collect and publish local government information, and perform other duties as prescribed by law.

This constitutionally mandated agency was initially created as the Local Affairs Agency in the Office of the Governor. In 1972, a separate department of state government, known as the Department of Community and Regional Affairs, was created to carry out this constitutional mandate. In 1999, the legislature merged the Department of Community and Regional Affairs with the Department of Commerce and Economic Development, becoming the Division of Community and Regional Affairs (DCRA). The duties of DCRA with regard to assessment, valuation and taxation are performed by the Office of the State Assessor (OSA). The Alaska Taxable is an annual publication of DCRA compiled by the Office of the State Assessor.

One of the general powers and duties of DCRA under AS 44.47.050 is to "advise and assist municipalities on procedures of assessment, valuation and taxation, and notify municipalities of major errors in those procedures." The Office of the State Assessor is also responsible for the establishment of the full value of real and personal property in each city and borough school district in consultation with the assessor in each school district (AS 14.17.510).

### **E. Municipal Taxation of Property**

With certain limitations, all cities, boroughs and unified municipalities in the State of Alaska may choose to levy a property tax. Property taxation is not mandatory or even generally practiced in the state. Of the 19 organized boroughs and unified municipalities, only 15 levy a property tax; and, of the 145 home rule, first and second class cities, only nine, which are located outside boroughs, and 12 located within organized boroughs, levy a property tax.

## **E. Municipal Taxation of Property (Continued)**

The cities of Wasilla and Eagle both have enacted a property tax but neither of them has levied the property tax in several years. Wasilla enacted a sales tax that produces enough revenue to allow for a zero property tax mill rate. The City of Eagle has a property tax code, but has chosen to levy a mill rate of zero. These two cities are not included in the counts. If either municipality chooses to levy a property tax, it may only do so on property that is "taxable."

### **What Property is Taxable?**

All real and personal property is taxable unless it is exempted from property taxation. Municipal property tax required exemptions are specified in AS 29.45.030, and examples are household furniture and personal effects of members of a household, natural resources in place, and property used exclusively for nonprofit religious, charitable, cemetery, hospital, or educational purposes. Property owned by Alaska Native Claims Settlement Act (ANCSA) Native corporations is also exempt from municipal property tax unless the property is leased or developed. In addition to these exemptions from property taxation, AS 43.56 provides for certain exemptions of oil and gas production and pipeline property, including oil and gas reserves in place. While oil and gas property is exempt from local municipal assessment, the state levies a 20 mill tax against this property and reimburses each municipality which has oil and gas property located within its boundaries, an amount equal to taxes which it would have levied. All of the exemptions discussed in this paragraph are mandatory exemptions.

Section 29.45.050 of the Alaska Statutes provides for optional exemptions and exclusions from local property taxation which the taxing authority may choose to exempt or exclude typically by ordinance. Some optional exemptions and exclusions, however, do require approval of the voters. Two examples of optional exemptions are the exemption of any or all categories of personal property, and the exemption of up to \$50,000 of value of a residence, which is sometimes referred to as a "homestead exemption."

All taxable real and personal property within a municipality is included in its Full Value Determination, which is a key element in the calculation of state aid to schools.

### **What is the "Full Value Determination (FVD)"?**

In brief, the Full Value Determination (FVD) is the sum total of the full and true value established for every piece of taxable real and personal property within a municipality's boundary regardless of any optional exemption which may have been enacted by local ordinance. AS 29.45.110 specifies that the full and true value is the "estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with the prevailing general price levels." This section also requires the assessor to assess property at its full and true value as of January 1 of the assessment year.

All assessors provide an annual report to the State Assessor which contains, among other items, a summary of all assessed values of all real and personal property within their jurisdictional boundaries, the results of all ratio studies, and estimates of all exempt property.

## **What is the "Full Value Determination (FVD)"? (Continued)**

If a municipality does not provide an estimated value of exempt property, the State Assessor will estimate the value by using valuation models built for the various categories of property. Not all municipalities levy a property tax; therefore, not all municipalities have assessors. For those municipalities that do not levy a property tax, the State Assessor must estimate the full and true value without the assistance of a local assessor.

The State Assessor then compiles the full value determination for each municipality annually and notifies each of the FVD. The full and true value of all taxable property, whether taxed or not, is included in the full value determination for the municipality.

### **F. The Full Value Determination Affects the Educational Local Contribution**

The Full Value Determination plays a significant role in state aid for education. AS 14.17 of the Alaska Statutes establishes the Public School Foundation Program. Under this program, a school district is determined to have a "basic need" dollar amount determined according to a formula contained in AS 14.17.410. The local government is required to make a "local contribution" toward this basic need. This local contribution is defined as at least the equivalent of a 2.65 mill tax levy on the full and true value of all taxable property within the district, and not to exceed 45 percent of the district's basic need for the preceding fiscal year. A municipality will not receive its school foundation aid payment unless it makes its local contribution. Therefore, as the FVD increases, the local contribution for education increases; however, the local contribution should not exceed 45 percent of the basic need.

The local contribution formula was changed in 2012 with the Legislature amending the formula from a 4 mill tax levy on the full and true value to a mill rate equivalency of 2.65 mills. Historically, only in the North Slope Borough and the City of Valdez has the mill rate equivalency exceeded 45 percent of the basic need.

### **G. Municipal Sales, Use and Excise, and Severance Taxation**

#### **Sales and Use Taxes**

Alaska Statutes 29.45.650 - 29.45.710 authorizes the levy of sales and use taxes at the municipal level. The statutes give broad authority to municipalities to levy taxes on sales, rents and services provided within the municipality. In 2005, the sales tax laws changed to allow a borough to exempt any source from the borough sales tax if it is taxed by a city within the borough. This allows a borough to ensure that an item in the city costs the consumer no more than it would cost in the borough. This tends to level the playing field when purchasing certain items in both the city and the borough.

There are only a couple of limitations placed upon municipalities in regards to levying a sales tax. Orbital space facilities are exempt from the levy of sales tax and alcohol may not be taxed unless other items are similarly taxed. Also, a municipality may not levy a sales tax on a construction contract awarded to a contractor or subcontractor that has been awarded by a state agency or on a subcontract awarded in connection with a project funded under the construction contract. Other exemptions may be granted by a local ordinance.

A general law municipality which levies a sales tax may also levy a use tax on the storage, use or consumption of tangible personal property; however, the use tax rate must be equal to the rate of the sales tax and may only be levied on buyers.

## **Sales and Use Taxes (Continued)**

These limitations do not apply to home rule municipalities. By statute, there are no limits on the rate of levy for sales or use taxes for either type of municipality; however, if interest is charged on unpaid sales taxes, the interest may not exceed 15% percent.

## **Excise Taxes**

Under the liberal construction of local government powers required by Section 1 of Article X of the Alaska Constitution, municipal governments have broad taxing powers which are not specifically enumerated in state law. An Alaska Attorney General's opinion issued on April 29, 1986, concluded that a first class borough would have the legal authority to levy severance taxes within its municipal boundaries. At the present time, the Aleutians East Borough, the Denali Borough, the Kodiak Island Borough, and the City and Borough of Yakutat levy severance taxes against the activity of harvesting or extracting natural resources within their jurisdictions. The Lake and Peninsula Borough has in its code, a section that authorizes a severance tax on resources. Severance taxes are a type of excise tax. An excise tax is a tax on the performance of an act, in this case, the severing of natural resources from the place in which they are located.

In an Alaska Supreme Court case, *Bragg & Fannon v. Matanuska-Susitna Borough* – (192 P.3d 982, Alaska 2008), the court stated that AS 29.35.010(6) grants municipalities “general powers, subject to other provision of law....to levy a tax or special assessment, and impose a lien for its enforcement.” The Alaska Constitution requires that “a liberal construction shall be given to the powers of local government units.” The court goes on to say this section grants powers to “all municipalities,” and there is no distinction between home rule & general law. The court further states that due to its nature as an excise tax, it is not subject to voter ratification.

## **Part 2**

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# **Municipal Tax Types, Rates and Revenues**

# Table 1

This table lists only those municipalities which levy a sales, severance, property or other type of local tax.

Municipality	Property Tax	Sales Tax	Other Tax (1)	Total Tax	Population	Tax Per Capita
North Slope Borough	\$397,620,565	\$0	\$0	\$397,620,565	9803	\$40,561
Egegik	\$0	\$0	\$1,230,569	\$1,230,569	85	\$14,477
Valdez	\$43,662,317	\$0	\$426,549	\$44,088,866	3939	\$11,193
Municipality of Skagway	\$1,845,732	\$7,462,383	\$170,870	\$9,478,985	1065	\$8,900
Pilot Point	\$0	\$642,583	\$0	\$642,583	74	\$8,684
Bristol Bay Borough	\$4,918,466	\$0	\$2,220,749	\$7,139,215	874	\$8,168
Whittier	\$363,897	\$570,361	\$392,143	\$1,326,401	248	\$5,348
Saint Paul	\$0	\$344,276	\$1,693,385	\$2,037,661	397	\$5,133
Unalaska	\$6,228,017	\$11,026,953	\$4,961,150	\$22,216,120	4448	\$4,995
Akutan	\$0	\$3,337,019	\$0	\$3,337,019	1000	\$3,337
City and Borough of Juneau	\$49,048,770	\$46,811,936	\$5,414,029	\$101,274,735	32739	\$3,093
City and Borough of Yakutat	\$367,978	\$1,027,371	\$193,226	\$1,588,575	594	\$2,674
Seward	\$1,154,722	\$5,004,992	\$505,845	\$6,665,559	2663	\$2,503
Cordova	\$2,254,974	\$3,398,095	\$136,889	\$5,789,958	2386	\$2,427
Seldovia	\$254,700	\$243,479	\$0	\$498,179	206	\$2,418
Haines Borough	\$2,926,478	\$2,911,450	\$116,933	\$5,954,861	2466	\$2,415
Dillingham	\$2,256,826	\$2,528,395	\$446,394	\$5,231,615	2316	\$2,259
Nome	\$3,218,999	\$5,081,041	\$149,401	\$8,449,441	3777	\$2,237
Ketchikan	\$5,565,570	\$11,486,448	\$497,374	\$17,549,392	8191	\$2,143
City and Borough of Sitka	\$6,398,721	\$10,794,431	\$1,483,731	\$18,676,883	8920	\$2,094
Homer	\$3,179,361	\$7,674,256	\$0	\$10,853,617	5252	\$2,067
Denali Borough	\$0	\$0	\$3,675,864	\$3,675,864	1810	\$2,031
Petersburg Borough	\$3,151,083	\$2,950,026	\$301,146	\$6,402,255	3179	\$2,014
Municipality of Anchorage	\$530,776,804	\$0	\$64,866,050	\$595,642,854	299037	\$1,992
Kodiak	\$1,089,650	\$10,896,295	\$196,945	\$12,182,890	6124	\$1,989
North Pole	\$819,590	\$2,878,740	\$541,169	\$4,239,499	2145	\$1,976
Craig	\$619,765	\$1,529,061	\$0	\$2,148,826	1102	\$1,950
King Cove	\$0	\$758,638	\$949,142	\$1,707,780	923	\$1,850
City and Borough of Wrangell	\$1,730,112	\$2,616,936	\$54,195	\$4,401,243	2458	\$1,791
Hoonah	\$0	\$1,418,802	\$0	\$1,418,802	793	\$1,789
Pelican	\$73,854	\$44,236	\$14,518	\$132,608	78	\$1,700
False Pass	\$0	\$30,077	\$92,906	\$122,983	73	\$1,685
Soldotna	\$297,474	\$7,058,408	\$0	\$7,355,882	4376	\$1,681
Kenai Peninsula Borough	\$66,546,525	\$30,479,542	\$0	\$97,026,067	58060	\$1,671
Kenai	\$3,749,301	\$7,375,543	\$0	\$11,124,844	7098	\$1,567
Aleutians East Borough	\$0	\$0	\$4,714,403	\$4,714,403	3032	\$1,555
Wasilla	\$0	\$13,361,686	\$0	\$13,361,686	8704	\$1,535
Adak	\$0	\$322,433	\$127,902	\$450,335	309	\$1,457
Sand Point	\$0	\$730,258	\$599,773	\$1,330,031	943	\$1,410
Matanuska Susitna Borough	\$124,732,034	\$0	\$9,426,212	\$134,158,246	102598	\$1,308
Ketchikan Gateway Borough	\$8,653,622	\$8,716,357	\$506,669	\$17,876,648	13758	\$1,299
Cold Bay	\$0	\$0	\$75,875	\$75,875	59	\$1,286
Kodiak Island Borough	\$15,715,331	\$0	\$1,620,082	\$17,335,413	13563	\$1,278

