



<b>FRI</b> <b>JAN 30</b> <b>11:50 AM</b> <b>2026</b>	<b>Worksession re Property Appraisals</b>  City Hall Conference Room #155 632 West 6th Avenue Anchorage, AK 99501
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- Re-introduction to Property Appraisal
- Topline of this year's valuation
- State Law changes
- Property appraisal mechanics
- Improvements made this year
- Re-assessments
- LOTT AR
- Suggestions



# Why Assess Property?

Real Property Taxes

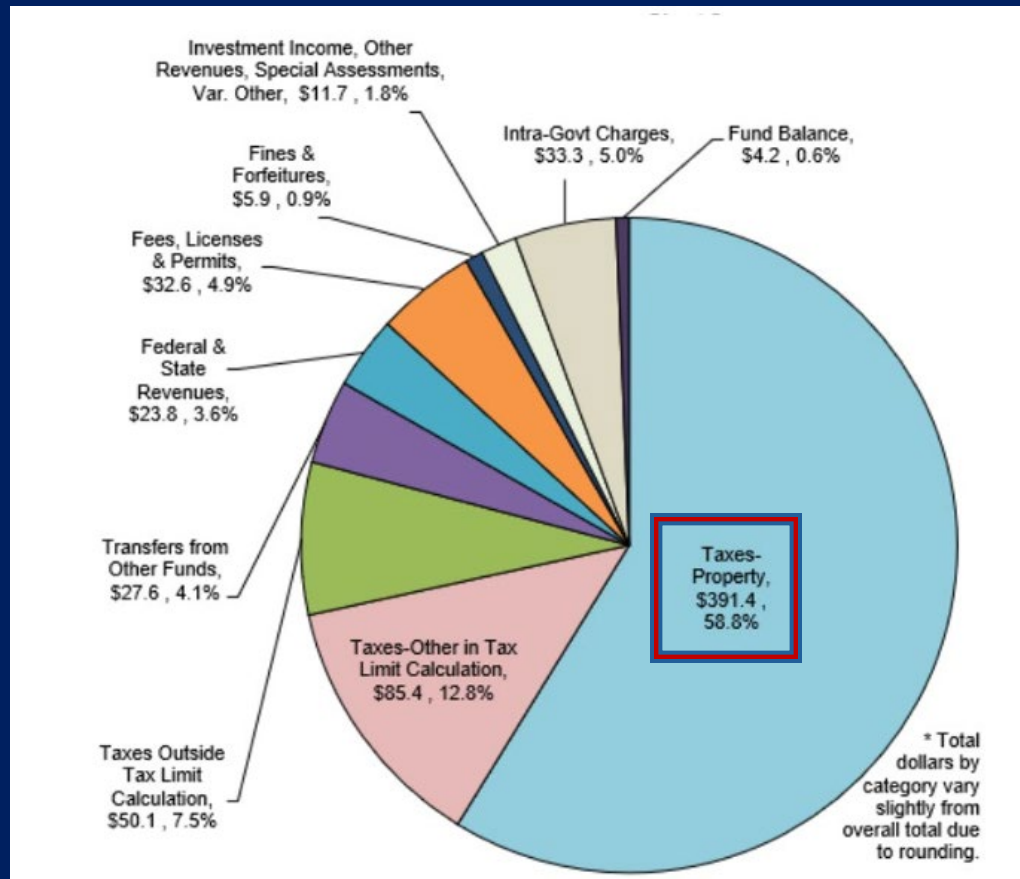
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Mill Rates

X

Taxable Assessed Value

(the value after exemptions)



MUNICIPALITY OF ANCHORAGE PROPERTY APPRAISAL DIVISION 632 W. 6th AVE. ROOM 300 P.O. BOX 196650 ANCHORAGE, ALASKA 99519-6650		Real Property Assessment Notice		PREPARED BY FIRST CLASS MAIL U.S. POSTAGE PAID ANCHORAGE, ALASKA Permit No. 202	
PARCEL IDENTIFICATION NUMBER		LEGAL DESCRIPTION OF REAL PROPERTY ASSESSED		ADDRESS SERVICE REQUESTED	
LOT SIZE		LAND VALUE		IMPROVEMENT VALUE	
OFFICE HOURS Mon - Fri 8:00 A.M. to 5:00 P.M.		TOTAL VALUE		ASSESSMENT YEAR 2026	
PHONE (907) 343-6500		APPEAL MUST BE FILED BY 02/1/2026			
IMPORTANT PLEASE READ REVERSE SIDE					

This is notice of the assessed value, as of January 1, 2026, for the property described on the face of this card. A description of this property, including most property characteristics is available for review at the Municipality of Anchorage website, [www.muni.org/assess](http://www.muni.org/assess). State law requires you to notify the Assessor of errors or omissions in the assessment or errors in the name or address on this notice.

The Assessor may adjust the property's assessed value if you can demonstrate that errors or omissions have been made. Contact the Property Appraisal Division if you believe this assessment has errors or omissions. Property owners often resolve issues at this level of review without the need for a formal appeal. Alternatively, you may submit a formal appeal to the Board of Equalization (BOE).

