

ALASKA TAXABLE 2018

Municipal Taxation - Rates and Policies • Full Value Determination

REPORT

Volume LVIII

January, 2019



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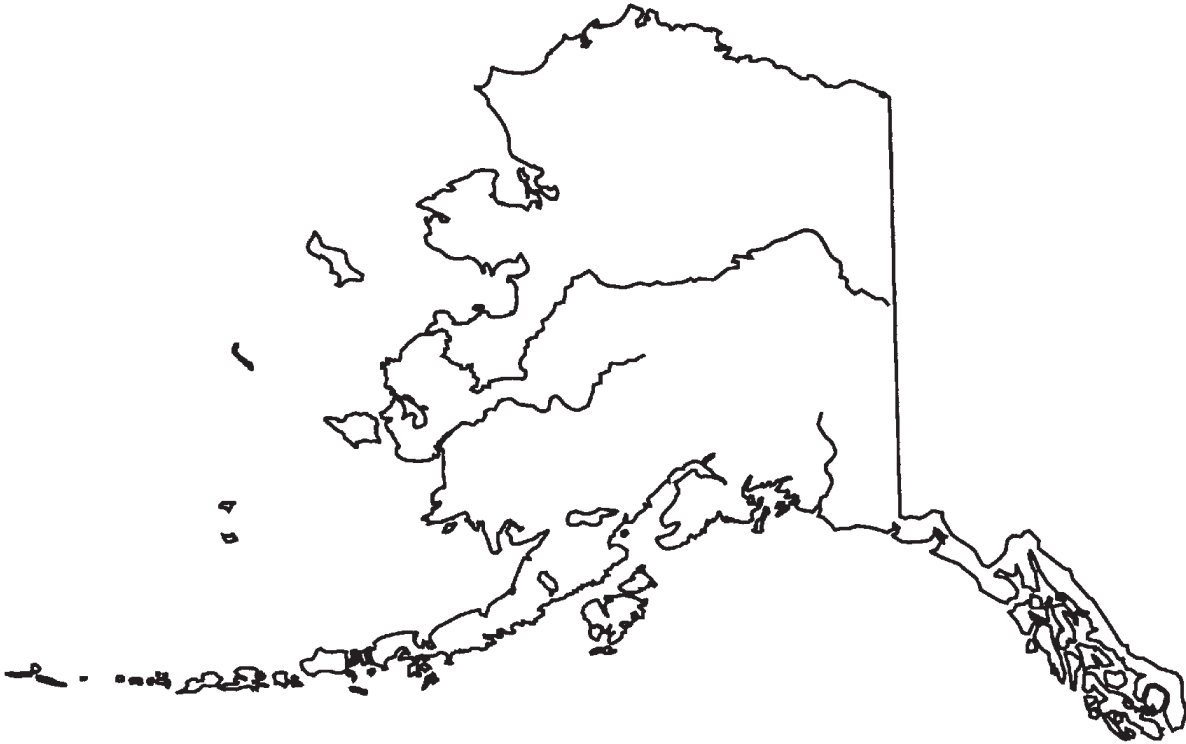
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Alaska Taxable 2018



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Alaska Taxable 2018

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FOREWORD

The year 2018 marks the 58th edition of Alaska Taxable. This publication is the official annual report to the Alaska State Legislature on the property assessments and the assessment practices of municipalities. The data presented in this report is related to an electronic database first put into production in 2016. We continue to develop and improve the information in the database and the ways that information is displayed. We are collecting the same data and presenting the data in a consistent manner to facilitate year to year comparison and analysis. The report is presented in an interactive, electronic, map based format and in a traditional PDF table type format. The new database format allows users to download sets of data directly into a worksheet program for further analysis and use.

Data presented in the report reflect the assessed values as of January 1 of 2018 and do not reflect any new tax authorizations resulting from local elections occurring after January 1 2018. The report provides information about how local governments raise money to provide local services through taxation. The information also identifies where there is potential for the generation of additional funding through different types of tax. In that way the tax capacity of each community can be evaluated. Local sources of revenue are an important part of the overall statewide solution of supporting commerce and funding services for the people who live and work in Alaska. The information can inform a larger discussion about the relationship between local and state government concerning needed public services. Property tax, sales tax and excise tax are the primary tools available to local governments to pay for the services they provide. The information in this report is the foundation for understanding the impact of economic change on the different potential sources of revenue.

There are several important economic trends impacting Alaska's local governments. These include the tax impacts from natural resource development and the demographic changes related to age and income of Alaskan workers and residents. The fishing industry remains very important to Alaska and there are changes in employment and the value of fish as well as the size and consistency of the fish available to be harvested. The average age of permit holders continues to increase as does the number of non-resident holders of fishing permits. There is growth in the resident senior citizen population coupled with a slight decline in young children in our communities. Household size is increasing in more remote communities and the average income per household has been effected by the recent economic activities in most communities. Employment trends have also seen a steady decline since 2015. The statutory exemption for residents who own and occupy their own home has an increasing impact on local tax revenues. The petroleum industry appears to be increasing but the tax revenue going to support local communities has not seen a significant increase in this tax year from oil and gas development.

The price of other base minerals such as tin, copper, gold and silver has generally declined in the past year. This is a cause for concern for communities that are primarily dependent on severance tax to support local services. Transportation, tourism, and health care are industries that appear to be increasing both in the volume of business and the local tax revenues associated with those industries. The reduction in available state revenue shared with local governments both in the form of grants and in the form of revenue sharing or costs paid directly by the state is a problem for local governments struggling to provide local services.

Property values are generally stable but reflect changes to the economy. Property taxes remain the primary source of revenue for local governments in Alaska. As listed on Table 1 local governments use a property tax as the most common source of local revenue. Table 1 also shows different sources of local revenue for all of Alaska's municipal governments. Information regarding which types of property are exempted from taxation in each community is provided on Table 3. This includes the property taxes on oil and gas that are taxed both at the state and municipal level. Sales and other taxes account for a smaller but significant part of local revenues.

Many communities have limited their ability to increase revenue from local property tax by local tax caps. Part three of the report includes information about property taxation. Of the 15 boroughs that currently levy a property tax, 10 boroughs are limited by tax caps. These caps limit the ability of local government to replace as state revenue source by a local revenue source. State statute also limits mill rates for all taxing municipalities. 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: 1) taxable value, 2) tax rate and, 3) tax revenue. Tax rates and tax caps are covered in Part Three of this report. There is additional detail in the supplemental part of the 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 real property. Only certain communities have a significant amount of taxable retail sales. Natural resource severance provides a base for taxation in some communities but not for others. The types of taxes used by different communities is listed in this report.

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 in Alaska. A community with a tax rate type limitation may be able to raise a significant amount of additional revenue if the optional local exemptions are removed.

A tax revenue type tax limitation will not change the amount of total revenue generated by the tax by the removal of local option exemptions. However, the amount of tax paid by each local property owner would be reduced if the local option exemptions are removed. The exemption of personal property by local option is a local tax policy choice. Taxation of personal property can be used to reduce the tax burden on all individual tax payers.

The Full Value Determination (FVD) is a method of equalizing tax effort between different taxing jurisdictions. This method is required as part of the public education funding laws of Alaska. The FVD looks only at potential education funding coming from the property tax. The law prescribes an equalization based only on potential local property tax base associated with both real property and personal property. For those communities that do not keep records related to property exempted by local option, the value must be estimated based on the best information available each year. In addition to adding back value exempted by local option, the assessed value ratio reported by each local jurisdiction is used to equalize tax effort on real property.

The overall State wide trend in real property value is a decline in market value at the same time there is an increase in the replacement cost of new construction. There is a notable aging in the inventory of existing buildings. These factors have led to a shortage of housing in many areas of the state. There is significant fluctuation in reported sales ratios from year to year owing in large part to no mandatory disclosure of sale price.

Part Four of this report provides information about special tax programs. The Senior Citizen and Disabled American Veteran program continues to increase in number, as well as value exempted. The total value of property exempted under this program is shown on Table 9B. Table 9C shows the exemption amount as it relates to the total tax base. Information on other exemption programs is shown on following tables.