(1) Could include: bed, alcohol, car rental, raw fish, tobacco and other miscellaneous taxes

Municipality	Property Tax	Sales Tax	Other Tax (1)	Total Tax	Population	Tax Per Capita
Bethel	\$0	\$5,845,400	\$2,029,304	\$7,874,704	6244	\$1,261
Palmer	\$1,215,467	\$6,583,847	\$0	\$7,799,314	6268	\$1,244
Fairbanks North Star Borough	\$109,138,659	\$0	\$4,552,259	\$113,690,918	98957	\$1,149
Fairbanks	\$30,091,373	\$0	\$6,466,784	\$36,558,157	31957	\$1,144
Aleknagik	\$0	\$105,931	\$139,209	\$245,140	217	\$1,130
Kotzebue	\$0	\$3,101,293	\$617,698	\$3,718,991	3295	\$1,129
Lake and Peninsula Borough	\$0	\$0	\$1,778,179	\$1,778,179	1629	\$1,092
Nenana	\$197,356	\$179,368	\$6,234	\$382,958	381	\$1,005
Klawock	\$0	\$661,952	\$13,721	\$675,673	814	\$830
Thorne Bay	\$0	\$417,606	\$10,948	\$428,554	532	\$806
Gustavus	\$0	\$357,448	\$85,287	\$442,735	558	\$793
Chignik	\$0	\$0	\$55,453	\$55,453	96	\$578
Unalakleet	\$0	\$393,168	\$0	\$393,168	758	\$519
Larsen Bay	\$0	\$14,344	\$24,952	\$39,296	77	\$510
Galena	\$0	\$240,000	\$0	\$240,000	488	\$492
Nuiqsut	\$0	\$0	\$208,344	\$208,344	470	\$443
Bettles	\$0	\$0	\$4,283	\$4,283	10	\$428
Port Alexander	\$0	\$17,173	\$1,908	\$19,081	58	\$329
Emmonak	\$0	\$257,655	\$0	\$257,655	856	\$301
Saint Mary's	\$0	\$129,602	\$39,475	\$169,077	587	\$288
Kake	\$0	\$166,234	\$5,133	\$171,367	605	\$283
Saint Michael	\$0	\$118,109	\$0	\$118,109	417	\$283
Manokotak	\$0	\$137,647	\$0	\$137,647	496	\$278
Houston	\$385,539	\$198,165	\$14,670	\$598,374	2163	\$277
Fort Yukon	\$0	\$154,342	\$0	\$154,342	558	\$277
Hooper Bay	\$0	\$310,899	\$17,383	\$328,282	1188	\$276
Saxman	\$0	\$107,556	\$0	\$107,556	418	\$257
Shaktolik	\$0	\$70,710	\$0	\$70,710	281	\$252
Quinhagak	\$0	\$178,696	\$159	\$178,855	735	\$243
Point Hope	\$0	\$163,410	\$0	\$163,410	672	\$243
Scammon Bay	\$0	\$132,868	\$0	\$132,868	570	\$233
Napakiak	\$0	\$82,439	\$0	\$82,439	355	\$232
Russian Mission	\$0	\$72,496	\$0	\$72,496	331	\$219
Elim	\$0	\$74,029	\$0	\$74,029	339	\$218
Marshall	\$0	\$95,513	\$0	\$95,513	459	\$208
Deering	\$0	\$29,344	\$0	\$29,344	143	\$205
Wales	\$0	\$33,176	\$0	\$33,176	167	\$199
Buckland	\$0	\$99,802	\$0	\$99,802	507	\$197
Selawik	\$0	\$153,934	\$0	\$153,934	847	\$182
Noorvik	\$0	\$116,043	\$0	\$116,043	644	\$180
Togiak	\$0	\$121,579	\$32,598	\$154,177	893	\$173
Pilot Station	\$0	\$107,154	\$0	\$107,154	647	\$166
Aniak	\$0	\$52,259	\$32,170	\$84,429	517	\$163
Mountain Village	\$0	\$129,147	\$0	\$129,147	860	\$150
Kotlik	\$0	\$92,782	\$0	\$92,782	621	\$149
Diomedede	\$0	\$13,047	\$0	\$13,047	88	\$148

(1) Could include: bed, alcohol, car rental, raw fish, tobacco and other miscellaneous taxes

Municipality	Property Tax	Sales Tax	Other Tax (1)	Total Tax	Population	Tax Per Capita
Angoon	\$0	\$54,036	\$6,347	\$60,383	408	\$148
Kachemak	\$68,238	\$0	\$0	\$68,238	479	\$142
Gambell	\$0	\$100,316	\$0	\$100,316	721	\$139
Koyuk	\$0	\$44,847	\$0	\$44,847	331	\$135
Shishmaref	\$0	\$74,744	\$0	\$74,744	597	\$125
Savoonga	\$0	\$90,000	\$0	\$90,000	729	\$123
Mekoryuk	\$0	\$16,483	\$9,669	\$26,152	215	\$122
Old Harbor	\$0	\$24,275	\$3,705	\$27,980	231	\$121
Brevig Mission	\$0	\$48,201	\$0	\$48,201	418	\$115
Tanana	\$0	\$25,510	\$0	\$25,510	224	\$114
Chevak	\$0	\$113,669	\$0	\$113,669	1030	\$110
Stebbins	\$0	\$68,492	\$0	\$68,492	630	\$109
Hydaburg	\$0	\$41,331	\$0	\$41,331	404	\$102
Chefornak	\$0	\$44,588	\$0	\$44,588	442	\$101
Teller	\$0	\$26,267	\$0	\$26,267	263	\$100
Anderson	\$0	\$0	\$23,401	\$23,401	238	\$98
Tenakee Springs	\$0	\$11,632	\$1,545	\$13,177	140	\$94
Eek	\$0	\$31,000	\$0	\$31,000	341	\$91
Nunam Iqua	\$0	\$17,836	\$0	\$17,836	201	\$89
Kivalina	\$0	\$37,243	\$0	\$37,243	429	\$87
Shungnak	\$0	\$25,496	\$0	\$25,496	299	\$85
Nunapitchuk	\$0	\$45,709	\$3,969	\$49,678	584	\$85
Utqiagvik	\$0	\$0	\$362,095	\$362,095	4469	\$81
White Mountain	\$0	\$12,549	\$0	\$12,549	209	\$60
Kiana	\$0	\$25,058	\$0	\$25,058	421	\$60
McGrath	\$0	\$0	\$16,682	\$16,682	302	\$55
Toksook Bay	\$0	\$28,284	\$0	\$28,284	656	\$43
Napaskiak	\$0	\$19,280	\$0	\$19,280	458	\$42
Ouzinkie	\$0	\$5,594	\$0	\$5,594	159	\$35
Port Lions	\$0	\$0	\$5,912	\$5,912	177	\$33
Kwethluk	\$0	\$17,270	\$0	\$17,270	805	\$21
Anaktuvuk Pass	\$0	\$0	\$2,340	\$2,340	355	\$7
Nightmute	\$0	\$769	\$0	\$769	285	\$3
<b>Statewide: 122 Taxing Municipalities</b>	<b>\$1,430,317,870</b>	<b>\$233,879,153</b>	<b>\$124,373,904</b>	<b>\$1,788,570,927</b>	<b>738,657</b>	<b>\$2,421</b>

Average Statewide per-capita revenue (including North Slope Borough)

**\$2,421**

Average Statewide per-capita revenue (Excluding North Slope Borough)

**\$1,908**

(1) Could include: bed, alcohol, car rental, raw fish, tobacco and other miscellaneous taxes



## **Part 3**

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# **Property Taxation**

# EXPLANATION OF CAPPED MILLAGE RATES (AS 29.45.080)

## Tax Year 2017 North Slope Borough

AS 29.45.090(a) restricts the mill rate for the municipal operating budget to a maximum of 3% or 30 mills; there is no limit on taxes to pay bonds.

The 30 mill limit on operating revenues is levied against an assessed value not to exceed that produced by the following formula per AS29.45.090 (b)-(d):

### TAX CAP LIMITATION

<b>Average Per-Capita Full Value X Statutory % X TY17 Municipal Population</b>						
\$156,078	x	375%	x	20,010	=	\$11,711,702,925 Assessed Value Limit
\$11,711,702,925	x	30.0 Mills	=	\$351,351,088	Tax Limit for Operating Budget	
Actual Operating Budget		=	\$322,367,170			
<u>322,367,170.00</u>	=	<u>27.53</u>	Effective Millage Rate for Operating Budget			
\$11,711,702,925						

### DEVELOPMENT OF ACTUAL OVERALL RATE

Annual Bonded Debt Service	=	\$73,538,640		
Actual Assessed Value	=	\$22,006,993,350		
<u>\$73,538,640</u>	=	3.342	Mills for Bonded Debt Service Funding	
\$22,006,993,350				
<u>\$322,367,170</u>	=	14.648	Mills for Operating Budget Funding	
\$22,006,993,350				
		<u>17.99</u>	<u>TOTAL MILLAGE RATE</u>	

# EXPLANATION OF CAPPED MILLAGE RATES (AS 29.45.080)

## Tax Year 2017 City of Valdez

AS 29.45.090(a) restricts the mill rate for the municipal operating budget to a maximum of 3% or 30 mills; there is no limit on taxes to pay bonds.

The 30 mill limit on operating revenues is levied against an assessed value not to exceed that produced by the following formula per AS29.45.090 (b)-(d):

### TAX CAP LIMITATION

<b>Average Per-Capita Full Value X Statutory % X TY17 Municipal Population</b>						
\$156,078	x	225%	x	4,011	=	\$1,408,564,931 Assessed Value Limit
\$1,408,564,931	x	30.0 Mills	=	\$42,256,948	Tax Limit for Operating Budget	
Actual Operating Budget			=	\$39,683,925		
<u>39,683,925.00</u>	=	<u>28.17</u>	Effective Millage Rate for Operating Budget			
\$1,408,564,931						

### DEVELOPMENT OF ACTUAL OVERALL RATE

Annual Bonded Debt Service	=	\$4,109,164	
Actual Assessed Value	=	\$2,190,913,730	
<u>\$4,109,164</u>	=	1.876	Mills for Bonded Debt Service Funding
\$2,190,913,730			
<u>\$39,683,925</u>	=	18.113	Mills for Operating Budget Funding
\$2,190,913,730			
		<u>19.989</u>	<u>TOTAL CALCULATED MILLAGE RATE</u>

## ASSESSMENT STATISTICS AND RATIO STUDIES

Local assessors have a legal, professional and ethical responsibility to uniformly value all property within their jurisdiction. They must also make sure all values on the assessment roll represent "full and true value" in accordance with AS 29.45.110.

Assessment ratio studies measure the level and uniformity of assessments and can be further used to analyze assessed values in and among jurisdictions. The ratios can be used in tests to see if unequal taxation exists and how, and if, assessments need to be adjusted. There are two types of ratio studies: sales ratio studies and appraisal ratio studies. The sales ratio study is commonly used in Alaska and is the method discussed here.

