



Submitted by: Assembly Member Myers
Assembly Member McCormick
Assembly Member Goecker
Prepared by: Office of Assembly Counsel
For reading: February 3, 2026

ANCHORAGE, ALASKA AR No. 2026-34

1 **A RESOLUTION OF THE ANCHORAGE ASSEMBLY REGARDING THE 2026**
2 **ASSESSMENT NOTICES SENT TO ALL OWNERS OF TAXABLE REAL**
3 **PROPERTY AND DIRECTING THE MUNICIPAL ASSESSOR TO UNDERTAKE A**
4 **SYSTEMATIC REEVALUATION OF CERTAIN CATEGORIES OF REAL**
5 **PROPERTY, INCLUDING THOSE WITH AN UNUSUALLY LARGE INCREASE**
6 **OVER THE PRIOR YEAR'S ASSESSED VALUE.**

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9 **WHEREAS**, the Municipality of Anchorage has mailed Real Property Valuation
10 Notices (also known as an "Assessment Notice" or "the green card") to all owners
11 of taxable real property areawide on the 2026 assessment roll as required by AS
12 29.45.170; and

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14 **WHEREAS**, some property owners have contacted Assembly Members alarmed at
15 a large increase in their assessed 2026 property value over the 2025 green card—
16 some reporting as much as a 40% increase—and requested review and
17 reassessment because their property had no improvements or change in
18 circumstances warranting such large increases; and

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20 **WHEREAS**, some property owners have suggested there should be a limit on the
21 maximum amount of a value increase year-to-year; and

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23 **WHEREAS**, the Municipality's Property Appraisal Division posted a page on the
24 Municipal website entitled "FAQs about 2026 Property Assessments"¹ that explains
25 overall the property values are not unusually up this year, however "some properties
26 did see large adjustments—10% of properties were adjusted by more than 10%";
27 and

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29 **WHEREAS**, Alaska Statute 29.45.180 and Anchorage Municipal Code section
30 12.05.060 allow a person receiving an assessment notice to inform the Municipal
31 Assessor of errors and omissions and discuss the assessment methods, known as
32 an informal review before filing a formal appeal; and

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34 **WHEREAS**, A formal appeal of the assessed value to the Board of Equalization
35 (BOE) must be filed on or before February 11, and require a refundable filing deposit
36 ranging from \$30 to \$1,000 depending on the property's value, as well as submitting
37 a written statement of the grounds for appeal and supporting evidence;² and

¹ See <https://www.muni.org/Departments/Mayor/Pages/Property-Assessments-FAQ.aspx> (accessed January 26, 2026).

² See

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2 **WHEREAS**, although filing deposits are refunded if the appeal is resolved with the
3 Municipal Assessor's staff prior to the BOE hearing or if the owner or their agent
4 appears for the hearing and participates, it is a significant burden to prepare the
5 filing and deposit initially; and

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7 **WHEREAS**, Alaska Statute 29.45.150 provides that by resolution or other act of a
8 Municipality a "systematic reevaluation of taxable real and personal property [shall
9 be] undertaken by the assessor, whether of specific areas in which real property is
10 located or of specific classes of real or personal property to be assessed, ... over
11 the shortest period of time practicable"; and

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13 **WHEREAS**, the Anchorage Assembly desires that the Municipal Assessor
14 reevaluate a class of properties that have had their 2026 Real Property Valuation
15 Notice reflect an unusually large increase in value over the prior year's valuation,
16 rather than subject hundreds or thousands of property owners to the burden and
17 costs of assenting to the increase or filing an appeal to the BOE;

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19 **NOW, THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:**

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21 **Section 1.** Pursuant to AS 29.45.150, the Municipal Assessor is directed to
22 undertake a systematic reevaluation of the below described class of taxable real
23 property in due haste and the shortest period of time practicable. The Assessor
24 shall issue a reassessment notice for 2026 if a property's valuation is decreased.
25 The Assessor shall not increase any 2026 original assessment under the directive
26 of this Resolution. Persons receiving a corrected assessment or reassessment as
27 a result of this review and reevaluation shall have all rights provided by Title 12 of
28 the Anchorage Municipal Code and under AMC section 12.05.060C. The class(es)
29 of taxable real property to be reevaluated are:

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31 A. All real property that had a 2026 valuation that increased more than
32 eight percent (8%) over the prior year's assessed valuation.

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35 **Section 2.** That there shall be a presumption of error in assessment for 2026 in
36 the following circumstances:

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38 A. The 2026 Assessed Value is more than a 20% increase over the prior
39 year's valuation and there is no substantial physical change or
40 improvement to the property; or
41 B. The property did not have any new construction or improvements
42 commenced or completed in 2025, and historical assessment values
43 looking back five years show a trend of changing valuation and do not
44 indicate a history of undervaluation; or
45 C. The comparable properties used in the original assessment include a
46 property of a different type than the subject property.

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3 **Section 3.** That if a specific property's 2026 value after reevaluation is
4 determined to still be more than a 20% increase over the 2025 assessed valuation
5 and the reason is due to historical undervaluation by the Municipal Assessor, the
6 Assessor is requested to reassess for 2026, 2027 and subsequent years at a
7 valuation no greater than an 8% increase over the prior year until it is correctly
8 assessed at full and true value, to the extent that gradual correction over years is
9 consistent with the standards of the International Association of Assessing Officers
10 and AS 29.45.110.

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12 **Section 4.** That the Municipal Assessor shall report by AIM no later than March
13 5 the status of the systematic reevaluation and the number of original 2026
14 assessments that were (A) reassessed and by how much on average, (B) were not
15 corrected with a summary of the reasons, and (C) other information as determined
16 by the Assessor.

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18 **Section 5.** This resolution shall be effective immediately upon passage and
19 approval by the Assembly.

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21 PASSED AND APPROVED by the Anchorage Assembly this _____ day
22 of _____, 2026.

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26 Chair of the Assembly

27 ATTEST:

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32 Municipal Clerk

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