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

Marty McGee
State Assessor

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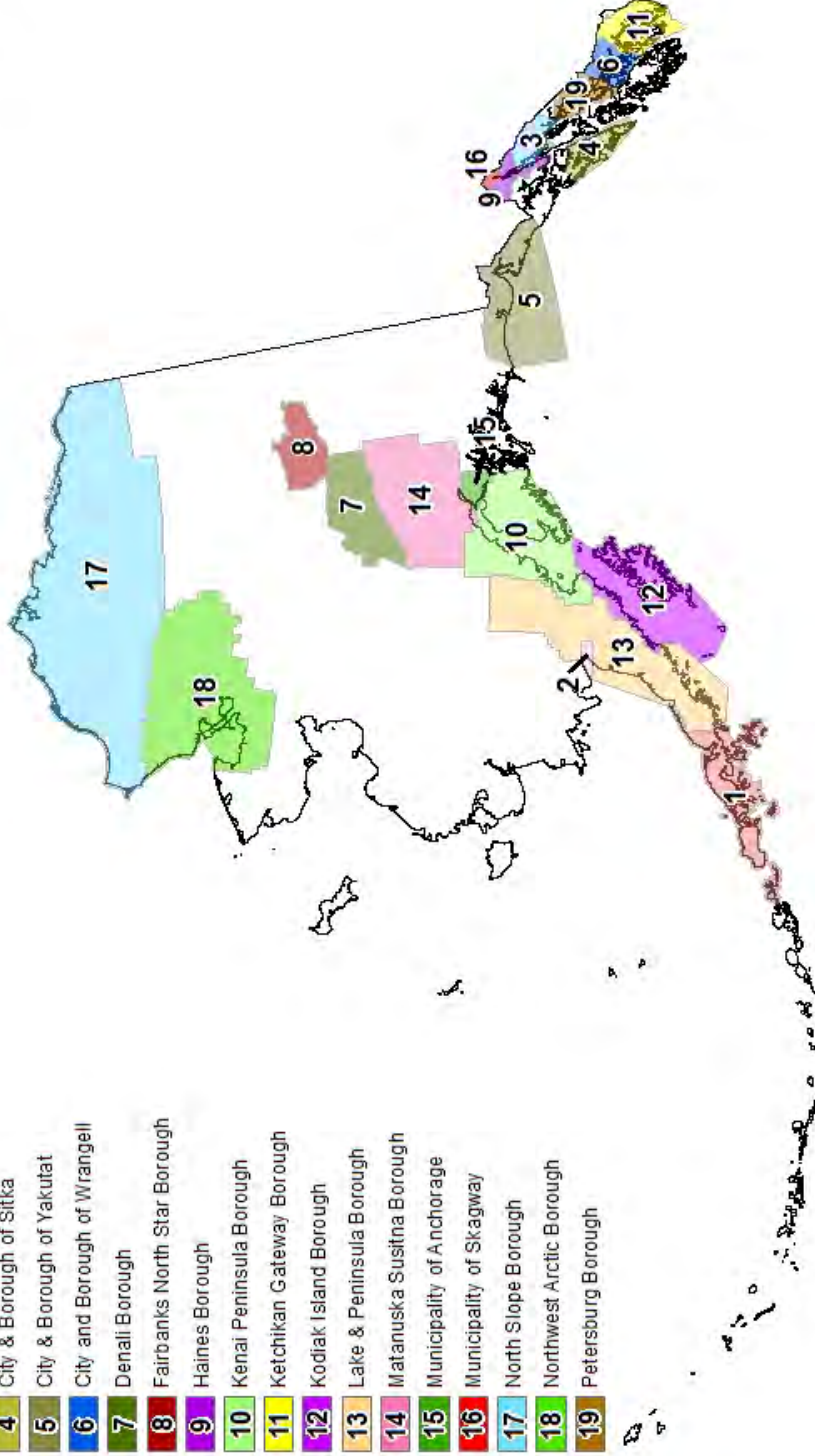
Area Description	Local Taxable Full Value (AS 29.45)	State Taxable Full Value (AS 43.56)	Full Value Determination (AS 43.56)
Taxing Jurisdictions	\$89,275,118,700	\$25,078,719,220	\$114,353,837,920
Outside Taxing Jurisdictions	\$0	\$3,100,430,900	\$3,100,430,900
Statewide Total	\$89,275,118,700	\$28,179,150,120	\$117,454,268,820
AVERAGE PER-CAPITA FULL AND TRUE VALUES: JANUARY 1, 2018			
<i>(Including</i> state oil and gas)		\$159,351	
<i>(Excluding</i> state oil and gas)		\$121,120	
Average per-capita values based upon a statewide population of:		737,080	

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
Total Boroughs	19

Incorporated Cities

City Type	Within Boroughs	Within Unorganized Boroughs	Total Cities*
Home Rule	8	3	11
First Class	6	12	18
Second Class	35	81	116
Total Cities	49	96	145

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

INCORPORATED CITIES WITHIN ORGANIZED BOROUGHES

Aleutians East Borough	Second Class	Lake & Peninsula Borough	Home Rule
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
Denali Borough	Home Rule	Matanuska-Susitna Borough	Second Class
Anderson	Second Class	Houston	Second Class
Fairbanks North Star Borough	Second Class	Palmer	Home Rule
Fairbanks	Home Rule	Wasilla	First Class
North Pole	Home Rule		
Kenai Peninsula Borough	Second Class	North Slope Borough	Home Rule
Homer	First Class	Anaktuvuk Pass	Second Class
Kachemak	Second Class	Atqasuk	Second Class
Kenai	Home Rule	Barrow	First Class
Seldovia	First Class	Kaktovik	Second Class
Seward	Home Rule	Nuiqsut	Second Class
Soldotna	Home Rule	Point Hope	Second Class
		Wainwright	Second Class
Ketchikan Gateway Borough	Second Class	Northwest Arctic Borough	Home Rule
Ketchikan	Home Rule	Ambler	Second Class
Saxman	Second Class	Buckland	Second Class
		Deering	Second Class
Kodiak Island Borough	Second Class	Kiana	Second Class
Akhiok	Second Class	Kivalina	Second Class
Kodiak	Home Rule	Kobuk	Second Class
Larsen Bay	Second Class	Kotzebue	Second Class
Old Harbor	Second Class	Noorvik	Second Class
Ouzinkie	Second Class	Selawik	Second Class
Port Lions	Second Class	Shungnak	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

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

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	\$395,905,811	\$0	\$0	\$395,905,811	10,528	\$37,605
Egegik	\$0	\$0	\$2,390,820	\$2,390,820	76	\$31,458
Pilot Point	\$0	\$0	\$1,080,508	\$1,080,508	76	\$14,217
Valdez	\$43,867,096	\$0	\$398,262	\$44,265,358	3,937	\$11,243
Skagway	\$1,894,669	\$8,109,415	\$179,075	\$10,183,159	1,087	\$9,368
Bristol Bay Borough	\$4,740,772	\$0	\$1,870,012	\$6,610,784	887	\$7,453
Whittier	\$779,866	\$591,887	\$382,251	\$1,754,004	244	\$7,189
Saint Paul	\$0	\$344,276	\$1,693,385	\$2,037,661	389	\$5,238
Unalaska	\$6,594,967	\$10,754,944	\$4,584,978	\$21,934,889	4,341	\$5,053
Akutan	\$0	\$3,337,019	\$0	\$3,337,019	993	\$3,361
Juneau	\$50,551,911	\$48,145,921	\$5,703,955	\$104,401,787	32,269	\$3,235
Yakutat	\$377,863	\$1,029,421	\$185,854	\$1,593,138	552	\$2,886
Adak	\$0	\$522,804	\$320,767	\$843,571	308	\$2,739
Seward	\$1,214,797	\$5,160,344	\$520,907	\$6,896,048	2,518	\$2,739
Cordova	\$2,642,964	\$3,118,848	\$188,905	\$5,950,717	2,279	\$2,611
Haines Borough	\$2,971,412	\$3,134,948	\$123,343	\$6,229,703	2,459	\$2,533
Dillingham	\$2,865,469	\$2,273,753	\$385,260	\$5,524,482	2,335	\$2,366
Nome	\$2,926,828	\$5,449,449	\$159,545	\$8,535,822	3,691	\$2,313
Sitka	\$6,499,704	\$11,592,306	\$1,446,337	\$19,538,347	8,748	\$2,233
Denali Borough	\$0	\$0	\$4,104,872	\$4,104,872	1,849	\$2,220
Kodiak	\$1,103,470	\$11,886,157	\$205,226	\$13,194,853	5,952	\$2,217
Ketchikan	\$5,583,928	\$11,950,853	\$0	\$17,534,781	8,125	\$2,158
Homer	\$3,537,376	\$7,848,136	\$0	\$11,385,512	5,313	\$2,143
North Pole	\$382,057	\$3,626,352	\$504,583	\$4,512,992	2,124	\$2,125
Hoonah	\$0	\$1,526,515	\$113,327	\$1,639,842	773	\$2,121
Petersburg Borough	\$3,356,815	\$2,958,686	\$310,092	\$6,625,593	3,147	\$2,105
Craig	\$626,016	\$1,548,306	\$116,812	\$2,291,134	1,089	\$2,104
Anchorage	\$559,708,860	\$0	\$64,781,919	\$624,490,779	297,483	\$2,099
Wrangell	\$1,761,736	\$3,111,485	\$48,557	\$4,921,778	2,387	\$2,062
Seldovia	\$282,425	\$134,881	\$0	\$417,306	216	\$1,932
King Cove	\$0	\$758,638	\$949,142	\$1,707,780	925	\$1,846
Pelican	\$63,379	\$39,814	\$19,414	\$122,607	67	\$1,830
Wasilla	\$0	\$16,013,165	\$0	\$16,013,165	8,797	\$1,820
Soldotna	\$0	\$7,730,181	\$0	\$7,730,181	4,333	\$1,784
Lake and Peninsula Bor	\$0	\$0	\$3,011,240	\$3,011,240	1,721	\$1,750
Kenai Peninsula Boroug	\$69,473,739	\$31,508,914	\$0	\$100,982,653	58,024	\$1,740
False Pass	\$0	\$30,077	\$92,906	\$122,983	73	\$1,685
Aleutians East Borough	\$0	\$0	\$4,951,066	\$4,951,066	3,008	\$1,646
Kenai	\$3,784,611	\$6,873,397	\$0	\$10,658,008	7,038	\$1,514
Kotzebue	\$0	\$3,886,457	\$702,565	\$4,589,022	3,154	\$1,455
Sand Point	\$0	\$683,075	\$601,703	\$1,284,778	915	\$1,404
Kodiak Island Borough	\$16,008,024	\$0	\$2,473,912	\$18,481,936	13,287	\$1,391