A sales ratio is simply the correlation of the assessed value of recently sold properties to their respective sales prices. This correlation is expressed as a ratio. In order for the ratios to be meaningful, all sales need to be verified and the time frame for accepting sales should be predetermined. To obtain the ratio, a simple mathematical equation is used where the numerator is the assessed value and the denominator is the sales price:

$$\frac{\text{ASSESSED VALUE}}{\text{SALES PRICE}} = \text{RATIO}$$

For example, if a residence assessed at \$90,000 sells for \$100,000, the correlation or ratio of assessed value to the sales price is 90%.

$$\frac{\$90,000}{\$100,000} = 90\%$$

If this ratio were typical of all assessed values in the jurisdiction, the assessor would need to adjust all the assessments upwards to reflect the "full and true value." Full and true value is considered to be 100% of market value.

### Preparation of a Sales Ratio Study

#### 1. Assemble Sales Data

- a. Collect sales data from all sources such as recorders' offices, realtors, developers and bankers.
- b. Verify sales data by contacting the seller, buyer, realtor or banker. Verification by two of the contacts is preferred.

#### 2. Select Samples

- a. Check disbursement of sales to insure uniform coverage of total areas and try to avoid collecting too much information from any one single area to the exclusion of other areas.
- b. Restrict selections to individual classes of property, i.e., residential, commercial, industrial, vacant, and farm land.

#### 3. Compile Usable Data

- a. Correlate usable sales information into a usable listing by class.
- b. Divide current assessed values by sales price to obtain individual ratios.

### 3. Compile Usable Data (Continued)

c. Array ratios so outliers can be pin-pointed. Typically, outliers fall into two categories, explained and unexplained. An example of an explained outlier is a sale that occurs of an improved piece of property but the assessed value may represent only the vacant land due to construction occurring after the assessment was made, causing the ratio to be low. An example of an unexplained ratio is one that may have included property other than the real property being analyzed.

### 4. Compute Statistical Data

Computation of the mean, median and weighted mean ratios describe the general levels of assessment. The weighted mean is computed by dividing the sum of all assessed values by the sum of all sales prices. This ratio is used by the Office of the State Assessor for calculating the full and true value due to the weighting of each sample by its total dollar amount, thus giving the same weighting to each dollar of the transaction regardless of the sale price.

### Uses of Ratio Studies

Sales ratio studies are commonly used in state equalization and/or full value determinations. Typically, the weighted mean ratio is used to determine the full value, for the reason stated previously. The local assessor can use the studies to determine the level of assessments and internal equity or to show areas which may need further analysis.

<b>Sales Ratio Example</b>		
<b>Assessed Value</b>	<b>Sales Price</b>	<b>Ratio</b>
\$100,000	\$106,000	94.34%
\$106,000	\$100,000	106.00%
\$107,000	\$109,000	98.17%
\$125,000	\$132,000	94.70%
\$130,000	\$127,000	102.36%
\$122,500	\$122,500	100.00%
\$140,000	\$141,000	<b>99.29%</b> <sup>(1)</sup>
\$830,500	\$837,500	<b>99.16%</b> <sup>(2)</sup>

**Mean (Average) Ratio** = **99.26%**  
<sup>(1)</sup> **Median (Middle) Ratio** = **99.29%**  
<sup>(2)</sup> **Weighted Mean Ratio** = **99.16%**

### Limitations of Use

Assessment ratio studies show the relation between market values and assessed values, and assessed values within and among areas. These studies may show inequities, if they exist; however, they do not correct inequities among individual properties. Once the determination is made that inequities exist, the assessor will take the necessary action to make the corrections, based upon the findings of the ratio study.

A sales ratio study is only as accurate as the information used. Care in selecting, screening, and verifying information is essential and should be of primary importance to the assessor. Without verified sales data, any interpretation of sales ratio studies will be of little use.

A study should not be overloaded with specific types of properties. Segregating by class (commercial, residential, industrial) and type (vacant, improved, water front) will allow for proper analysis of each class and type of property.

## ASSESSMENT RATIO STUDIES

### Appraisal Level

The overall level of appraisal, not necessarily assessments, should be within 10 percent of the legal level, that is, between 0.90 and 1.10. The reason for consideration of the appraisal level instead of the assessment level is that the granting of property tax exemptions is a political decision, not an appraisal decision, and does not affect the appraisal quality.

### Appraisal Uniformity

The most commonly used measure of uniformity is the Coefficient of Dispersion (COD). The COD is based on the average absolute deviation from the median, expressed as a percentage. The COD is calculated by dividing the average absolute deviation by the median ratio and multiplying by 100 to convert the ratio to a percentage. The COD is a relative measure of dispersion which means that direct comparisons can be made between property groupings. With it, the assessor can measure the amount of dispersion around the typical level of assessment among different property groups.

- ✦ Single family residences: COD's should be 15.0 or less\*
- ✦ Income producing properties: COD's should be 20.0 or less\*
- ✦ Vacant land: COD's should be 25.0 or less\*

\* International Association of Assessing Officers (IAAO) Standard on Ratio Studies (2013) recommendations in which *current* market value is the legal basis of assessment.

## Table 2

The A/V ratios and COD's in this table are supplied by local assessment officials, and reviewed by the Office of the State Assessor.

Municipality	Locally Assessed Real Property	Locally Assessed Personal Property	State Assessed Oil & Gas Property	Total Assessed	Reported A/V Ratio % (1)	Reported COD (2)
<b>Municipality of Anchorage</b>	<b>\$32,876,827,762</b>	<b>\$2,744,298,672</b>	<b>\$170,985,490</b>	<b>\$35,792,111,924</b>	<b>95.70</b>	<b>6.56</b>
<b>Bristol Bay Borough</b>	<b>\$195,240,574</b>	<b>\$185,216,693</b>	<b>\$0</b>	<b>\$380,457,267</b>	<b>89.62</b>	<b>19.54</b>
<b>Fairbanks North Star Borough</b>	<b>\$8,038,878,283</b>	<b>\$0</b>	<b>\$735,113,850</b>	<b>\$8,773,992,133</b>	<b>94.83</b>	<b>8.39</b>
Fairbanks	\$2,631,646,915	\$0	\$54,943,220	\$2,686,590,135	97.11	7.16
North Pole	\$251,611,202	\$0	\$0	\$251,611,202	95.00	5.74
<b>Haines Borough</b>	<b>\$347,097,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$347,097,000</b>	<b>100.60</b>	<b>6.39</b>
<b>City and Borough of Juneau</b>	<b>\$4,498,119,846</b>	<b>\$356,741,060</b>	<b>\$0</b>	<b>\$4,854,860,906</b>	<b>96.77</b>	<b>5.88</b>
<b>Kenai Peninsula Borough</b>	<b>\$6,338,989,400</b>	<b>\$362,535,660</b>	<b>\$1,468,599,690</b>	<b>\$8,170,124,750</b>	<b>98.06</b>	<b>15.86</b>
Homer	\$712,542,012	\$47,099,660	\$4,384,620	\$764,026,292	98.39	16.03
Kachemak	\$86,195,500	\$0	\$0	\$86,195,500	102.00	8.95
Kenai	\$772,441,452	\$53,138,790	\$45,868,140	\$871,448,382	98.24	9.97
Seldovia	\$35,222,600	\$894,605	\$0	\$36,117,205	98.06	15.86
Seward	\$265,631,189	\$102,282,822	\$13,349,940	\$381,263,951	98.39	16.03
Soldotna	\$537,331,146	\$35,190,668	\$0	\$572,521,814	98.11	7.21
<b>Ketchikan Gateway Borough</b>	<b>\$1,410,790,300</b>	<b>\$90,300,960</b>	<b>\$0</b>	<b>\$1,501,091,260</b>	<b>96.82</b>	<b>5.34</b>
Ketchikan	\$776,296,200	\$57,251,300	\$0	\$833,547,500	97.22	4.34
Saxman	\$21,372,500	\$0	\$0	\$21,372,500	96.82	5.34
<b>Kodiak Island Borough</b>	<b>\$1,205,698,799</b>	<b>\$137,125,100</b>	<b>\$0</b>	<b>\$1,342,823,899</b>	<b>92.72</b>	<b>5.98</b>
Akhiok	\$675,300	\$12,145	\$0	\$687,445	92.72	5.98
Kodiak	\$561,764,580	\$100,757,239	\$0	\$662,521,819	92.72	5.98
Larsen Bay	\$7,460,300	\$3,734,267	\$0	\$11,194,567	92.72	5.98
Old Harbor	\$5,646,200	\$1,740,050	\$0	\$7,386,250	92.72	5.98
Ouzinkie	\$3,141,400	\$34,219	\$0	\$3,175,619	92.72	5.98
Port Lions	\$12,177,900	\$386,389	\$0	\$12,564,289	92.72	5.98
<b>Matanuska Susitna Borough</b>	<b>\$8,970,380,541</b>	<b>\$55,474,108</b>	<b>\$10,106,130</b>	<b>\$9,035,960,779</b>	<b>94.06</b>	<b>8.02</b>
Houston	\$121,922,399	\$0	\$0	\$121,922,399	92.18	16.01
Palmer	\$432,266,622	\$6,034,945	\$0	\$438,301,567	93.49	6.84
Wasilla	\$1,039,747,730	\$40,781,258	\$1,109,410	\$1,081,638,398	96.17	7.03
<b>North Slope Borough</b>	<b>\$808,535,066</b>	<b>\$260,488,374</b>	<b>\$20,937,969,910</b>	<b>\$22,006,993,350</b>	<b>89.28</b>	<b>9.07</b>
Anaktuvuk Pass	\$3,760,200	\$1,032,503	\$0	\$4,792,703	98.70	1.71
Atkasuk	\$4,152,900	\$273,695	\$0	\$4,426,595	89.28	9.07
Utqiagvik	\$240,876,166	\$72,089,149	\$0	\$312,965,315	89.28	9.07
Kaktovik	\$6,869,000	\$1,242,060	\$0	\$8,111,060	89.28	9.07
Nuiqsut	\$12,510,300	\$909,050	\$0	\$13,419,350	89.28	9.07
Point Hope	\$6,306,500	\$2,110,042	\$0	\$8,416,542	89.28	9.07
Wainwright	\$8,946,600	\$7,413,880	\$0	\$16,360,480	89.28	9.07
<b>Petersburg Borough</b>	<b>\$317,225,474</b>	<b>\$0</b>	<b>\$0</b>	<b>\$317,225,474</b>	<b>91.29</b>	<b>15.59</b>
Kupreanof	\$3,020,900	\$0	\$0	\$3,020,900	91.29	15.59
<b>City and Borough of Sitka</b>	<b>\$1,016,704,300</b>	<b>\$57,307,441</b>	<b>\$0</b>	<b>\$1,074,011,741</b>	<b>93.89</b>	<b>4.33</b>
<b>Municipality of Skagway</b>	<b>\$338,576,381</b>	<b>\$0</b>	<b>\$0</b>	<b>\$338,576,381</b>	<b>96.32</b>	<b>11.44</b>
<b>City and Borough of Wrangell</b>	<b>\$147,125,567</b>	<b>\$0</b>	<b>\$0</b>	<b>\$147,125,567</b>	<b>98.88</b>	<b>22.21</b>
<b>City and Borough of Yakutat</b>	<b>\$46,393,289</b>	<b>\$0</b>	<b>\$0</b>	<b>\$46,393,289</b>	<b>78.52</b>	<b>15.04</b>
<b>Total Borough Assessed Value</b>	<b>\$66,556,582,582</b>	<b>\$4,249,488,068</b>	<b>\$23,322,775,070</b>	<b>\$94,128,845,720</b>		

NR indicates the data was not reported.

