
Property Appraisal Division Finance Department

Anchorage: Performance. Value. Results.

Mission

Provide fair and equitable basis for taxation in the Municipality of Anchorage in conformance with State law and professional standards.

Core Services

- **Valuation** - Annually assess all real and personal property in the Municipality of Anchorage.
- **Appeal Response** - Timely response to all appeals of property assessments.
- **Data Collection** - Ensure that all real and personal property descriptions, ownership records and taxability status are accurate.
- **Exemption Administration** – Administer Property Tax exemption programs.
- **Public Education** - Provide taxpayer and community education on issues related to assessment practices.

Accomplishment Goals

- Timely Annual Assessment of all taxable property.
- Completion of annual assessment appeals.
- Improve Property Appraisal assessment functions to ensure accurate data collection for property records and market assessments.
- Advance public education about assessment issues.

Performance Measures

Progress in achieving goals shall be measured by:

Measure #1: Valuation - Meeting or exceeding State Assessor benchmark standards for valuation of property.

Sales Ratio (Assessed Value / Sales Price – Benchmark Standard over 90%)

| 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|------|------|------|------|------|------|------|------|------|
| 96% | 96% | 96% | 96% | 95% | 96% | 95% | 96% | 95% |

Measure #2: Number of properties inspected per year.

| Year | Percentage of total required inspections completed by December 31st of year |
|-------------|---|
| 2010 | 118% of target |
| 2011 | 116% of target |
| 2012 | 108% of target |
| 2013 | 101% of target |
| 2014 | 100% of target |
| 2015 | 108% of target |
| 2016 | 108% of target |
| 2017 | 118% of target |
| 2018 | 101% of target |
| 2019 | 60% of target |
| 2020 | 63% of target |
| 2021 | 70% of target |

Measure #3: Appeal Response – Substantive completion of annual property assessment appeals process by June 1st of the tax year.

Number of Appeals Completed by June 1st

| Year | Appeals Filed | Appeals Completed by June 1st | Percentage Complete |
|-------------|----------------------|---|----------------------------|
| 2010 | 716 | 710 | 99.2% |
| 2011 | 627 | 625 | 99.7% |
| 2012 | 551 | 551 | 100% |
| 2013 | 416 | 416 | 100% |
| 2014 | 393 | 391 | 99.5% |
| 2015 | 417 | 416 | 99.8% |
| 2016 | 419 | 419 | 99.8% |
| 2017 | 395 | 390 | 98.7% |
| 2018 | 357 | 357 | 100% |
| 2019 | 706 | 675 | 95.6% |
| 2020 | 383 | 364 | 95.0% |
| 2021 | 366 | 346 | 94.5% |

PVR Measure WC: Managing Workers' Compensation Claims

Reducing job-related injuries is a priority for the Administration by ensuring safe work conditions and safe practices. By instilling safe work practices, we ensure not only the safety of our employees but reduce the potential for injuries and property damage to the public. The Municipality is self-insured and every injury poses a financial burden on the public and the injured worker's family. It just makes good sense to WORK SAFE.

Results are tracked by monitoring monthly reports issued by the Risk Management Division.