Ketchikan Gateway Bor	\$8,857,260	\$8,665,718	\$1,347,849	\$18,870,827	13,754	\$1,372
Matanuska-Susitna Bor	\$132,132,169	\$0	\$9,016,804	\$141,148,973	104,166	\$1,355
Bethel	\$0	\$6,275,835	\$1,896,154	\$8,171,989	6,151	\$1,329
Palmer	\$1,302,296	\$6,999,693	\$0	\$8,301,989	6,296	\$1,319
Hydaburg	\$0	\$464,682	\$0	\$464,682	374	\$1,242
Fairbanks North Star Bo	\$115,328,595	\$0	\$4,774,227	\$120,102,822	97,738	\$1,229
Cold Bay	\$0	\$0	\$75,875	\$75,875	72	\$1,054
Aleknagik	\$0	\$105,931	\$139,209	\$245,140	237	\$1,034
Nenana	\$197,356	\$179,368	\$6,234	\$382,958	372	\$1,029
Atka	\$0	\$0	\$51,444	\$51,444	54	\$953
Thorne Bay	\$0	\$430,416	\$12,113	\$442,529	533	\$830
Gustavus	\$0	\$361,827	\$88,687	\$450,514	544	\$828
Klawock	\$0	\$661,952	\$13,721	\$675,673	833	\$811
Larsen Bay	\$0	\$45,725	\$5,313	\$51,038	86	\$593
Unalakleet	\$0	\$396,943	\$7,841	\$404,784	745	\$543
Galena	\$0	\$240,000	\$0	\$240,000	472	\$508
Chignik	\$0	\$0	\$55,453	\$55,453	110	\$504
Fairbanks	\$15,365,211	\$0	\$32,338	\$15,397,549	31,905	\$483
Bettles	\$0	\$0	\$4,283	\$4,283	9	\$476
Nuiqsut	\$0	\$0	\$208,344	\$208,344	446	\$467
Port Alexander	\$0	\$18,953	\$2,457	\$21,410	55	\$389
Houston	\$390,156	\$341,254	\$64,152	\$795,562	2,113	\$377
Saint Michael	\$0	\$127,429	\$0	\$127,429	389	\$328
Emmonak	\$0	\$257,655	\$0	\$257,655	845	\$305
Saint Mary's	\$0	\$149,500	\$20,197	\$169,697	566	\$300
Kake	\$0	\$166,234	\$5,133	\$171,367	604	\$284
Manokotak	\$0	\$137,647	\$0	\$137,647	487	\$283
Point Hope	\$0	\$188,126	\$0	\$188,126	711	\$265
Hooper Bay	\$0	\$310,899	\$17,383	\$328,282	1,243	\$264
Fort Yukon	\$0	\$145,557	\$0	\$145,557	563	\$259
Saxman	\$0	\$107,556	\$0	\$107,556	444	\$242
Nunam Iqua	\$0	\$48,060	\$0	\$48,060	201	\$239
Scammon Bay	\$0	\$132,868	\$0	\$132,868	573	\$232
Kotlik	\$0	\$112,486	\$35,607	\$148,093	640	\$231
Russian Mission	\$0	\$72,496	\$0	\$72,496	331	\$219
Shaktoolik	\$0	\$59,256	\$0	\$59,256	278	\$213
Marshall	\$0	\$95,513	\$0	\$95,513	449	\$213
Alakanuk	\$0	\$146,535	\$0	\$146,535	706	\$208
Napakiak	\$0	\$75,142	\$0	\$75,142	363	\$207
Elim	\$0	\$75,799	\$0	\$75,799	369	\$205
Quinhagak	\$0	\$148,539	\$0	\$148,539	734	\$202
Buckland	\$0	\$99,802	\$0	\$99,802	510	\$196
Deering	\$0	\$29,344	\$0	\$29,344	154	\$191
Wales	\$0	\$33,176	\$0	\$33,176	178	\$186
Selawik	\$0	\$153,934	\$0	\$153,934	861	\$179
Togiak	\$0	\$121,579	\$32,598	\$154,177	870	\$177
Aniak	\$0	\$50,978	\$37,055	\$88,033	498	\$177

Mountain Village	\$0	\$141,307	\$0	\$141,307	811	\$174
Noorvik	\$0	\$116,042	\$0	\$116,042	669	\$173
Kachemak	\$86,444	\$0	\$0	\$86,444	505	\$171
Pilot Station	\$0	\$110,221	\$0	\$110,221	651	\$169
Kaktovik	\$0	\$0	\$42,127	\$42,127	262	\$161
Angoon	\$0	\$54,036	\$6,347	\$60,383	404	\$149
Gambell	\$0	\$100,316	\$0	\$100,316	714	\$140
Shishmaref	\$0	\$74,744	\$0	\$74,744	561	\$133
Old Harbor	\$0	\$23,417	\$4,720	\$28,137	214	\$131
Koyuk	\$0	\$44,847	\$0	\$44,847	342	\$131
Diomedede	\$0	\$13,047	\$0	\$13,047	102	\$128
Mekoryuk	\$0	\$16,483	\$9,669	\$26,152	208	\$126
Savoonga	\$0	\$90,000	\$0	\$90,000	758	\$119
Brevig Mission	\$0	\$48,201	\$0	\$48,201	425	\$113
Tenakee Springs	\$0	\$14,442	\$828	\$15,270	135	\$113
Chevak	\$0	\$113,669	\$0	\$113,669	1,033	\$110
Ambler	\$0	\$30,887	\$0	\$30,887	284	\$109
Stebbins	\$0	\$68,492	\$0	\$68,492	645	\$106
Teller	\$0	\$26,267	\$0	\$26,267	251	\$105
Chefornak	\$0	\$44,588	\$0	\$44,588	432	\$103
Eek	\$0	\$36,000	\$0	\$36,000	353	\$102
Nunapitchuk	\$0	\$55,955	\$4,938	\$60,893	622	\$98
Tanana	\$0	\$21,497	\$0	\$21,497	225	\$96
Kivalina	\$0	\$38,174	\$0	\$38,174	417	\$92
Shungnak	\$0	\$25,496	\$0	\$25,496	291	\$88
Anderson	\$0	\$0	\$23,401	\$23,401	273	\$86
Northwest Arctic Borou	\$0	\$0	\$601,821	\$601,821	7,850	\$77
Kobuk	\$0	\$10,740	\$0	\$10,740	145	\$74
Utqiagvik	\$0	\$0	\$362,095	\$362,095	5,041	\$72
Kiana	\$0	\$25,058	\$0	\$25,058	417	\$60
McGrath	\$0	\$0	\$16,682	\$16,682	295	\$57
White Mountain	\$0	\$11,925	\$0	\$11,925	212	\$56
Ouzinkie	\$0	\$6,832	\$0	\$6,832	146	\$47
Napaskiak	\$0	\$19,280	\$0	\$19,280	454	\$42
Port Lions	\$0	\$0	\$6,537	\$6,537	175	\$37
Toksook Bay	\$0	\$22,265	\$0	\$22,265	673	\$33
Kwethluk	\$0	\$17,270	\$0	\$17,270	830	\$21
Anaktuvuk Pass	\$0	\$0	\$2,340	\$2,340	393	\$6
Nightmute	\$0	\$769	\$0	\$769	282	\$3
Nondalton	\$0	\$272	\$0	\$272	144	\$2
Statewide: 129 Taxing Municipalities	\$1,463,166,052	\$245,337,370	\$123,633,476	\$1,832,136,898	737,080	\$2,486
(1) Other Tax includes such taxes as bed tax, alcohol tax, raw fish tax, etc.						