Municipality	Locally Assessed Real Property	Locally Assessed Personal Property	State Assessed Oil & Gas Property	Total Assessed	Reported A/V Ratio % (1)	Reported COD (2)
Cordova	\$195,835,100	\$0	\$9,301,190	\$205,136,290	86.64	10.42
Craig	\$110,742,500	\$0	\$0	\$110,742,500	100.30	6.51
Dillingham	\$148,458,455	\$47,341,743	\$0	\$195,800,198	91.53	13.84
Eagle	\$8,456,426	\$0	\$0	\$8,456,426	95.00	NR
Nenana	\$14,942,215	\$4,081,513	\$0	\$19,023,728	96.62	34.24
Nome	\$289,231,740	\$27,940,555	\$0	\$317,172,295	85.94	18.21
Pelican	\$9,254,330	\$231,685	\$0	\$9,486,015	96.76	7.59
Unalaska	\$416,223,294	\$174,302,152	\$0	\$590,525,446	92.68	14.37
Valdez	\$270,026,860	\$0	\$1,920,886,870	\$2,190,913,730	86.88	8.55
Whittier	\$46,145,600	\$47,441,111	\$1,570,630	\$95,157,341	102.53	23.52
<b>Total Cities Assessed Value</b>	<b>\$1,509,316,520</b>	<b>\$301,338,759</b>	<b>\$1,931,758,690</b>	<b>\$3,742,413,969</b>		
<b>Unorganized Borough Assessed Value</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,103,758,350</b>	<b>\$0</b>		
<b>Statewide Value of 25 Municipalities*</b>	<b>\$68,065,899,102</b>	<b>\$4,550,826,827</b>	<b>\$28,358,292,110</b>	<b>\$97,871,259,689</b>		

(1) The A/V Ratio represents the ratio expressed by dividing the municipal assessed value (A) by the market price (V), and is representative of the weighted mean ratio of real property only. This ratio does NOT apply to personal property or state assessed oil and gas property values

(2) The COD (Coefficient of Dispersion) represents the average dispersion (difference) from the indicated ratios, and are not applicable to personal property or oil and gas property values.

\*Cities in Boroughs are not included in the total

NR indicates the data was not reported.



# Table 3

As of January 1, 2017

The exemptions noted on this table are only those allowed under AS 29.45.050; mandatory exemptions are excluded. Other exemptions include such programs as Historical Properties, Volunteer EMS/Firefighter Exemptions, Habitat Protection, Economic Development or any other types of locally-adopted optional exemptions. These assessments do not include any taxable value assessed for oil & gas properties under AS 43.56. Percent of Tax Base Exempted is the sum of all locally authorized optional exemptions, divided by the total locally assessed value for that community.

LOCALLY EXEMPTED VALUES <sup>(1)</sup>						
Boroughs/Unified Municipalities	\$50,000 Residential AS 29.45.050(a)	Community Purpose AS 29.45.050(b)(1)(A)	Other Real Property	Personal Property AS 29.45.050 (b)(2)	Local Assessed Value	Percent of Tax Base Exempted
Anchorage (Municipality of)	\$932,321,003	\$31,371,587	\$10,900,000	\$1,956,732,252	\$35,621,126,434	8.23%
Bristol Bay Borough	\$3,200,000	\$0	\$0	\$18,909,537	\$380,457,267	5.81%
Fairbanks North Star Borough	\$288,539,510	\$17,001,693	\$18,343,362	\$1,791,827,600	\$8,038,878,283	26.32%
Haines Borough	\$0	\$6,803,700	\$216,220	\$60,095,800	\$347,097,000	19.34%
Juneau (City & Borough)	\$0	\$19,471,447	\$0	\$390,261,843	\$4,854,860,906	8.44%
Kenai Peninsula Borough	\$524,724,600	\$64,880,700	\$382,142,000	\$978,911,793	\$6,701,525,060	29.11%
Ketchikan Gateway Borough	\$0	\$5,159,700	\$28,206,300	\$187,634,795	\$1,501,091,260	14.72%
Kodiak Island Borough	\$0	\$3,389,300	\$3,342,200	\$161,089,100	\$1,342,823,899	12.50%
Matanuska-Susitna Borough	\$0	\$22,875,507	\$298,393,164	\$1,771,004,492	\$9,025,854,649	23.18%
North Slope Borough	\$22,069,700	\$6,493,800	\$51,810,800	\$80,374,300	\$1,069,023,440	24.22%
Petersburg Borough	\$0	\$0	\$300,000	\$100,280,200	\$317,225,474	31.71%
Sitka (City & Borough)	\$0	\$19,782,100	\$0	\$157,191,070	\$1,074,011,741	16.48%
Skagway (Municipality of)	\$0	\$0	\$5,531,440	\$27,458,400	\$338,576,381	9.74%
Wrangell (City & Borough)	\$0	\$0	\$0	\$68,061,100	\$147,125,567	46.26%
Yakutat (City & Borough)	\$0	\$0	\$767,125	\$767,125	\$46,393,289	58.17%
<b>Total Boroughs (15)</b>	<b>\$1,770,854,813</b>	<b>\$197,229,534</b>	<b>\$799,952,611</b>	<b>\$7,750,599,407</b>	<b>\$70,806,070,650</b>	<b>14.9%</b>

LOCALLY EXEMPTED VALUES <sup>(1)</sup>						
Cities	\$50,000 Residential AS 29.45.050(a)	Community Purpose AS 29.45.050(b)(1)(A)	Other Real Property	Personal Property AS 29.45.050(b)(2)	Local Assessed Value	Percent of Tax Base Exempted
Cordova	\$0	\$0	\$0	\$90,380,600	\$195,835,100	46.15%
Craig	\$0	\$2,560,000	\$1,368,000	\$41,495,700	\$110,742,500	41.02%
Dillingham	\$0	\$0	\$0	\$38,258,358	\$195,800,198	19.54%
Eagle	\$0	\$0	\$0	\$2,496,900	\$8,456,426	29.53%
Nenana	\$0	\$0	\$1,311,093	\$10,089,920	\$19,023,728	59.93%
Nome	\$0	\$0	\$0	\$32,811,085	\$317,172,295	10.34%
Pelican	\$0	\$0	\$0	\$3,944,815	\$9,486,015	41.59%
Unalaska	\$0	\$0	\$10,000	\$27,153,937	\$590,525,446	4.60%
Valdez	\$34,938,940	\$6,862,100	\$0	\$98,462,900	\$270,026,860	51.94%
Whittier	\$0	\$0	\$0	\$2,047,300	\$93,586,711	2.19%
<b>Total Cities (10)</b>	<b>\$34,938,940</b>	<b>\$9,422,100</b>	<b>\$2,689,093</b>	<b>\$347,141,515</b>	<b>\$1,810,655,279</b>	<b>21.8%</b>
<b>Statewide (25)</b>	<b>\$1,805,793,753</b>	<b>\$206,651,634</b>	<b>\$802,641,704</b>	<b>\$8,097,740,922</b>	<b>\$72,616,725,929</b>	<b>15.0%</b>

(1) Exempt Values are actual assessed values established by the individual borough or city, estimates by the Office of the State Assessor or both.

## Table 4A

### Local Assessments vs Full Values Real Property

The following three Tables, 4A, 4B & 4C, list the municipal assessed value compared to the full value. Table 4A compares real property, Table 4B compares personal property, and Table 4C compares the total of real and personal property

Municipality	Real Property Locally Assessed (1)	Real Property Full Value (2)	Ratio (3)
<b>Municipality of Anchorage</b>	<b>\$32,876,827,762</b>	<b>\$35,372,435,100</b>	<b>92.94%</b>
<b>Bristol Bay Borough</b>	<b>\$195,240,574</b>	<b>\$221,424,400</b>	<b>88.17%</b>
<b>Fairbanks North Star Borough</b>	<b>\$8,038,878,283</b>	<b>\$8,818,689,100</b>	<b>91.16%</b>
Fairbanks	\$2,631,646,915	\$2,769,784,800	95.01%
North Pole	\$251,611,202	\$272,095,600	92.47%
<b>Haines Borough</b>	<b>\$347,097,000</b>	<b>\$352,004,900</b>	<b>98.61%</b>
<b>City and Borough of Juneau</b>	<b>\$4,498,119,846</b>	<b>\$4,668,380,000</b>	<b>96.35%</b>
<b>Kenai Peninsula Borough</b>	<b>\$6,338,989,400</b>	<b>\$7,455,370,900</b>	<b>85.03%</b>
Homer	\$712,542,012	\$760,932,300	93.64%
Kachemak	\$86,195,500	\$84,505,400	102.00%
Kenai	\$772,441,452	\$790,900,400	97.67%
Seldovia	\$35,222,600	\$35,919,400	98.06%
Seward	\$265,631,189	\$274,511,700	96.76%
Soldotna	\$537,331,146	\$560,846,900	95.81%
<b>Ketchikan Gateway Borough</b>	<b>\$1,410,790,300</b>	<b>\$1,491,588,800</b>	<b>94.58%</b>
Ketchikan	\$776,296,200	\$827,121,500	93.86%
Saxman	\$21,372,500	\$24,471,300	87.34%
<b>Kodiak Island Borough</b>	<b>\$1,205,698,799</b>	<b>\$1,307,625,400</b>	<b>92.21%</b>
Akhiok	\$675,300	\$728,300	92.72%
Kodiak	\$561,764,580	\$619,226,200	90.72%
Larsen Bay	\$7,460,300	\$8,046,100	92.72%
Old Harbor	\$5,646,200	\$6,089,500	92.72%
Ouzinkie	\$3,141,400	\$3,388,100	92.72%
Port Lions	\$12,177,900	\$13,134,100	92.72%
<b>Matanuska Susitna Borough</b>	<b>\$8,970,380,541</b>	<b>\$9,878,427,800</b>	<b>90.81%</b>
Houston	\$121,922,399	\$132,584,900	91.96%
Palmer	\$432,266,622	\$489,242,900	88.35%
Wasilla	\$1,039,747,730	\$1,105,396,100	94.06%
<b>North Slope Borough</b>	<b>\$808,535,066</b>	<b>\$995,642,200</b>	<b>81.21%</b>
Anaktuvuk Pass	\$3,760,200	\$3,809,700	98.70%
Atkasuk	\$4,152,900	\$9,801,900	42.37%
Utqiagvik	\$240,876,166	\$328,712,800	73.28%
Kaktovik	\$6,869,000	\$12,906,700	53.22%
Nuiqsut	\$12,510,300	\$19,439,400	64.36%
Point Hope	\$6,306,500	\$9,001,800	70.06%
Wainwright	\$8,946,600	\$16,583,400	53.95%
<b>Petersburg Borough</b>	<b>\$317,225,474</b>	<b>\$347,820,700</b>	<b>91.20%</b>
Kupreanof	\$3,020,900	\$3,309,100	91.29%
<b>City and Borough of Sitka</b>	<b>\$1,016,704,300</b>	<b>\$1,103,936,900</b>	<b>92.10%</b>
<b>Municipality of Skagway</b>	<b>\$338,576,381</b>	<b>\$357,254,800</b>	<b>94.77%</b>
<b>City and Borough of Wrangell</b>	<b>\$147,125,567</b>	<b>\$148,792,000</b>	<b>98.88%</b>
<b>City and Borough of Yakutat</b>	<b>\$46,393,289</b>	<b>\$60,061,700</b>	<b>77.24%</b>

Municipality	Real Property Locally Assessed (1)	Real Property Full Value (2)	Ratio (3)
<b>Cordova</b>	<b>\$195,835,100</b>	<b>\$226,033,100</b>	<b>86.64%</b>
<b>Craig</b>	<b>\$110,742,500</b>	<b>\$114,327,500</b>	<b>96.86%</b>
<b>Dillingham</b>	<b>\$148,458,455</b>	<b>\$162,196,500</b>	<b>91.53%</b>
<b>Eagle</b>	<b>\$8,456,426</b>	<b>\$8,901,500</b>	<b>95.00%</b>
<b>Nenana</b>	<b>\$14,942,215</b>	<b>\$16,821,900</b>	<b>88.83%</b>
<b>Nome</b>	<b>\$289,231,740</b>	<b>\$336,550,800</b>	<b>85.94%</b>
<b>Pelican</b>	<b>\$9,254,330</b>	<b>\$9,564,200</b>	<b>96.76%</b>
<b>Unalaska</b>	<b>\$416,223,294</b>	<b>\$449,108,000</b>	<b>92.68%</b>
<b>Valdez</b>	<b>\$270,026,860</b>	<b>\$358,917,900</b>	<b>75.23%</b>
<b>Whittier</b>	<b>\$46,145,600</b>	<b>\$45,006,900</b>	<b>102.53%</b>
<b>Total (25)*</b>	<b>\$68,065,899,102</b>	<b>\$74,306,883,000</b>	<b>91.60%</b>

Note: Real property is not assessed in areas outside taxing jurisdictions. The totals in this table exclude values for unorganized areas of the state, and exclude values for municipalities which do not levy a property tax.

(1) Actual assessed value of property taxed at the city/borough level.

(2) The full value of real and personal property that can be taxed under state law as equalized by the Office of the State Assessor according to standards defined in Attorney General Opinion No. 18, 1962. This includes the value of all municipal assessed values plus the value of any optional exemptions.

(3) The relationship between the actual municipal assessed values and the Department's full value determination, expressed as a percentage. This ratio is calculated using both the municipal assessment ratio plus the addition of optionally exempted property.

\*Cities in Boroughs not included in the total

## Table 4B

### Local Assessments vs Full Value Personal

This table lists only those municipalities that levy a personal property tax

Municipality	Personal Property Locally Assessed	Personal Property Full Value	Ratio
<b>Municipality of Anchorage</b>	<b>\$2,744,298,672.00</b>	<b>\$4,701,030,900.00</b>	<b>58.38%</b>
<b>Bristol Bay Borough</b>	<b>\$185,216,693.00</b>	<b>\$204,126,200.00</b>	<b>90.74%</b>
<b>City and Borough of Juneau</b>	<b>\$356,741,060.00</b>	<b>\$747,002,900.00</b>	<b>47.76%</b>
<b>Kenai Peninsula Borough</b>	<b>\$362,535,660.00</b>	<b>\$1,341,447,500.00</b>	<b>27.03%</b>
Homer	\$47,099,660.00	\$209,145,600.00	22.52%
Kenai	\$53,138,790.00	\$240,151,700.00	22.13%
Seldovia	\$894,605.00	\$10,695,200.00	8.36%
Seward	\$102,282,822.00	\$139,869,000.00	73.13%
Soldotna	\$35,190,668.00	\$195,126,900.00	18.03%
<b>Ketchikan Gateway Borough</b>	<b>\$90,300,960.00</b>	<b>\$277,935,800.00</b>	<b>32.49%</b>
Ketchikan	\$57,251,300.00	\$184,656,600.00	31.00%
Saxman	\$0.00	\$6,709,600.00	0.00%
<b>Kodiak Island Borough</b>	<b>\$137,125,100.00</b>	<b>\$298,214,200.00</b>	<b>45.98%</b>
Akhiok	\$12,145.00	\$704,500.00	1.72%
Kodiak	\$100,757,239.00	\$198,756,100.00	50.69%
Larsen Bay	\$3,734,267.00	\$7,078,800.00	52.75%
Old Harbor	\$1,740,050.00	\$5,219,600.00	33.34%
Ouzinkie	\$34,219.00	\$2,382,000.00	1.44%
Port Lions	\$386,389.00	\$3,698,900.00	10.45%
<b>Matanuska Susitna Borough</b>	<b>\$55,474,108.00</b>	<b>\$1,826,478,600.00</b>	<b>3.04%</b>
Palmer	\$6,034,945.00	\$269,676,400.00	2.24%
Wasilla	\$40,781,258.00	\$547,022,300.00	7.46%
<b>North Slope Borough</b>	<b>\$260,488,374.00</b>	<b>\$297,456,900.00</b>	<b>87.57%</b>
Anaktuvuk Pass	\$1,032,503.00	\$1,321,500.00	78.13%
Atkasuk	\$273,695.00	\$470,600.00	58.16%
Utqiagvik	\$72,089,149.00	\$81,276,400.00	88.70%
Kaktovik	\$1,242,060.00	\$1,931,800.00	64.30%
Nuiqsut	\$909,050.00	\$2,044,000.00	44.47%
Point Hope	\$2,110,042.00	\$10,975,200.00	19.23%
Wainwright	\$7,413,880.00	\$7,864,700.00	94.27%
<b>City and Borough of Sitka</b>	<b>\$57,307,441.00</b>	<b>\$214,498,500.00</b>	<b>26.72%</b>
<b>Total Boroughs (9)</b>	<b>\$4,249,488,068.00</b>	<b>\$9,908,191,500.00</b>	<b>42.89%</b>
<b>Dillingham</b>	<b>\$47,341,743.00</b>	<b>\$85,600,100.00</b>	<b>55.31%</b>
<b>Nenana</b>	<b>\$4,081,513.00</b>	<b>\$14,171,400.00</b>	<b>28.80%</b>
<b>Nome</b>	<b>\$27,940,555.00</b>	<b>\$60,751,600.00</b>	<b>45.99%</b>
<b>Pelican</b>	<b>\$231,685.00</b>	<b>\$4,176,500.00</b>	<b>5.55%</b>
<b>Unalaska</b>	<b>\$174,302,152.00</b>	<b>\$201,456,100.00</b>	<b>86.52%</b>
<b>Whittier</b>	<b>\$47,441,111.00</b>	<b>\$49,488,400.00</b>	<b>95.86%</b>
<b>Total Cities (6)</b>	<b>\$301,338,759.00</b>	<b>\$415,644,100.00</b>	<b>72.50%</b>
<b>Total Municipalities (15)</b>	<b>\$4,550,826,827.00</b>	<b>\$10,323,835,600.00</b>	<b>44.08%</b>

# Table 4C

## Local Assessments vs Full Value

### Real and Personal Property Combined

This table excludes municipalities that do not levy a property tax, and oil and gas properties assessed under AS 43.56

Municipality	Real and Personal Property Locally Assessed	Real and Personal Property Full Value (without Oil & Gas)	Ratio
<b>Municipality of Anchorage</b>	<b>\$35,621,126,434</b>	<b>\$40,073,466,000</b>	<b>88.89%</b>
<b>Bristol Bay Borough</b>	<b>\$380,457,267</b>	<b>\$425,550,600</b>	<b>89.40%</b>
<b>Fairbanks North Star Borough</b>	<b>\$8,038,878,283</b>	<b>\$10,610,516,700</b>	<b>75.76%</b>
Fairbanks	\$2,631,646,915	\$3,706,655,000	71.00%
North Pole	\$251,611,202	\$460,793,800	54.60%
<b>Haines Borough</b>	<b>\$347,097,000</b>	<b>\$412,100,700</b>	<b>84.23%</b>
<b>City and Borough of Juneau</b>	<b>\$4,854,860,906</b>	<b>\$5,415,382,900</b>	<b>89.65%</b>
<b>Kenai Peninsula Borough</b>	<b>\$6,701,525,060</b>	<b>\$8,796,818,400</b>	<b>76.18%</b>
Homer	\$759,641,672	\$970,077,900	78.31%
Kachemak	\$86,195,500	\$94,914,700	90.81%
Kenai	\$825,580,242	\$1,031,052,100	80.07%
Seldovia	\$36,117,205	\$46,614,600	77.48%
Seward	\$367,914,011	\$414,380,700	88.79%
Soldotna	\$572,521,814	\$755,973,800	75.73%
<b>Ketchikan Gateway Borough</b>	<b>\$1,501,091,260</b>	<b>\$1,769,524,600</b>	<b>84.83%</b>
Ketchikan	\$833,547,500	\$1,011,778,100	82.38%
Saxman	\$21,372,500	\$31,180,900	68.54%
<b>Kodiak Island Borough</b>	<b>\$1,342,823,899</b>	<b>\$1,605,839,600</b>	<b>83.62%</b>
Akhiok	\$687,445	\$1,432,800	47.98%
Kodiak	\$662,521,819	\$817,982,300	80.99%
Larsen Bay	\$11,194,567	\$15,124,900	74.01%
Old Harbor	\$7,386,250	\$11,309,100	65.31%
Ouzinkie	\$3,175,619	\$5,770,100	55.04%
Port Lions	\$12,564,289	\$16,833,000	74.64%
<b>Matanuska Susitna Borough</b>	<b>\$9,025,854,649</b>	<b>\$11,704,906,400</b>	<b>77.11%</b>
Houston	\$121,922,399	\$164,189,100	74.26%
Palmer	\$438,301,567	\$758,919,300	57.75%
Wasilla	\$1,080,528,988	\$1,652,418,400	65.39%
<b>North Slope Borough</b>	<b>\$1,069,023,440</b>	<b>\$1,293,099,100</b>	<b>82.67%</b>
Anaktuvuk Pass	\$4,792,703	\$5,131,200	93.40%
Atkasuk	\$4,426,595	\$10,272,500	43.09%
Utqiagvik	\$312,965,315	\$409,989,200	76.34%
Kaktovik	\$8,111,060	\$14,838,500	54.66%
Nuiqsut	\$13,419,350	\$21,483,400	62.46%
Point Hope	\$8,416,542	\$19,977,000	42.13%
Wainwright	\$16,360,480	\$24,448,100	66.92%
<b>Petersburg Borough</b>	<b>\$317,225,474</b>	<b>\$448,100,900</b>	<b>70.79%</b>
Kupreanof	\$3,020,900	\$3,786,100	79.79%
<b>City and Borough of Sitka</b>	<b>\$1,074,011,741</b>	<b>\$1,318,435,400</b>	<b>81.46%</b>
<b>Municipality of Skagway</b>	<b>\$338,576,381</b>	<b>\$384,713,200</b>	<b>88.01%</b>
<b>City and Borough of Wrangell</b>	<b>\$147,125,567</b>	<b>\$216,853,100</b>	<b>67.85%</b>
<b>City and Borough of Yakutat</b>	<b>\$46,393,289</b>	<b>\$86,279,600</b>	<b>53.77%</b>

Municipality	Real and Personal Property Locally Assessed	Real and Personal Property Full Value (without Oil & Gas)	Ratio
<b>Cordova</b>	<b>\$195,835,100</b>	<b>\$316,413,700</b>	<b>61.89%</b>
<b>Craig</b>	<b>\$110,742,500</b>	<b>\$155,823,200</b>	<b>71.07%</b>
<b>Dillingham</b>	<b>\$195,800,198</b>	<b>\$247,796,600</b>	<b>79.02%</b>
<b>Eagle</b>	<b>\$8,456,426</b>	<b>\$11,398,400</b>	<b>74.19%</b>
<b>Nenana</b>	<b>\$19,023,728</b>	<b>\$30,993,300</b>	<b>61.38%</b>
<b>Nome</b>	<b>\$317,172,295</b>	<b>\$397,302,400</b>	<b>79.83%</b>
<b>Pelican</b>	<b>\$9,486,015</b>	<b>\$13,740,700</b>	<b>69.04%</b>
<b>Unalaska</b>	<b>\$590,525,446</b>	<b>\$650,564,100</b>	<b>90.77%</b>
<b>Valdez</b>	<b>\$270,026,860</b>	<b>\$457,380,800</b>	<b>59.04%</b>
<b>Whittier</b>	<b>\$93,586,711</b>	<b>\$94,495,300</b>	<b>99.04%</b>
<b>Total (25)*</b>	<b>\$72,616,725,929</b>	<b>\$86,937,495,700</b>	<b>83.53%</b>