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

\$2,486

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

\$1,977

Table 1a
Reported Tax Rates

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

Municipality	Sales Tax Rate	Sales Tax Revenue	Bed Tax Rate	Bed Tax Revenue	Car Rental Tax Rate	Car Rental Tax Revenue	Tobacco Tax Rate	Tobacco Tax Revenue	Alcohol Tax Rate	Alcohol Tax Revenue	Raw Fish Tax Rate	Raw Fish Tax Revenue	Marijuana Tax Rate	Marijuana Tax Revenue	Other Tax Revenue
Adak	4%	\$522,804	5%	\$29,928	0	\$0	0	\$0	0	\$0	2%	\$290,839	0	0	0
Akutan	1.5% Values from 2017	\$3,337,019	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Alakanuk	4% Values from 2017	\$146,535	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Aleknagik	5% Values from 2017	\$105,931	9% Values from 2017	\$139,209	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Aleutians East Borough	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	2%	\$4,951,066	0	\$0	\$0
Ambler	3% Values from 2017	\$30,887	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Anaktuvuk Pass	0	\$0	0	\$0	0	\$0	3% Values from 2017	\$2,340	0	\$0	0	\$0	0	\$0	\$0
Anchorage	0	\$0	12%	\$25,597,788	8%	\$6,267,718	120.1 mills per cigarette	\$20,376,831	0	\$0	0	\$0	5%	\$1,262,867	\$11,276,715 (1)
Anderson	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$23,401 (2)
Angoon	3% Values from 2017	\$54,036	6% Values from 2017	\$6,347	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Aniak	2%	\$50,978	0	\$0	0	\$0	5 cents per cigarette; 30% of wholesale on other tobacco products	\$37,055	0	\$0	0	\$0	0	\$0	\$0
Atka	0	\$0	10% Values from 2017	\$2,053	0	\$0	0	\$0	0	\$0	2% Values from 2017	\$49,391	0	\$0	\$0
Bethel	6%	\$6,275,835	12%	\$505,803	0	\$0	101.7 mills	\$566,391	12%	\$823,960	0	\$0	0	\$0	\$0
Bettles	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$4,283 (3)
Brevig Mission	3% Values from 2016	\$48,201	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Bristol Bay Borough	0	\$0	10% or Flat Rate	\$111,871	0	\$0	0	\$0	0	\$0	3%	\$1,758,141	0	\$0	\$0
Buckland	6% Values from 2017	\$99,802	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Chefornak	2% Values from 2017	\$44,588	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Chevak	3% Values from 2015	\$113,669	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Chignik	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	1% Landing; 1% Processing Values from 2017	\$55,453	0	\$0	\$0
Cold Bay	0	\$0	10% Values from 2017	\$23,526	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$52,349 (4)
Cordova	6%	\$3,118,848	6%	\$187,661	6%	\$1,244	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Craig	5%	\$1,548,306	\$5 per day	\$3,080	0	\$0	0	\$0	6%	\$113,732	0	\$0	0	\$0	\$0
Deering	3% Values from 2016	\$29,344	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Denali Borough	0	\$0	7%	\$4,058,918	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$45,954 (5)
Dillingham	6%	\$2,273,753	1%	\$76,052	0	\$0	0	\$0	10%	\$246,920	0	\$0	0	\$0	\$62,288 (6)
Diomedes	4% Values from 2016	\$13,047	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Eek	2%	\$36,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Egegik	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	3%	\$2,390,820	0	\$0	\$0
Elim	3%	\$75,799	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Emmonak	4% Values from 2017	\$257,655	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Fairbanks	0	\$0	8%	\$3,210,422	0	\$0	8%	\$930,924	5%	\$2,293,100	0	\$0	5%	\$32,338	\$0

Municipality	Sales Tax Rate	Sales Tax Revenue	Bed Tax Rate	Bed Tax Revenue	Car Rental Tax Rate	Car Rental Tax Revenue	Tobacco Tax Rate	Tobacco Tax Revenue	Alcohol Tax Rate	Alcohol Tax Revenue	Raw Fish Tax Rate	Raw Fish Tax Revenue	Marijuana Tax Rate	Marijuana Tax Revenue	Other Tax Revenue
Fairbanks North Star Borough	0	\$0	8%	\$2,088,980	0	\$0	8%	\$1,362,174	5%	\$1,094,320	0	\$0	5%	\$133,097	\$95,656 (7)
False Pass	3% Values from 2017	\$30,077	6% Values from 2017	\$811	0	\$0	0	\$0	0	\$0	2% Values from 2017	\$92,095	0	\$0	\$0
Fort Yukon	3%	\$145,557	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Galena	3% Oct- March; 6% April-Sept. Values from 2017	\$240,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Gambell	3% Values from 2017	\$100,316	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Gustavus	3%	\$361,827	4%	\$75,151	0	\$0	0	\$0	0	\$0	\$10 per box	\$13,536	0	\$0	\$0
Haines Borough	5.50%	\$3,134,948	4%	\$123,343	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Homer	4.50%	\$7,848,136	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Hoonah	6.50%	\$1,526,515	0	\$0	0	\$0	15%	\$46,566	6%	\$66,761	0	\$0	0	\$0	\$0
Hooper Bay	4% Values from 2017	\$310,899	0	\$0	0	\$0	10% Values from 2017	\$17,383	0	\$0	0	\$0	0	\$0	\$0
Houston	2%	\$341,254	0	\$0	0	\$0	0	\$0	0	\$0	2%	\$2,509	\$10/ounce (bud); \$2/ounce (other plant parts)	\$46,503	\$15,140 (8)
Hydaburg	6%	\$464,682	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Juneau	5%	\$48,145,921	7%	\$1,497,015	0	\$0	\$3.00 per pack/45% OTP	\$3,072,775	3%	\$976,165	0	\$0	3%	\$158,000	\$0
Kake	5% Values from 2017	\$166,234	0	\$0	0	\$0	0	\$0	3% Values from 2017	\$5,133	0	\$0	0	\$0	\$0
Kaktovik	0	\$0	12%	\$42,127	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Kenai	3%	\$6,873,397	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Kenai Peninsula Borough	3%	\$31,508,914	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Ketchikan	4%	\$11,950,853	7%	\$552,867	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Ketchikan Gateway Borough	2.50%	\$8,665,718	4%	\$81,013	0	\$0	\$2 per pack/50% wholesale	\$1,266,836	0	\$0	0	\$0	0	\$0	\$0
Kiana	3% Values from 2017	\$25,058	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
King Cove	6% Values from 2017	\$758,638	0	\$0	0	\$0	0	\$0	0	\$0	2% Values from 2017	\$949,142	0	\$0	\$0
Kivalina	2%	\$38,174	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Klawock	5.5% Values from 2017	\$661,952	6% Values from 2017	\$13,721	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Kobuk	3%	\$10,740	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Kodiak	7%	\$11,886,157	6%	\$205,226	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Kodiak Island Borough	0	\$0	5%	\$109,613	0	\$0	Varies	\$310,482	0	\$0	1.075%	\$1,815,923	0	\$0	\$237,894 (8)
Kotlik	3%	\$112,486	0	\$0	0	\$0	10%	\$35,607	0	\$0	0	\$0	0	\$0	\$0
Kotzebue	6%	\$3,886,457	6%	\$136,197	0	\$0	6%	\$381,683	6%	\$184,685	0	\$0	0	\$0	\$0
Koyuk	2% Values from 2015	\$44,847	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Kwethluk	5% Values from 2016	\$17,270	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Lake and Peninsula Borough	0	\$0	6%	\$146,140	0	\$0	0	\$0	0	\$0	2%	\$2,812,642	0	\$0	\$52,458 (9)
Larsen Bay	3%	\$45,725	\$5 per person	\$5,313	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Manokotak	2% Values from 2017	\$137,647	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Marshall	4% Values from 2017	\$95,513	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Matanuska-Susitna Borough	0	\$0	8%	\$1,250,650	0	\$0	11.5%	\$7,237,432	0	\$0	0	\$0	5%	\$365,130	\$163,592 (10)
McGrath	0	\$0	10% Values from 2017	\$16,682	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Mekoryuk	4% Values from 2017	\$16,483	0	\$0	0	\$0	16% Values from 2017	\$9,669	0	\$0	0	\$0	0	\$0	\$0
Mountain Village	3%	\$141,307	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0