\*Cities within Boroughs are not included in the total

## Table 5 Full Value Determinations

Municipality	AS 29.45 Local Taxable Full Value (1)	AS 43.56 State Taxable Oil & Gas Full Value (2)	Total FVD (3)	Population (4)	Per-Capita Full Value (5)
<b>Aleutians East Borough</b>	<b>\$194,151,700</b>	<b>\$0</b>	<b>\$194,151,700</b>	<b>3032</b>	<b>\$64,034</b>
Akutan	\$28,213,600	\$0	\$28,213,600	1000	\$28,214
Cold Bay	\$19,493,200	\$0	\$19,493,200	59	\$330,393
False Pass	\$4,558,700	\$0	\$4,558,700	73	\$62,448
King Cove	\$61,482,000	\$0	\$61,482,000	923	\$66,611
Sand Point	\$54,426,000	\$0	\$54,426,000	943	\$57,716
<b>Municipality of Anchorage</b>	<b>\$40,073,466,000</b>	<b>\$170,985,490</b>	<b>\$40,244,451,490</b>	<b>299037</b>	<b>\$134,580</b>
<b>Bristol Bay Borough</b>	<b>\$425,550,600</b>	<b>\$0</b>	<b>\$425,550,600</b>	<b>874</b>	<b>\$486,900</b>
<b>Denali Borough</b>	<b>\$360,678,200</b>	<b>\$0</b>	<b>\$360,678,200</b>	<b>1810</b>	<b>\$199,270</b>
Anderson	\$12,133,000	\$0	\$12,133,000	238	\$50,979
<b>Fairbanks North Star Borough</b>	<b>\$10,610,516,700</b>	<b>\$735,113,850</b>	<b>\$11,345,630,550</b>	<b>98957</b>	<b>\$114,652</b>
Fairbanks	\$3,706,655,000	\$54,943,220	\$3,761,598,220	31957	\$117,708
North Pole	\$460,793,800	\$0	\$460,793,800	2145	\$214,822
<b>Haines Borough</b>	<b>\$412,100,700</b>	<b>\$0</b>	<b>\$412,100,700</b>	<b>2466</b>	<b>\$167,113</b>
<b>City and Borough of Juneau</b>	<b>\$5,415,382,900</b>	<b>\$0</b>	<b>\$5,415,382,900</b>	<b>32739</b>	<b>\$165,411</b>
<b>Kenai Peninsula Borough</b>	<b>\$8,796,818,400</b>	<b>\$1,468,599,690</b>	<b>\$10,265,418,090</b>	<b>58060</b>	<b>\$176,807</b>
Homer	\$970,077,900	\$4,384,620	\$974,462,520	5252	\$185,541
Kachemak	\$94,914,700	\$0	\$94,914,700	479	\$198,152
Kenai	\$1,031,052,100	\$45,868,140	\$1,076,920,240	7098	\$151,722
Seldovia	\$46,614,600	\$0	\$46,614,600	206	\$226,284
Seward	\$414,380,700	\$13,349,940	\$427,730,640	2663	\$160,620
Soldotna	\$755,973,800	\$0	\$755,973,800	4376	\$172,755
<b>Ketchikan Gateway Borough</b>	<b>\$1,769,524,600</b>	<b>\$0</b>	<b>\$1,769,524,600</b>	<b>13758</b>	<b>\$128,618</b>
Ketchikan	\$1,011,778,100	\$0	\$1,011,778,100	8191	\$123,523
Saxman	\$31,180,900	\$0	\$31,180,900	418	\$74,595
<b>Kodiak Island Borough</b>	<b>\$1,605,839,600</b>	<b>\$0</b>	<b>\$1,605,839,600</b>	<b>13563</b>	<b>\$118,399</b>
Akhiok	\$1,432,800	\$0	\$1,432,800	97	\$14,771
Kodiak	\$817,982,300	\$0	\$817,982,300	6124	\$133,570
Larsen Bay	\$15,124,900	\$0	\$15,124,900	77	\$196,427
Old Harbor	\$11,309,100	\$0	\$11,309,100	231	\$48,957
Ouzinkie	\$5,770,100	\$0	\$5,770,100	159	\$36,290
Port Lions	\$16,833,000	\$0	\$16,833,000	177	\$95,102
<b>Lake and Peninsula Borough</b>	<b>\$169,265,900</b>	<b>\$0</b>	<b>\$169,265,900</b>	<b>1629</b>	<b>\$103,908</b>
Chignik	\$25,902,700	\$0	\$25,902,700	96	\$269,820
Egegik	\$24,995,500	\$0	\$24,995,500	85	\$294,065
Newhalen	\$35,895,800	\$0	\$35,895,800	178	\$201,662
Nondalton	\$23,051,400	\$0	\$23,051,400	153	\$150,663
Pilot Point	\$9,718,500	\$0	\$9,718,500	74	\$131,331
Port Heiden	\$6,379,400	\$0	\$6,379,400	98	\$65,096
<b>Matanuska Susitna Borough</b>	<b>\$11,704,906,400</b>	<b>\$10,106,130</b>	<b>\$11,715,012,530</b>	<b>102598</b>	<b>\$114,184</b>
Houston	\$164,189,100	\$0	\$164,189,100	2163	\$75,908
Palmer	\$758,919,300	\$0	\$758,919,300	6268	\$121,078
Wasilla	\$1,652,418,400	\$1,109,410	\$1,653,527,810	8704	\$189,973
<b>North Slope Borough</b>	<b>\$1,293,099,100</b>	<b>\$20,937,969,910</b>	<b>\$22,231,069,010</b>	<b>9803</b>	<b>\$2,267,782</b>
Anaktuvuk Pass	\$5,131,200	\$0	\$5,131,200	355	\$14,454
Atkasuk	\$10,272,500	\$0	\$10,272,500	221	\$46,482
Utqiagvik	\$409,989,200	\$0	\$409,989,200	4469	\$91,741
Kaktovik	\$14,838,500	\$0	\$14,838,500	244	\$60,814
Nuiqsut	\$21,483,400	\$0	\$21,483,400	470	\$45,709
Point Hope	\$19,977,000	\$0	\$19,977,000	672	\$29,728
Wainwright	\$24,448,100	\$0	\$24,448,100	558	\$43,814

Municipality	AS 29.45 Local Taxable Full Value (1)	AS 43.56 State Taxable Oil & Gas Full Value (2)	Total FVD (3)	Population (4)	Per-Capita Full Value (5)
<b>Northwest Arctic Borough</b>	<b>\$766,543,800</b>	<b>\$0</b>	<b>\$766,543,800</b>	<b>7944</b>	<b>\$96,493</b>
Ambler	\$7,313,000	\$0	\$7,313,000	260	\$28,127
Buckland	\$7,064,000	\$0	\$7,064,000	507	\$13,933
Deering	\$3,640,100	\$0	\$3,640,100	143	\$25,455
Kiana	\$11,545,100	\$0	\$11,545,100	421	\$27,423
Kivalina	\$3,814,900	\$0	\$3,814,900	429	\$8,893
Kobuk	\$3,663,800	\$0	\$3,663,800	148	\$24,755
Kotzebue	\$289,988,400	\$0	\$289,988,400	3295	\$88,009
Noorvik	\$12,553,300	\$0	\$12,553,300	644	\$19,493
Selawik	\$16,707,000	\$0	\$16,707,000	847	\$19,725
Shungnak	\$5,470,100	\$0	\$5,470,100	299	\$18,295
<b>Petersburg Borough</b>	<b>\$448,100,900</b>	<b>\$0</b>	<b>\$448,100,900</b>	<b>3179</b>	<b>\$140,957</b>
Kupreanof	\$3,786,100	\$0	\$3,786,100	21	\$180,290
<b>City and Borough of Sitka</b>	<b>\$1,318,435,400</b>	<b>\$0</b>	<b>\$1,318,435,400</b>	<b>8920</b>	<b>\$147,807</b>
<b>Municipality of Skagway</b>	<b>\$384,713,200</b>	<b>\$0</b>	<b>\$384,713,200</b>	<b>1065</b>	<b>\$361,233</b>
<b>City and Borough of Wrangell</b>	<b>\$216,853,100</b>	<b>\$0</b>	<b>\$216,853,100</b>	<b>2458</b>	<b>\$88,223</b>
<b>City and Borough of Yakutat</b>	<b>\$86,279,600</b>	<b>\$0</b>	<b>\$86,279,600</b>	<b>594</b>	<b>\$145,252</b>
<b>Cordova</b>	<b>\$316,413,700</b>	<b>\$9,301,190</b>	<b>\$325,714,890</b>	<b>2386</b>	<b>\$136,511</b>
<b>Craig</b>	<b>\$155,823,200</b>	<b>\$0</b>	<b>\$155,823,200</b>	<b>1102</b>	<b>\$141,400</b>
<b>Dillingham</b>	<b>\$247,796,600</b>	<b>\$0</b>	<b>\$247,796,600</b>	<b>2316</b>	<b>\$106,993</b>
<b>Eagle</b>	<b>\$11,398,400</b>	<b>\$0</b>	<b>\$11,398,400</b>	<b>79</b>	<b>\$144,284</b>
<b>Galena</b>	<b>\$37,246,600</b>	<b>\$0</b>	<b>\$37,246,600</b>	<b>488</b>	<b>\$76,325</b>
<b>Hoonah</b>	<b>\$80,982,200</b>	<b>\$0</b>	<b>\$80,982,200</b>	<b>793</b>	<b>\$102,121</b>
<b>Hydaburg</b>	<b>\$18,727,600</b>	<b>\$0</b>	<b>\$18,727,600</b>	<b>404</b>	<b>\$46,355</b>
<b>Kake</b>	<b>\$35,930,900</b>	<b>\$0</b>	<b>\$35,930,900</b>	<b>605</b>	<b>\$59,390</b>
<b>Klawock</b>	<b>\$66,499,600</b>	<b>\$0</b>	<b>\$66,499,600</b>	<b>814</b>	<b>\$81,695</b>
<b>Nenana</b>	<b>\$30,993,300</b>	<b>\$0</b>	<b>\$30,993,300</b>	<b>381</b>	<b>\$81,347</b>
<b>Nome</b>	<b>\$397,302,400</b>	<b>\$0</b>	<b>\$397,302,400</b>	<b>3777</b>	<b>\$105,190</b>
<b>Pelican</b>	<b>\$13,740,700</b>	<b>\$0</b>	<b>\$13,740,700</b>	<b>78</b>	<b>\$176,163</b>
<b>Saint Mary's</b>	<b>\$33,319,500</b>	<b>\$0</b>	<b>\$33,319,500</b>	<b>587</b>	<b>\$56,762</b>
<b>Tanana</b>	<b>\$14,707,700</b>	<b>\$0</b>	<b>\$14,707,700</b>	<b>224</b>	<b>\$65,659</b>
<b>Unalaska</b>	<b>\$650,564,100</b>	<b>\$0</b>	<b>\$650,564,100</b>	<b>4448</b>	<b>\$146,260</b>
<b>Valdez</b>	<b>\$457,380,800</b>	<b>\$1,920,886,870</b>	<b>\$2,378,267,670</b>	<b>3939</b>	<b>\$603,774</b>
<b>Whittier</b>	<b>\$94,495,300</b>	<b>\$1,570,630</b>	<b>\$96,065,930</b>	<b>248</b>	<b>\$387,363</b>
<b>Outside Taxing Jurisdiction Totals</b>	<b>\$0</b>	<b>\$3,103,758,350</b>	<b>\$3,103,758,350</b>	<b>0</b>	<b>\$0</b>
<b>Boroughs/Unified Municipalities Totals</b>	<b>\$86,052,226,800</b>	<b>\$23,322,775,070</b>	<b>\$109,375,001,870</b>	<b>662486</b>	<b>\$165,097.83</b>
<b>Cities in Unorganized Borough Totals</b>	<b>\$2,663,322,600</b>	<b>\$1,931,758,690</b>	<b>\$4,595,081,290</b>	<b>22669</b>	<b>\$202,703</b>
<b>Statewide Summary (36)*</b>	<b>\$88,715,549,400</b>	<b>\$28,358,292,110</b>	<b>\$117,073,841,510</b>	<b>738,657</b>	<b>\$158,496</b>

(1) The full value of real and personal property that can be taxed under state law as equalized by the Office of the State Assessor according to standards defined in Attorney General Opinion No. 18, 1962

(2) The assessed value of oil and gas exploration, production and transportation property as determined by the Department of Revenue, Tax Division

(3) The full value of property taxable under state law AS 29.45 and oil and gas property assessed by the State Department of Revenue under AS 43.56

(4) Population totals sourced to the DCCED 2015 Certified Municipal Populations for FY 17 Programs and are presented only for those municipalities that levy a property tax.

(5) The average per-capita value based upon total full value including oil and gas property, rounded to the nearest one hundred dollars.

\* Cities in Boroughs not included in the total



# Table 6

## Full Value Determination Summary

### Ten Year History

This table summarizes the state's full and true value figures for the past ten years. The table shows annual percentage changes for municipal full values and state assessed properties.

January 1, Year	Municipal Full Value	Percentage Change	Assessed Value	Percentage Change	Total Full Value	Percentage Change
2007	\$68,668,483,000	13.03%	\$15,615,272,102	8.52%	\$84,283,755,102	12.16%
2008	\$72,267,257,700	5.24%	\$17,924,388,282	14.79%	\$90,191,645,982	7.01%
2009	\$73,277,020,600	1.40%	\$22,082,066,705	23.20%	\$95,359,087,305	5.73%
2010	\$74,026,320,900	1.02%	\$24,036,106,520	8.85%	\$98,062,427,420	2.83%
2011	\$75,147,226,600	1.51%	\$23,822,182,550	-0.89%	\$98,969,409,150	0.92%
2012	\$77,004,643,600	2.47%	\$24,491,683,690	2.81%	\$101,496,327,290	2.55%
2013	\$78,810,024,000	2.34%	\$28,649,650,040	16.98%	\$107,459,674,040	5.88%
2014	\$81,248,307,300	3.09%	\$27,389,657,890	-4.40%	\$108,637,965,190	1.10%
2015	\$83,131,396,100	2.32%	\$28,619,657,360	4.49%	\$111,751,053,460	2.87%
2016	\$87,520,474,200	5.28%	\$27,710,225,430	-3.18%	\$115,230,699,630	3.11%
2017	\$88,715,549,400	1.37%	\$28,358,292,110	2.34%	\$117,073,841,510	1.60%

**Municipal Full Value** The full and true value of all property taxable under state law (AS 29.45); this includes property exempted by local option.

**State Assessed Full Value** The value of oil & gas exploration, production and transportation property as determined by the Dept. of Revenue (AS 43.56).

**Total Full Value** The full and true value of all property taxable under Alaska Statutes 29.45 and 43.56, as determined by the Department under standards defined in Attorney General Opinion No. 18, 1962.

## Table 7

### 2017 Assessment Staff Statistics

The following table describes local municipal office statistics. The total number of parcels are real property parcels identified by each municipality's certified assessment roll. The number of appraisers includes both real and personal property appraisers, including the assessor. The assessment budget is based on the total budget for the assessing department, including personal property appraisers.

Those municipalities which do not have assessment personnel on staff and use contract assessors are presented in Table 8.

Municipality	Est. Sq. Mi. within Jurisdiction	Taxable Real Property Count	Taxable Personal Property Count	2017 Assessment Budget	Assessment Cycle	Date Assessment Notices Mailed	Board of Equalization Mtg. Date	Date Tax Bills Due (1)
Fairbanks North Star Borough	7,430	46,246	-	\$2,669,200	4 Year Cycle	1/30/2017	4/14/2017	9/1/2017
Matanuska-Susitna Borough	25,260	72,158	44	\$2,643,241	4 Year Cycle	1/17/2017	3/30/2017	8/15/2017
Kodiak Island Borough	12,150	5,636	372	\$739,669	3 Year Cycle	2/28/2017	5/1/2017	8/15/2017
City and Borough of Juneau	3,248	13,479	3,413	\$634,900	5 Year Cycle	3/31/2017	6/8/2017	6/1/2017
Haines Borough	2,730	2,642	-	\$128,016	4 Year Cycle	3/15/2017	5/1/2017	9/1/2017
Municipality of Anchorage	1,940	97,336	8,275	\$6,057,620	6 Year Cycle	1/15/2017	3/20/2017	6/15/2017
Kenai Peninsula Borough	21,330	57,606	4,695	\$3,328,216	7 Year Cycle	3/1/2017	5/26/2017	9/15/2017
Ketchikan Gateway Borough	6,262	9,416	-	\$731,973	4 Year Cycle	2/7/2017	3/20/2017	9/30/2017
City and Borough of Sitka	4,530	3,088	572	\$418,000	6 Year Cycle	3/14/2017	5/1/2017	9/29/2017
North Slope Borough	94,770	2,814	606	\$1,301,543	4 Year Cycle	3/1/2017	5/2/2017	6/30/2017
<b>Total (10)</b>	<b>179,650</b>	<b>310,421</b>	<b>17,977</b>	<b>\$ 18,652,378</b>				

(1) 1st half of taxes due this date

## Table 8

### 2017 Contract Assessment Costs

These costs are strictly for services provided by the assessment contractor. Municipal staff time has not been included.

Municipality	Contractor	Contract Amount	# Real Property Parcels	# of Personal Property Accounts	Scope of Work	Notices Mailed	BOE Meeting Date	Property Tax Due Date
Bristol Bay Borough	Appraisal Company of Alaska	\$ 21,000	1,257	1,222	Real Property, Maintenance	3/15/2017	4/27/2017	8/31/2017
Cordova	Appraisal Company of Alaska	\$ 18,000	1,242	-	Reappraisal, Maintenance, Real Property	3/8/2017	4/17/2017	8/31/2017
Craig	Horan & Associates	\$ 19,600	580	-	Reappraisal	5/30/2017	5/18/2017	9/30/2017
Dillingham	Canary & Associates	\$ 24,000	898	336	Reappraisal, Real Property, Personal Property, Maintenance	3/22/2017	5/17/2017	11/1/2017
Nenana	Appraisal Company of Alaska	\$ 8,500	1,110	30	Maintenance	3/31/2017	5/11/2017	9/1/2017
Nome	Appraisal Company of Alaska	\$ 38,000	1,687	396	Reappraisal, Real Property	3/22/2017	5/3/2017	7/17/2017
Pelican	Canary & Associates	\$ 15,000	129	78	Reappraisal, Real Property	3/1/2017	5/1/2017	10/15/2017
Petersburg Borough	Appraisal Company of Alaska	\$ 45,000	3,027	-	Maintenance	3/1/2017	4/3/2017	10/2/2017
Municipality of Skagway	Horan & Company	\$ 25,000	899	-	Real Property	4/4/2017	5/30/2017	8/31/2017
Unalaska	Appraisal Company of Alaska	\$ 25,000	918	441	Real Property, Maintenance	3/31/2017	5/9/2017	8/21/2017
Valdez	Appraisal Company of Alaska	\$ 62,500	-	-	Maintenance, Real Property	3/1/2017	5/3/2017	8/15/2017
Whittier	Appraisal Company of Alaska	\$ 10,000	568	586	Real Property, Maintenance	3/17/2017	5/16/2017	10/31/2017
City and Borough of Wrangell	Appraisal Company of Alaska	\$ 45,500	1,642	-	Reappraisal, Maintenance	3/20/2017	5/15/2017	10/16/2017
City and Borough of Yakutat	Appraisal Company of Alaska	\$ 12,000	524	-	Maintenance, Real Property	2/28/2017	4/20/2017	7/31/2017
<b>Total (14)</b>		<b>\$ 369,100</b>	<b>14,481</b>	<b>3,089</b>				

## **Part 4**

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# **Special Tax Programs**

# Table 9A

## Senior Citizen and Disabled Veteran Property Tax Exemption History

### AS 29.45.030(e) - (i)

### Ten Year Performance Summary

State law exempts real property owned and occupied as a permanent home by a resident, 65 years of age or older, or, by a disabled veteran with a 50% or greater service-connected disability, or by a widow/widower to or greater than the age of 60 of either of the two prior categories. The exemption applies to the first \$150,000 of assessed valuation, and applicants must apply directly to their municipality. In 2002 legislation was passed which would allow municipalities to set its filing deadline; this legislation also allows for a "one time filing" for the program. Program costs have exceeded funding levels from the state since 1986 resulting in prorating payments to eligible municipalities. The Alaska Legislature has **not** funded the reimbursement for the program since FY 1997, Tax Year 1996.

Tax Year	No. of Applications Approved	Total Exempt Assessed Value	Annual Value Percent Change	Total Exempt Taxes	Annual Tax Percent Change	Average Exempt Value \$\$ Per Applicant	Average Exempt Tax \$\$ Per Applicant
2007	22,914	\$3,079,969,398	8.2%	\$40,882,527	1.5%	\$134,414	\$1,784
2008	24,075	\$3,333,605,316	8.2%	\$43,851,993	7.3%	\$138,468	\$1,821
2009	25,708	\$3,483,073,314	4.5%	\$47,584,410	8.5%	\$135,486	\$1,851
2010	27,049	\$3,662,979,523	5.2%	\$49,749,270	4.5%	\$135,420	\$1,839
2011	28,525	\$3,885,771,533	6.1%	\$53,315,762	7.2%	\$136,223	\$1,869
2012	30,166	\$4,140,792,219	6.6%	\$56,749,783	6.4%	\$137,267	\$1,881
2013	31,543	\$4,349,226,843	5.0%	\$59,833,635	5.4%	\$137,882	\$1,897
2014	33,656	\$4,622,836,100	6.3%	\$62,437,787	4.4%	\$137,355	\$1,855
2015	35,561	\$4,908,123,508	6.2%	\$66,223,849	6.1%	\$138,020	\$1,862
2016	37,455	\$5,189,865,218	5.7%	\$70,685,645	6.7%	\$138,562	\$1,887
2017	39,691	\$5,535,326,136	6.7%	\$77,992,107	10.3%	\$139,460	\$1,965

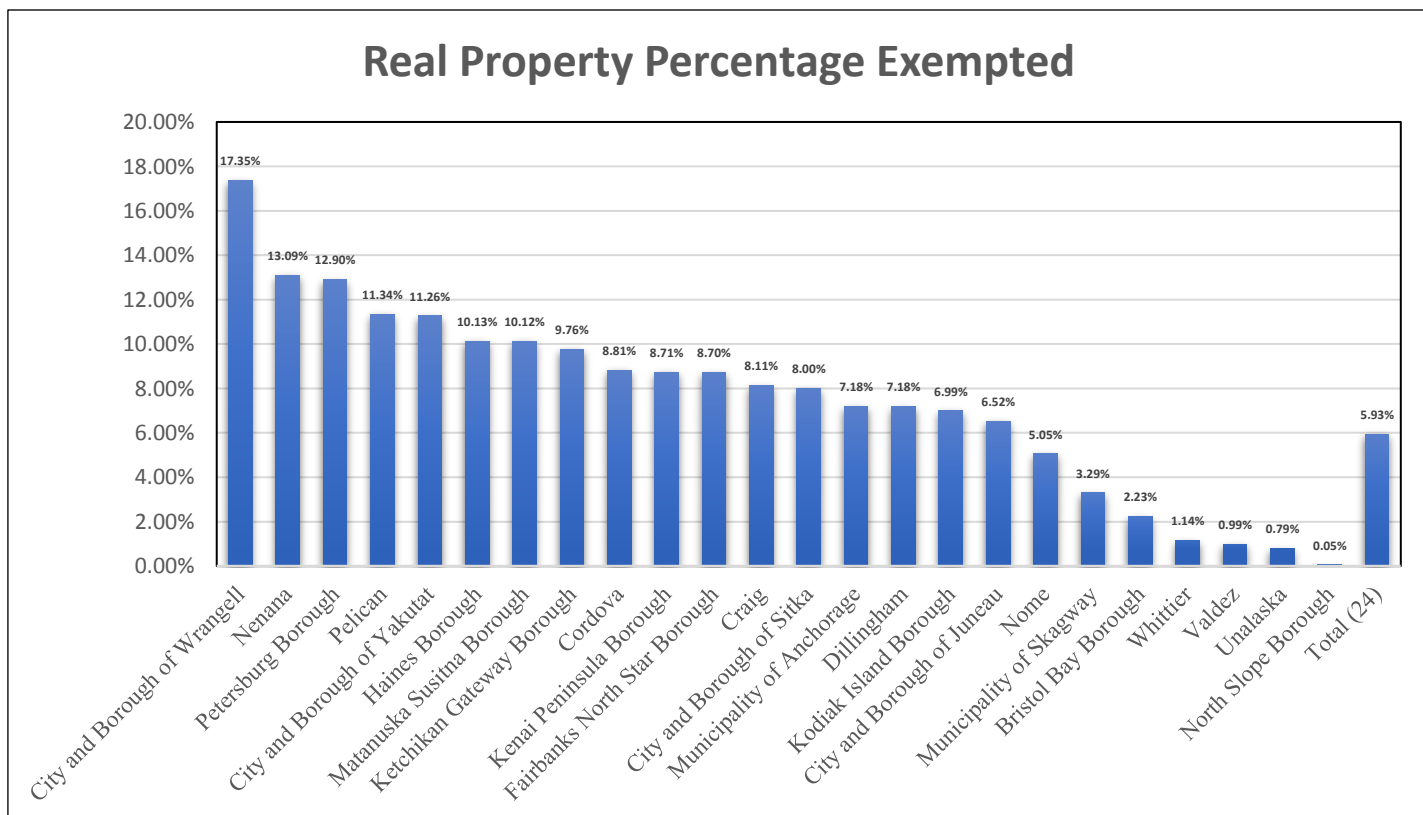
Note: The numbers reflect the total number of applicants and associated values and taxes for both senior citizens and disabled veterans participating in the exemption program.