Municipality	Sales Tax Rate	Sales Tax Revenue	Bed Tax Rate	Bed Tax Revenue	Car Rental Tax Rate	Car Rental Tax Revenue	Tobacco Tax Rate	Tobacco Tax Revenue	Alcohol Tax Rate	Alcohol Tax Revenue	Raw Fish Tax Rate	Raw Fish Tax Revenue	Marijuana Tax Rate	Marijuana Tax Revenue	Other Tax Revenue
Napakiak	5%	\$75,142	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Napaskiak	3% Values from 2017	\$19,280	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Nenana	4% Values from 2017	\$179,368	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$6,234 (8)
Nightmute	2% Values from 2017	\$769	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Nome	7% May-Aug; 5% Sept-April	\$5,449,449	6%	\$159,545	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Nondalton	3% Vales from 2017	\$272	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Noorvik	4% Values from 2015	\$116,042	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
North Pole	3%	\$3,626,352	8%	\$79,431	0	\$0	8%	\$162,060	6%	\$263,092	0	\$0	0	\$0	\$0
Northwest Arctic Borough	0	\$0	0	\$0	0	\$0	\$2 per cigarette pack/ 45% wholesale	\$601,821	0	\$0	0	\$0	0	\$0	\$0
Nuiqsut	0	\$0	12% Values from 2017	\$163,928	0	\$0	100 mills/cigarette Values from 2017	\$44,416	0	\$0	0	\$0	0	\$0	\$0
Nunam Iqua	4%	\$48,060	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Nunapitchuk	4%	\$55,955	0	\$0	0	\$0	30%	\$4,938	0	\$0	0	\$0	0	\$0	\$0
Old Harbor	3%	\$23,417	5%	\$4,720	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Ouzinkie	3%	\$6,832	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Palmer	3%	\$6,999,693	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Pelican	4%	\$39,814	\$14 Flat Rate	\$19,414	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Petersburg Borough	6%	\$2,958,686	4%	\$51,414	0	\$0	\$2.03/pack; 45% other	\$220,481	0	\$0	0	\$0	\$25/ounce	\$38,197	\$0
Pilot Point			0	\$0	0	\$0	0	\$0	0	\$0	3%	\$1,080,508	0	\$0	\$0
Pilot Station	4%	\$110,221	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Point Hope	3% Values from 2016	\$188,126	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Port Alexander	4%	\$18,953	6%	\$2,457	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Port Lions	0	\$0	5%	\$6,537	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Quinhagak	3%	\$148,539	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Russian Mission	4% Values from 2017	\$72,496	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Saint Mary's	3%	\$149,500	0	\$0	0	\$0	10%	\$19,354	3%	\$843	0	\$0	0	\$0	\$0
Saint Michael	4% Values from 2016	\$127,429	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Saint Paul	3.50%	\$344,276	0	\$0	0	\$0	0	\$0	0	\$0	3.5%	\$1,693,385	0	\$0	\$0
Sand Point	4%	\$683,075	7%	\$16,029	0	\$0	0	\$0	0	\$0	2%	\$585,674	0	\$0	\$0
Savoonga	3% Values from 2016	\$90,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Saxman	4% Values from 2016	\$107,556	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Scammon Bay	6% Vales from 2017	\$132,868	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Selawik	6.5% Values from 2017	\$153,934	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Seldovia	7.5% April-Sept; 5% Oct.-March	\$134,881	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Seward	4%	\$5,160,344	4%	\$520,907	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Shaktoolik	4%	\$59,256	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Shishmaref	3% Values from 2017	\$74,744	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Shungnak	2% Values from 2016	\$25,496	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Sitka	5% Oct-March, 6% April-Sept.	\$11,592,306	6%	\$536,139	0	\$0	123.1 mills per cigarette/90% wholesale	\$789,649	0	\$0	\$10 per box	\$120,549	0	\$0	\$0
Skagway	3% Oct-March, 5% April-Sept.	\$8,109,415	8%	\$179,075	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Soldotna	3%	\$7,730,181	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0

Municipality	Sales Tax Rate	Sales Tax Revenue	Bed Tax Rate	Bed Tax Revenue	Car Rental Tax Rate	Car Rental Tax Revenue	Tobacco Tax Rate	Tobacco Tax Revenue	Alcohol Tax Rate	Alcohol Tax Revenue	Raw Fish Tax Rate	Raw Fish Tax Revenue	Marijuana Tax Rate	Marijuana Tax Revenue	Other Tax Revenue
Stebbins	3% Values from 2017	\$68,492	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Tanana	2% Values from 2017	\$21,497	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Teller	3% Values from 2016	\$26,267	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Tenakee Springs	2%	\$14,442	6%	\$828	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Thorne Bay	6%	\$430,416	4%	\$12,113	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Togiak	2% Values from 2016	\$121,579	0	\$0	0	\$0	0	\$0	0	\$0	2% Values from 2016	\$32,598	0	\$0	\$0
Toksook Bay	2%	\$22,265	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Unalakleet	5%	\$396,943	5%	\$7,841	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Unalaska	3%	\$10,754,944	5%	\$168,817	0	\$0	0	\$0	0	\$0	2%	\$4,416,161	0	\$0	\$0
Utqiagvik	0	\$0	5% Values from 2016	\$166,460	0	\$0	%1 per pack/12% other tobacco products - Values from 2016	\$172,462	3% Values from 2016	\$23,173	0	\$0	0	\$0	\$0
Valdez	0	\$0	8%	\$398,262	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Wales	3% Values from 2017	\$33,176	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Wasilla	2% 7/1/2017-12/31/2017; 3% 1/1/2018-6/30/2018	\$16,013,165	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
White Mountain	1%	\$11,925	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Whittier	5%	\$591,887	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$382,251 (11)
Wrangell	7%	\$3,111,485	6%	\$48,557	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Yakutat	5%	\$1,029,421	8%	\$160,708	8%	\$25,146	0	\$0	0	\$0	0	\$0	0	\$0	\$0

- (1) Auto Tax and Aircraft Tax \$75 single engine/\$125 multi engine
- (2) 6% Utility Tax
- (3) 2% Fuel Transfer Tax
- (4) \$0.04 Fuel Transfer Tax
- (5) \$0.05/ton Severance Tax
- (6) 6% Gaming Tax

- (7) Penalties and Interest
- (8) Varying Motor Vehicle Tax
- (9) \$3 Guide Tax
- (10) 3% Talkeetna Sew and Water Sales Tax
- (11) \$3 Each Way Transportation Tax

Part 3

Property Taxation

EXPLANATION OF CAPPED MILLAGE RATES

Example from 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

Average Per-Capita Full Value X Statutory % X TY17 Municipal Population						
\$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

Example from 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

Average Per-Capita Full Value X Statutory % X TY17 Municipal Population						
\$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.

Sales Ratio Example		
Assessed Value	Sales Price	Ratio
\$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	99.29% ⁽¹⁾
\$830,500	\$837,500	99.16% ⁽²⁾

Mean (Average) Ratio	=	99.26%
⁽¹⁾ Median (Middle) Ratio	=	99.29%
⁽²⁾ 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)
Municipality of Anchorage	\$31,352,930,576	\$2,693,573,455	\$161,131,040	\$34,207,635,071	95.46	6.89
Bristol Bay Borough	\$171,052,080	\$181,682,870	\$0	\$352,734,950	80.23	8.96
Fairbanks North Star Borough	\$7,616,514,639	\$0	\$742,746,640	\$8,359,261,279	93.5	8.81
Fairbanks	N/A	N/A	\$59,497,950	\$59,497,950	N/A	N/A
Haines Borough	\$346,641,900	\$0	\$0	\$346,641,900	N/A	N/A
City and Borough of Juneau	\$4,542,068,857	\$363,878,218	\$0	\$4,905,947,075	96.6	4.57
Kenai Peninsula Borough	\$6,343,538,800	\$325,102,817	\$1,518,606,320	\$8,187,247,937	96.83	14.96
Homer	N/A	N/A	\$1,332,910	\$1,332,910	N/A	N/A
Kenai	N/A	N/A	\$50,674,950	\$50,674,950	N/A	N/A
Seward	N/A	N/A	\$13,250,730	\$13,250,730	N/A	N/A
Ketchikan Gateway Borough	\$1,459,776,900	\$0	\$0	\$1,459,776,900	95.51	6.85
Kodiak Island Borough	\$1,250,528,925	\$139,440,700	\$0	\$1,389,969,625	93.97	5
Matanuska Susitna Borough	\$9,259,286,206	\$56,166,810	\$10,313,230	\$9,325,766,246	94.77	7.48
Wasilla	N/A	N/A	\$1,317,360	\$1,317,360	N/A	N/A
North Slope Borough	\$814,061,176	\$256,078,549	\$20,714,663,900	\$21,784,803,625	89.18	11.89
Petersburg Borough	\$322,780,583	\$0	\$0	\$322,780,583	88.6	25.48
City and Borough of Sitka	\$1,049,104,400	\$57,532,700	\$0	\$1,106,637,100	99.88	2.09
Municipality of Skagway	\$348,570,407	\$0	\$0	\$348,570,407	98.7	1.71
City and Borough of Wrangell	\$149,469,100	\$0	\$0	\$149,469,100	92.0	14.06
City and Borough of Yakutat	\$46,760,810	\$0	\$0	\$46,760,810	92.06	15.98
Total Borough Assessed Value	\$65,073,085,359	\$4,073,456,119	\$23,147,461,130	\$92,294,002,608		
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	\$206,054,100	\$0	\$8,472,060	\$214,526,160	84.00	21.97
Craig	\$115,876,600	\$0	\$0	\$115,876,600	100.00	8.95
Dillingham	\$176,418,750	\$40,592,529	\$0	\$217,011,279	92.87	14.73
Eagle	\$8,462,186	\$0	\$0	\$8,462,186	98.70	1.71
Nenana	\$16,253,308	\$4,081,513	\$0	\$20,334,821	98.70	1.71
Nome	\$290,516,998	\$34,415,609	\$0	\$324,932,607	88.88	13.48
Pelican	\$10,855,130	\$389,230	\$0	\$11,244,360	92.00	4.80
Unalaska	\$427,989,577	\$166,579,055	\$0	\$594,568,632	86.29	7.99
Valdez	\$274,736,279	\$0	\$1,921,355,290	\$2,196,091,569	85.00	11.54
Whittier	\$46,077,400	\$51,030,882	\$1,430,740	\$98,539,022	97.06	6.18
Total Cities Assessed Value	\$1,573,240,328	\$297,088,818	\$1,931,258,090	\$3,801,587,236		
Unorganized Borough Assessed Value	\$0	\$0	\$3,100,430,900	\$0		
Statewide Value of 25 Municipalities*	\$66,646,325,687	\$4,370,544,937	\$28,179,150,120	\$96,095,589,844		