**Table 9B**  
**Senior Citizen and Disabled Veteran**  
**Program Summary**  
**Fiscal Year 2018 / Tax Year 2017**

Municipality	Number of Approved Applicants	Total Assessed Value Exempt	Percent Increase/Decrease from Last Year	Total Tax Amount Exempt	Percent Increase/Decrease From Last Year2	Average Value Exempt Per Appl	Average Tax Exempt Per Appl
Municipality of Anchorage	16,234	\$2,372,308,799	5.72%	\$36,624,646	11.69%	\$146,132	\$2,256
Bristol Bay Borough	36	\$4,344,720	9.23%	\$56,482	9.23%	\$120,687	\$1,569
Fairbanks North Star Borough	5,795	\$763,655,854	6.55%	\$12,978,220	9.99%	\$131,778	\$2,240
Haines Borough	263	\$35,148,231	4.64%	\$347,297	5.13%	\$133,643	\$1,321
City and Borough of Juneau	1,954	\$293,100,000	14.82%	\$3,124,446	14.82%	\$150,000	\$1,599
Kenai Peninsula Borough	4,990	\$679,925,500	7.56%	\$6,227,651	6.92%	\$136,258	\$1,248
Ketchikan Gateway Borough	1,021	\$137,667,000	3.94%	\$1,346,901	3.83%	\$134,835	\$1,319
Kodiak Island Borough	621	\$84,265,378	-3.85%	\$1,112,667	-2.46%	\$135,693	\$1,792
Matanuska Susitna Borough	6,756	\$908,984,463	8.51%	\$13,589,947	11.28%	\$134,545	\$2,012
North Slope Borough	138	\$10,937,000	5.89%	\$196,757	2.97%	\$79,254	\$1,426
Petersburg Borough	305	\$40,922,136	6.07%	\$446,728	10.54%	\$134,171	\$1,465
City and Borough of Sitka	579	\$81,338,500	5.16%	\$488,031	4.91%	\$140,481	\$843
Municipality of Skagway	79	\$11,151,139	0.54%	\$61,890	0.28%	\$141,154	\$783
City and Borough of Wrangell	228	\$25,525,214	-1.65%	\$316,341	-1.90%	\$111,953	\$1,387
City and Borough of Yakutat	55	\$5,225,596	2.57%	\$41,805	2.57%	\$95,011	\$760
Cordova	131	\$18,072,000	6.41%	\$223,190	18.93%	\$137,954	\$1,704
Craig	50	\$6,316,350	-1.24%	\$37,897	-1.24%	\$126,327	\$758
Dillingham	83	\$10,653,600	-11.11%	\$138,497	-11.11%	\$128,357	\$1,669
Nenana	31	\$1,955,353	6.96%	\$23,464	6.96%	\$63,076	\$757
Nome	111	\$14,603,518	-5.06%	\$146,035	-13.69%	\$131,563	\$1,316
Pelican	9	\$1,049,500	14.87%	\$7,346	14.85%	\$116,611	\$816
Unalaska	26	\$3,304,000	-6.42%	\$34,692	-6.42%	\$127,077	\$1,334
Valdez	181	\$21,657,635	5.54%	\$433,153	5.54%	\$119,655	\$2,393
Whittier	15	\$545,500	-8.72%	\$4,363	-8.72%	\$36,367	\$291
<b>Total (24)</b>	<b>39,691</b>	<b>\$5,532,656,986</b>	<b>6.61%</b>	<b>\$78,008,446</b>	<b>10.36%</b>	<b>\$139,393</b>	<b>\$1,965</b>

**Table 9C**  
**Senior Citizen and Disabled Veteran Exemption and Total Real Property**

Municipality	Local Real Property	State Oil & Gas (43.56)	Total Real Property	Senior Citizen & Disabled Assessed Value Exempt	Percent Exempt
City and Borough of Wrangell	\$147,125,567	\$0	\$147,125,567	\$25,525,214	17.35%
Nenana	\$14,942,215	\$0	\$14,942,215	\$1,955,353	13.09%
Petersburg Borough	\$317,225,474	\$0	\$317,225,474	\$40,922,136	12.90%
Pelican	\$9,254,330	\$0	\$9,254,330	\$1,049,500	11.34%
City and Borough of Yakutat	\$46,393,289	\$0	\$46,393,289	\$5,225,596	11.26%
Haines Borough	\$347,097,000	\$0	\$347,097,000	\$35,148,231	10.13%
Matanuska Susitna Borough	\$8,970,380,541	\$10,106,130	\$8,980,486,671	\$908,984,463	10.12%
Ketchikan Gateway Borough	\$1,410,790,300	\$0	\$1,410,790,300	\$137,667,000	9.76%
Cordova	\$195,835,100	\$9,301,190	\$205,136,290	\$18,072,000	8.81%
Kenai Peninsula Borough	\$6,338,989,400	\$1,468,599,690	\$7,807,589,090	\$679,925,500	8.71%
Fairbanks North Star Borough	\$8,038,878,283	\$735,113,850	\$8,773,992,133	\$763,655,854	8.70%
Craig	\$110,742,500	\$0	\$110,742,500	\$8,985,500	8.11%
City and Borough of Sitka	\$1,016,704,300	\$0	\$1,016,704,300	\$81,338,500	8.00%
Municipality of Anchorage	\$32,876,827,762	\$170,985,490	\$33,047,813,252	\$2,372,308,799	7.18%
Dillingham	\$148,458,455	\$0	\$148,458,455	\$10,653,600	7.18%
Kodiak Island Borough	\$1,205,698,799	\$0	\$1,205,698,799	\$84,265,378	6.99%
City and Borough of Juneau	\$4,498,119,846	\$0	\$4,498,119,846	\$293,100,000	6.52%
Nome	\$289,231,740	\$0	\$289,231,740	\$14,603,518	5.05%
Municipality of Skagway	\$338,576,381	\$0	\$338,576,381	\$11,151,139	3.29%
Bristol Bay Borough	\$195,240,574	\$0	\$195,240,574	\$4,344,720	2.23%
Whittier	\$46,145,600	\$1,570,630	\$47,716,230	\$545,500	1.14%
Valdez	\$270,026,860	\$1,920,886,870	\$2,190,913,730	\$21,657,635	0.99%
Unalaska	\$416,223,294	\$0	\$416,223,294	\$3,304,000	0.79%
North Slope Borough	\$808,535,066	\$20,937,969,910	\$21,746,504,976	\$10,937,000	0.05%
<b>Total (24)</b>	<b>\$68,057,442,676</b>	<b>\$25,254,533,760</b>	<b>\$93,311,976,436</b>	<b>\$5,535,326,136</b>	<b>5.93%</b>



# Table 10A

## Farm Use Land Assessment Program Summary

### AS 29.45.060

The farm use land assessment deferral program requires the assessor to assess "land in a farm unit" different from its highest and best (most profitable) use. Land contained in a farm unit is assessed based on farm use value and shall not be assessed as though subdivided or used for non-farm use purposes. If the land is converted to a use incompatible to farming, the owner must pay the deferred tax (along with 8% interest) for the preceding seven (7) years. The state did reimburse revenues lost to municipalities due to the implementation of this program; however, the program has not been funded by the legislature since 1986.

#### Seven Year Summary of Program Performance

Tax Year	Number of Applicants	Number of Acres	Full & True Value	Total Farm Value	Total Deferred Value	Average Farm Value Per Acre	Total Deferred Taxes
2010	373	23,061	\$121,345,878	\$26,693,454	\$94,652,424	\$1,158	\$962,309
2011	380	21,576	\$97,855,043	\$26,325,347	\$71,529,696	\$1,220	\$955,582
2012	469	20,678	\$108,383,000	\$26,101,313	\$82,281,687	\$1,262	\$1,084,467
2013	440	20,606	\$106,202,021	\$25,267,776	\$80,934,245	\$1,226	\$1,084,126
2014	434	21,044	\$97,892,284	\$17,127,079	\$80,765,205	\$814	\$1,066,542
2015	383	17,442	\$121,374,757	\$40,406,361	\$1,078,754	\$2,317	\$80,968,396
2016	395	16,871	\$93,578,874	\$15,820,909	\$77,757,965	\$938	\$1,054,716
2017	392	16,217	\$94,282,646	\$17,493,478	\$76,789,168	\$1,078.69	\$1,070,475



# Table 10B

## Farm Use land Assessment Program

### AS 29.45.060

#### 2017 Farm Use Assessment Program Municipal Summary Breakdown

The farm use land assessment deferral program requires the assessor to assess "land in a farm unit" different from its highest and best use. Land contained in a farm unit is assessed based on farm use value and shall not be assessed as though subdivided or used for non-farm use purposes. If the land is converted to a use incompatible to farming, the owner must pay the deferred tax for the preceding seven (7) years. The state did reimburse revenues lost to municipalities due to the implementation of this program, however, the program has not been funded by the legislature since 1986.

Municipality	Number of Applicants	Number of Acres	Full & True Value	Farm Value	Value Deferred	Deferred Tax	Average Farm Value Per Acre
Municipality of Anchorage	2	6	\$5,004,800	\$1,146,284	\$3,858,516	\$17,950	\$179,950
Fairbanks North Star Borough	43	1,034	\$1,266,185	\$525,214	\$740,971	\$58,506	\$508
City and Borough of Juneau	1	27	\$2,216,361	\$1,336,761	\$879,600	\$9,376	\$49,510
Kenai Peninsula Borough	16	1,261	\$6,451,900	\$441,400	\$6,010,500	\$59,247	\$350
Kodiak Island Borough	2	159	\$779,700	\$121,500	\$658,200	\$7,076	\$764
Matanuska Susitna Borough	328	13,730	\$78,563,700	\$13,922,319	\$64,641,381	\$918,320	\$1,014
<b>Total (6)</b>	<b>392</b>	<b>16,217</b>	<b>\$94,282,646</b>	<b>\$17,493,478</b>	<b>\$76,789,168</b>	<b>\$1,070,475</b>	<b>\$1,078.69</b>



# State of Alaska Municipal Assessor Directory



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**Office of the State Assessor**



**Alaska Association of Assessing Officers - January 2018**