Table 3
As of January 1, 2018

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⁽¹⁾						
	\$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
Boroughs/Unified Municipalities						
Anchorage (Municipality of)	\$2,237,950,128	\$32,300,590	\$14,692,207	\$1,865,268,061	\$34,046,504,031	12.19%
Bristol Bay Borough	\$2,950,000	NULL	\$0	\$20,502,937	\$352,734,950	6.65%
Fairbanks North Star Borough	\$734,001,594	\$18,447,694	\$26,707,009	\$1,786,452,900	\$7,616,514,639	33.68%
Haines Borough	\$0	\$6,803,700	\$183,160	\$60,388,700	\$346,641,900	19.44%
Juneau (City & Borough)	NULL	\$20,112,600	\$0	\$388,283,679	\$4,905,947,075	8.32%
Kenai Peninsula Borough	\$521,878,800	\$67,718,800	\$418,474,500	\$938,528,343	\$6,668,641,617	29.19%
Ketchikan Gateway Borough	\$0	\$5,829,900	\$1,286,400	\$288,745,253	\$1,459,776,900	20.27%
Kodiak Island Borough	\$0	\$3,553,600	\$3,425,098	\$160,246,300	\$1,389,969,625	12.03%
Matanuska-Susitna Borough	\$0	\$34,379,460	\$331,917,109	\$1,815,394,590	\$9,315,453,016	23.42%
North Slope Borough	\$23,150,000	\$6,599,200	\$51,971,000	\$54,137,600	\$1,070,139,725	12.70%
Petersburg Borough	\$0	\$0	\$544,542	\$100,205,200	\$322,780,583	31.21%
Sitka (City & Borough)	\$0	\$20,546,800	\$0	\$156,124,720	\$1,106,637,100	15.96%
Skagway (Municipality of)	\$5,452,710	NULL	\$0	\$27,626,000	\$348,570,407	9.49%
Wrangell (City & Borough)	\$0	\$0	\$2,471,800	\$67,559,500	\$149,469,100	46.85%
Yakutat (City & Borough)	\$0	\$0	\$604,105	\$26,608,800	\$46,760,810	58.20%
Total Boroughs (15)	\$3,525,383,232	\$216,292,344	\$852,276,930	\$7,756,072,583	\$69,146,541,478	17.9%

LOCALLY EXEMPTED VALUES⁽¹⁾						
	\$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
Cities						
Cordova	\$0	\$18,829,500	\$0	\$87,878,300	\$206,054,100	51.79%
Craig	\$0	\$2,560,000	\$1,368,000	\$42,623,100	\$115,876,600	40.17%
Dillingham	\$0	NULL	\$6,366,500	\$34,802,116	\$217,011,279	18.97%
Eagle	\$0	\$0	\$0	\$2,826,200	\$8,462,186	33.40%
Nenana	\$0	NULL	\$0	\$9,944,620	\$20,334,821	48.90%
Nome	NULL	NULL	\$0	\$59,175,166	\$324,932,607	18.21%
Pelican	\$0	\$0	\$0	\$3,236,770	\$11,244,360	28.79%
Unalaska	\$0	\$0	\$0	\$25,361,200	\$594,568,632	4.27%
Valdez	\$34,401,253	\$6,852,000	\$457,712	\$101,069,500	\$274,736,279	51.97%
Whittier	\$0	NULL	\$0	\$1,920,900	\$97,108,282	1.98%
Total Cities (10)	\$34,401,253	\$28,241,500	\$8,192,212	\$368,837,872	\$1,870,329,146	23.5%
Statewide (25)	\$3,559,784,485	\$244,533,844	\$860,469,142	\$8,124,910,455	\$71,016,870,624	18.0%

(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. Cities in Boroughs not included.

Municipality	Real Property Locally Assessed (1)	Real Property Full Value (2)	Ratio (3)
Municipality of Anchorage	\$31,352,930,576	\$35,237,663,400	88.98%
Bristol Bay Borough	\$171,052,080	\$216,879,100	78.87%
Fairbanks North Star Borough	\$7,616,514,639	\$8,979,327,200	84.82%
Haines Borough	\$346,641,900	\$354,408,500	97.81%
City and Borough of Juneau	\$4,542,068,857	\$4,722,755,100	96.17%
Kenai Peninsula Borough	\$6,343,538,800	\$7,592,286,400	83.55%
Ketchikan Gateway Borough	\$1,459,776,900	\$1,535,853,000	95.05%
Kodiak Island Borough	\$1,250,528,925	\$1,338,201,200	93.45%
Matanuska Susitna Borough	\$9,259,286,206	\$10,156,782,500	91.16%
North Slope Borough	\$814,061,176	\$1,004,464,400	81.04%
Petersburg Borough	\$322,780,583	\$364,926,800	88.45%
City and Borough of Sitka	\$1,049,104,400	\$1,070,936,300	97.96%
Municipality of Skagway	\$348,570,407	\$358,686,000	97.18%
City and Borough of Wrangell	\$149,469,100	\$165,153,200	90.50%
City and Borough of Yakutat	\$46,760,810	\$51,450,000	90.89%
Cordova	\$206,054,100	\$245,302,500	84.00%
Craig	\$115,876,600	\$119,804,600	96.72%
Dillingham	\$176,418,750	\$196,818,400	89.64%
Eagle	\$8,462,186	\$8,573,600	98.70%
Nenana	\$16,253,308	\$16,467,400	98.70%
Nome	\$290,516,998	\$326,864,300	88.88%
Pelican	\$10,855,130	\$11,760,700	92.30%
Unalaska	\$427,989,577	\$495,989,800	86.29%
Valdez	\$274,736,279	\$372,290,900	73.80%
Whittier	\$46,077,400	\$47,473,100	97.06%
Total (25)	\$66,646,325,687	\$74,991,118,400	88.87%

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.

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
Municipality of Anchorage	\$2,693,573,455.00	\$4,558,841,500.00	59.08%
Bristol Bay Borough	\$181,682,870.00	\$202,185,800.00	89.86%
City and Borough of Juneau	\$363,878,218.00	\$752,161,900.00	48.38%
Kenai Peninsula Borough	\$325,102,817.00	\$1,263,631,200.00	25.73%
Ketchikan Gateway Borough	\$0.00	\$288,745,300.00	0.00%
Kodiak Island Borough	\$139,440,700.00	\$299,687,000.00	46.53%
Matanuska Susitna Borough	\$56,166,810.00	\$1,871,561,400.00	3.00%
North Slope Borough	\$256,078,549.00	\$310,216,100.00	82.55%
City and Borough of Sitka	\$57,532,700.00	\$213,657,400.00	26.93%
Total Boroughs (9)	\$4,073,456,119.00	\$9,760,687,600.00	41.73%
Dillingham	\$40,592,529.00	\$75,394,600.00	53.84%
Nenana	\$4,081,513.00	\$14,026,100.00	29.10%
Nome	\$34,415,609.00	\$93,590,800.00	36.77%
Pelican	\$389,230.00	\$3,626,000.00	10.73%
Unalaska	\$166,579,055.00	\$191,940,300.00	86.79%
Whittier	\$51,030,882.00	\$52,951,800.00	96.37%
Total Cities (6)	\$297,088,818.00	\$431,529,600.00	68.85%
Total Municipalities (15)	\$4,370,544,937.00	\$10,192,217,200.00	42.88%

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
Municipality of Anchorage	\$34,046,504,031	\$39,796,504,900	85.55%
Bristol Bay Borough	\$352,734,950	\$419,064,900	84.17%
Fairbanks North Star Borough	\$7,616,514,639	\$10,765,780,100	70.75%
Haines Borough	\$346,641,900	\$414,797,200	83.57%
City and Borough of Juneau	\$4,905,947,075	\$5,474,917,000	89.61%
Kenai Peninsula Borough	\$6,668,641,617	\$8,855,917,600	75.30%
Ketchikan Gateway Borough	\$1,459,776,900	\$1,824,598,300	80.01%
Kodiak Island Borough	\$1,389,969,625	\$1,637,888,200	84.86%
Matanuska Susitna Borough	\$9,315,453,016	\$12,028,343,900	77.45%
North Slope Borough	\$1,070,139,725	\$1,314,680,500	81.40%
Petersburg Borough	\$322,780,583	\$465,132,000	69.40%
City and Borough of Sitka	\$1,106,637,100	\$1,284,593,700	86.15%
Municipality of Skagway	\$348,570,407	\$386,312,000	90.23%
City and Borough of Wrangell	\$149,469,100	\$232,712,700	64.23%
City and Borough of Yakutat	\$46,760,810	\$78,058,800	59.90%
Cordova	\$206,054,100	\$333,180,800	61.84%
Craig	\$115,876,600	\$162,427,700	71.34%
Dillingham	\$217,011,279	\$272,213,000	79.72%
Eagle	\$8,462,186	\$11,399,800	74.23%
Nenana	\$20,334,821	\$30,493,500	66.69%
Nome	\$324,932,607	\$420,455,100	77.28%
Pelican	\$11,244,360	\$15,386,700	73.08%
Unalaska	\$594,568,632	\$687,930,100	86.43%
Valdez	\$274,736,279	\$473,360,400	58.04%
Whittier	\$97,108,282	\$100,424,900	96.70%
Total (25)*	\$71,016,870,624	\$87,486,573,800	81.17%

*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)
Aleutians East Borough	\$195,411,700	\$0	\$195,411,700	3,008	\$64,964
Municipality of Anchorage	\$39,796,504,900	\$161,131,040	\$39,957,635,940	297,483	\$134,319
Bristol Bay Borough	\$419,064,900	\$0	\$419,064,900	887	\$472,452
Denali Borough	\$364,104,100	\$0	\$364,104,100	1,849	\$196,919
Fairbanks North Star Borough	\$10,765,780,100	\$742,746,640	\$11,508,526,740	97,738	\$117,749
Haines Borough	\$414,797,200	\$0	\$414,797,200	2,459	\$168,685
City and Borough of Juneau	\$5,474,917,000	\$0	\$5,474,917,000	32,269	\$169,665
Kenai Peninsula Borough	\$8,855,917,600	\$1,518,606,320	\$10,374,523,920	58,024	\$178,797
Ketchikan Gateway Borough	\$1,824,598,300	\$0	\$1,824,598,300	13,754	\$132,659
Kodiak Island Borough	\$1,637,888,200	\$0	\$1,637,888,200	13,287	\$123,270
Lake and Peninsula Borough	\$172,319,800	\$0	\$172,319,800	1,721	\$100,128
Matanuska Susitna Borough	\$12,028,343,900	\$10,313,230	\$12,038,657,130	104,166	\$115,572
North Slope Borough	\$1,314,680,500	\$20,714,663,900	\$22,029,344,400	10,528	\$2,092,453
Northwest Arctic Borough	\$767,350,100	\$0	\$767,350,100	7,850	\$97,752
Petersburg Borough	\$465,132,000	\$0	\$465,132,000	3,147	\$147,802
City and Borough of Sitka	\$1,284,593,700	\$0	\$1,284,593,700	8,748	\$146,844
Municipality of Skagway	\$386,312,000	\$0	\$386,312,000	1,087	\$355,393
City and Borough of Wrangell	\$232,712,700	\$0	\$232,712,700	2,387	\$97,492
City and Borough of Yakutat	\$78,058,800	\$0	\$78,058,800	552	\$141,411
Cordova	\$333,180,800	\$8,472,060	\$341,652,860	2,279	\$149,913
Craig	\$162,427,700	\$0	\$162,427,700	1,089	\$149,153
Dillingham	\$272,213,000	\$0	\$272,213,000	2,335	\$116,579
Eagle	\$11,399,800	\$0	\$11,399,800	78	\$146,151
Galena	\$37,383,500	\$0	\$37,383,500	472	\$79,202
Hoonah	\$81,505,600	\$0	\$81,505,600	773	\$105,441
Hydaburg	\$18,846,800	\$0	\$18,846,800	374	\$50,393
Kake	\$35,294,100	\$0	\$35,294,100	604	\$58,434
Klawock	\$68,122,900	\$0	\$68,122,900	833	\$81,780
Nenana	\$30,493,500	\$0	\$30,493,500	372	\$81,972
Nome	\$420,455,100	\$0	\$420,455,100	3,691	\$113,914
Pelican	\$15,386,700	\$0	\$15,386,700	67	\$229,652
Saint Mary's	\$33,188,400	\$0	\$33,188,400	566	\$58,637
Tanana	\$15,017,900	\$0	\$15,017,900	225	\$66,746
Unalaska	\$687,930,100	\$0	\$687,930,100	4,341	\$158,473
Valdez	\$473,360,400	\$1,921,355,290	\$2,394,715,690	3,937	\$608,259
Whittier	\$100,424,900	\$1,430,740	\$101,855,640	244	\$417,441
Outside Taxing Jurisdiction Totals	\$0	\$3,100,430,900	\$3,100,430,900	0	\$0
Boroughs/Unified Municipalities Totals	\$86,478,487,500	\$23,147,461,130	\$109,625,948,630	660,944	\$165,863
Cities in Unorganized Borough Totals	\$2,796,631,200	\$1,931,258,090	\$4,727,889,290	22,280	\$212,203
Statewide Summary (36)*	\$89,275,118,700	\$28,179,150,120	\$117,454,268,820	737,080	\$159,351

(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 2017 Certified Municipal Populations for FY 19 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 are not included

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	Oil & Gas Assessed Value	Percentage Change	Total Full Value	Percentage Change
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%
2018	\$89,275,118,700	0.63%	\$28,179,150,120	-0.63%	\$117,454,268,820	0.32%

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

2018 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	46,433	-	\$2,631,740	4 Year Cycle	6/29/2018	4/13/2018	9/4/2018
Matanuska-Susitna Borough	25,260	78,027	75	\$2,870,280	6 Year Cycle	7/1/2018	4/4/2018	8/15/2018
Kodiak Island Borough	12,150	7,720	462	\$739,669	3 Year Cycle	6/29/2018	5/7/2018	8/15/2018
City and Borough of Juneau	3,248	12,511	1,933	\$762,200	5 Year Cycle	7/1/2018	5/29/2018	9/1/2018
Haines Borough	2,730	-	-	\$150,000	6 Year Cycle	7/1/2018	5/14/2018	9/1/2018
Municipality of Anchorage	1,940	97,361	8,312	\$6,065,969	6 Year Cycle	5/15/2018	3/20/2018	6/15/2018
Kenai Peninsula Borough	21,330	65,631	5,509	\$3,196,883	7 Year Cycle	7/1/2018	5/21/2018	9/15/2018
Ketchikan Gateway Borough	6,262	6,844	670	\$711,803	4 Year Cycle	7/1/2018	3/19/2018	9/30/2018
City and Borough of Sitka	4,530	4,214	608	\$440,000	6 Year Cycle	6/2/2018	5/7/2018	8/31/2018
North Slope Borough	94,770	6,075	576	\$1,337,207	4 Year Cycle	6/1/2018	5/2/2018	6/29/2018
Total (10)	179,650	324,816	18,145	\$18,905,751				

(1) 1st half of taxes due this date

Table 8 2018 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	1,944	1,201	Real Property, Maintenance, Personal Property	6/8/2018	4/26/2018	8/31/2018
Cordova	Appraisal Company of Alaska	\$ 20,000	1,629	-	Real Property, Maintenance	6/29/2018	4/16/2018	8/31/2018
Craig	Horan and Company	\$ 30,000	590	-	Real Property, Maintenance	7/2/2018	5/17/2018	9/30/2018
Dillingham	Canary & Associates	\$ 24,000	1147	509	Reappraisal, Real Property, Personal Property	7/1/2018	5/17/2018	9/30/2018
Nenana	Appraisal Company of Alaska	\$ 0	-	-	Reappraisal, Maintenance	7/12/2018	5/31/2018	9/1/2018
Nome	Appraisal Company of Alaska	\$ 22,000	2,126	713	Maintenance, Real Property	6/14/2018	5/2/2018	6/31/2018
Pelican	Canary & Associates	\$ 1,000	133	94	Maintenance	7/30/2018	7/30/2018	10/15/2018
Petersburg Borough	Appraisal Company of Alaska	\$ 40,000	4,236	-	Real Property, Maintenance	6/29/2018	1/0/1900	9/1/2018
Municipality of Skagway	Horan and Company	\$ 0	811	-	Reappraisal	7/2/2018	6/7/2018	8/31/2018
Unalaska	Appraisal Company of Alaska	\$ 38,000	658	428	Real Property, Maintenance	6/29/2018	5/8/2018	8/20/2018
Valdez	Appraisal Company of Alaska	\$ 62,500	-	-	Real Property, Maintenance	6/29/2018	5/2/2018	8/15/2018
Whittier	Appraisal Company of Alaska	\$ 10,000	568	618	Real Property, Maintenance, Personal Property	8/1/2018	5/15/2018	10/31/2018
City and Borough of Wrangell	Appraisal Company of Alaska	\$ 60,000	2,558	-	Real Property, Maintenance	6/29/2018	5/7/2018	10/15/2018
City and Borough of Yakutat	Appraisal Company of Alaska	\$ 15,000	491	-	Real Property, Maintenance	7/1/2018	5/3/2018	7/31/2018
Total (14)		\$ 343,500	16,891	3,563				

Part 4

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
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
2018	41,340	\$5,821,077,204	5.2%	\$84,684,847	8.6%	\$140,810	\$2,048

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 2019 / Tax Year 2018

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	16,318	\$2,436,099,145	2.69%	\$39,043,831	6.61%	\$149,289	\$2,393
Bristol Bay Borough	36	\$4,312,470	-0.74%	\$56,063	-0.74%	\$119,791	\$1,557
Fairbanks North Star Borough	6,135	\$814,004,959	6.59%	\$14,941,388	15.13%	\$132,682	\$2,435
Haines Borough	258	\$34,787,970	-1.02%	\$343,726	-1.03%	\$134,837	\$1,332
City and Borough of Juneau	2,054	\$294,616,322	0.52%	\$3,140,610	0.52%	\$143,435	\$1,529
Kenai Peninsula Borough	5,278	\$722,501,800	6.26%	\$6,856,408	10.10%	\$136,889	\$1,299
Ketchikan Gateway Borough	1,074	\$145,101,300	5.40%	\$1,411,183	4.77%	\$135,104	\$1,314
Kodiak Island Borough	682	\$107,321,378	27.36%	\$1,214,795	9.18%	\$157,363	\$1,781
Matanuska Susitna Borough	7,404	\$999,144,208	9.92%	\$14,943,336	9.96%	\$134,947	\$2,018
North Slope Borough	150	\$12,720,090	16.30%	\$228,834	16.30%	\$84,801	\$1,526
Petersburg Borough	323	\$42,450,760	3.74%	\$454,789	1.80%	\$131,427	\$1,408
City and Borough of Sitka	590	\$82,678,700	1.65%	\$496,072	1.65%	\$140,133	\$841
Municipality of Skagway	77	\$10,257,779	-8.01%	\$56,964	-7.96%	\$133,218	\$740
City and Borough of Wrangell	241	\$27,047,929	5.97%	\$336,085	6.24%	\$112,232	\$1,395
City and Borough of Yakutat	55	\$5,262,275	0.70%	\$42,098	0.70%	\$95,678	\$765
Cordova	136	\$18,829,500	4.19%	\$222,376	-0.36%	\$138,452	\$1,635
Craig	56	\$6,915,100	9.48%	\$41,490	9.48%	\$123,484	\$741
Dillingham	82	\$10,653,600	0.00%	\$138,497	0.00%	\$129,922	\$1,689
Nenana	20	\$1,223,721	-37.42%	\$14,685	-37.41%	\$61,186	\$734
Nome	120	\$15,703,160	7.53%	\$172,735	18.28%	\$130,860	\$1,439
Pelican	7	\$1,050,000	0.05%	\$7,350	0.05%	\$150,000	\$1,050
Unalaska	30	\$4,158,700	25.87%	\$43,666	25.87%	\$138,623	\$1,456
Valdez	198	\$23,664,638	9.27%	\$473,292	9.27%	\$119,518	\$2,390
Whittier	16	\$571,700	4.80%	\$4,574	4.84%	\$35,731	\$286
Total (24)	41,340	\$5,821,077,204	12.16%	\$84,684,847	19.80%	\$140,810	\$2,048

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	\$149,469,100	\$0	\$149,469,100	\$27,047,929	18.10%
Petersburg Borough	\$317,225,474	\$0	\$317,225,474	\$42,450,760	13.38%
Pelican	\$9,254,330	\$0	\$9,254,330	\$1,050,000	11.35%
City and Borough of Yakutat	\$46,393,289	\$0	\$46,393,289	\$5,262,275	11.34%
Matanuska Susitna Borough	\$8,970,380,541	\$10,313,230	\$8,980,693,771	\$999,144,208	11.13%
Ketchikan Gateway Borough	\$1,410,790,300	\$0	\$1,410,790,300	\$145,101,300	10.29%
Haines Borough	\$347,097,000	\$0	\$347,097,000	\$34,787,970	10.02%
Fairbanks North Star Borough	\$8,038,878,283	\$742,746,640	\$8,781,624,923	\$814,004,959	9.27%
Cordova	\$195,835,100	\$8,472,060	\$204,307,160	\$18,829,500	9.22%
Kenai Peninsula Borough	\$6,338,989,400	\$1,518,606,320	\$7,857,595,720	\$722,501,800	9.19%
Kodiak Island Borough	\$1,205,698,799	\$0	\$1,205,698,799	\$107,321,378	8.90%
Nenana	\$14,942,215	\$0	\$14,942,215	\$1,223,721	8.19%
City and Borough of Sitka	\$1,016,704,300	\$0	\$1,016,704,300	\$82,678,700	8.13%
Municipality of Anchorage	\$32,876,827,762	\$161,131,040	\$33,037,958,802	\$2,436,099,145	7.37%
Dillingham	\$148,458,455	\$0	\$148,458,455	\$10,653,600	7.18%
City and Borough of Juneau	\$4,498,119,846	\$0	\$4,498,119,846	\$294,616,322	6.55%
Craig	\$110,742,500	\$0	\$110,742,500	\$6,915,100	6.24%
Nome	\$289,231,740	\$0	\$289,231,740	\$15,703,160	5.43%
Municipality of Skagway	\$338,576,381	\$0	\$338,576,381	\$10,257,779	3.03%
Bristol Bay Borough	\$195,240,574	\$0	\$195,240,574	\$4,312,470	2.21%
Whittier	\$46,145,600	\$1,430,740	\$47,576,340	\$571,700	1.20%
Valdez	\$270,026,860	\$1,921,355,290	\$2,191,382,150	\$23,664,638	1.08%
Unalaska	\$416,223,294	\$0	\$416,223,294	\$4,158,700	1.00%
North Slope Borough	\$808,535,066	\$20,714,663,900	\$21,523,198,966	\$12,720,090	0.06%
Total (24)	\$68,059,786,209	\$25,078,719,220	\$93,138,505,429	\$5,821,077,204	6.25%

Real Property Percentage Exempted

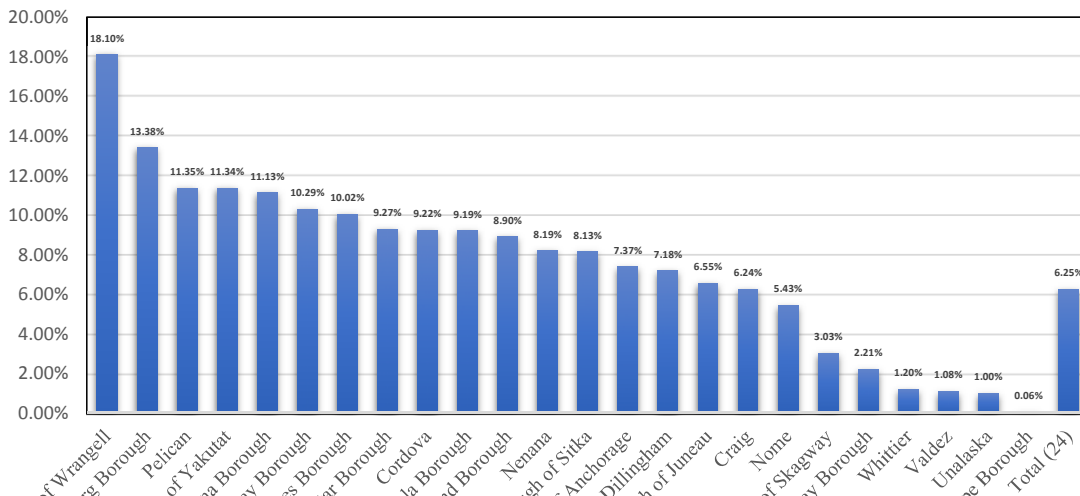


Table 10A

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	\$80,968,396	\$2,317	\$1,078,754
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	\$1,079	\$1,070,475
2018	380	14,539	\$95,759,082	\$18,652,320	\$77,106,762	\$1,283	\$1,096,814

Table 10B

Farm Use land Assessment Program

AS 29.45.060

2018 Farm Use Assessment Program Municipal Summary Breakdown

The farm use land assessment deferment 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	3.6	\$5,145,700	\$1,193,678	\$3,952,022	\$64,813	\$327,934
Fairbanks North Star Borough	43	1,099.0	\$6,668,782	\$2,795,174	\$3,873,608	\$71,105	\$2,543
City and Borough of Juneau	1	25.3	\$2,322,300	\$1,428,400	\$893,900	\$9,529	\$56,548
Kenai Peninsula Borough	12	1,170.0	\$5,650,800	\$409,600	\$5,241,200	\$52,110	\$350
Kodiak Island Borough	2	159.9	\$779,700	\$121,500	\$658,200	\$7,076	\$760
Matanuska Susitna Borough	320	12,081.2	\$75,191,800	\$12,703,968	\$62,487,832	\$892,181	\$1,052
Total (6)	380	14,539	\$95,759,082	\$18,652,320	\$77,106,762	\$1,096,814	\$1,283



State of Alaska Municipal Assessor Directory



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