There are three requirements to file an appeal: 1) The appeal must be filed by the date noted on the face of this card. 2) The appeal must be submitted in writing using the approved form. Appeal forms and instructions are available at the Property Appraisal Division in City Hall or at [www.muni.org/assess](http://www.muni.org/assess). 3) A filing deposit must be included with the appeal. This deposit will be refunded to you if the appeal is resolved prior to the hearing by the BOE. OR if you have provided the data and access required by the Assessor and you appear at your scheduled hearing. The BOE will begin to hear appeals in March. Persons filing an appeal will be notified by mail of the hearing time and location.

The Municipal Assembly is scheduled to hear 2025 property taxes by May 1, 2025. The Municipal Treasury Division expects to mail your tax bill by no later than June 1. Payment of the first half of your taxes will be due on June 30, 2025. Payment of the second half of your taxes will be due on August 31, 2025. Property taxes become delinquent and are subject to penalty and interest if payments are not made by these due dates.

YOU MAY BE ELIGIBLE FOR AN EXEMPTION (Senior Citizens, Disabled Veterans, Resistor, Disaster Tax Relief, Homestead, etc.) Information is available at [www.muni.org/assess](http://www.muni.org/assess) or (907) 343-6500.

THIS IS NOT A TAX BILL



# *How Should Property Appraisal Work?*

- Non-Political
- Conducted by Career Professionals
- Compliant with Law
- Using National Best Practices and Standards
- Transparent
- With a Process to Correct Errors



# *What Happened This Year?*

## 2026 Property Appraisal Annual Valuation Report



FRI  
JAN 9  
1:00 PM  
2026

### Worksession re 2026 Valuation Report

City Hall Conference Room #155  
632 West 6th Avenue Anchorage, AK  
99501



Mayor Suzanne LaFrance  
Department of Finance | Property Appraisal Division  
Jack Gadamus, Municipal Assessor



# What Happened This Year?

## Property Summary (Including New Construction)

	Number of Properties / Accounts	Total Value (billions)	Yr to Yr Change	Taxable Value (billions)
<u>Residential</u>	89,005	\$37.2	4.3%	\$30.3
Commercial	4,576	\$11.1	7.7%	\$11.1
Personal Property*	1,983	\$3.5	-0.6%	\$3.4
Exempt Property	4,810	\$8.0	0.4%	\$0.0
<u>Total</u>	100,374	\$59.8	4.3%	\$44.8

\*Personal Property values are estimated for 2026



[Listen to this article](#)

6 min

By Amy Bushatz on Jan 21, 2026

# Mat-Su home values rise 8% as borough prepares annual property notices

The annual assessments will be used to calculate tax rates this spring.

MATANUSKA-SUSITNA BOROUGH NEWS

## What you need to know:

- Mat-Su property owners will likely see higher assessments this year, with single-family home values up 7.41% on average and a 15% blanket increase for land, part of a borough effort to align assessed values with actual market prices.
- The 15% increase in land assessments is part of a six-year plan to address decades-old valuation discrepancies. Property owners who disagree with their assessment are encouraged to contact the borough to discuss the issue.



A series of new homes off Bogard Road near Palmer on Jan. 20, 2026. (Amy Bushatz/Mat-Su Sentinel)

# How does this year compare?

## Are property values unusually up this year?

Overall, no. The average change was +4.3%. The majority of properties (58%) changed by less than 5%. Approximately one-third of properties (32%) saw valuation decreases. But some properties did see large adjustments—10% of properties were adjusted by more than 10%.

## Are large adjustments unusual?

The adjustments we're seeing this year aren't unprecedented. The chart below compares this year's changes (right) to last year's changes (left). The bell curve of changes this year is a little wider – but the percentage of properties (~9% to 10%) that received higher upward valuation changes ( $\geq 10\%$ ) is very similar.

Bin	Count of Properties Changing from Tax Year 2024 to 2025	2024 to 2025 As a Whole	Count of Properties Changing from Tax Year 2025 to 2026	2025 to 2026 As a Whole
<-30%	4,184	5%	4,032	5%
-30% to -10%	547	5%	3,387	8%
-10% to <0%	5,431	12%	20,857	32%
$\geq 0\%$ to 5%	22,518	37%	22,295	58%
$\geq 5\%$ to 10%	39,616	83%	17,865	78%
$\geq 10\%$ to 15%	7,613	91%	10,111	90%
$\geq 15\%$ to 20%	2,532	94%	4,788	95%
$\geq 20\%$ to 25%	1,755	96%	1,993	97%
$\geq 25\%$ to 30%	1,134	97%	941	98%
$\geq 30\%$ to 40%	1,169	99%	580	99%
$\geq 40\%$	1,121	100%	771	100%
Total	87,620		87,620	





# *Is there an incentive to inflate assessments to increase property taxes?*

No, and for at least three reasons.

**First**---and primarily---because property assessments are conducted by career professionals whose only aim is to assess “full and true value,” without regard to any outside considerations.

But even if that were not the case, **second**, increased property values, on their own, would not lead to increased taxes overall because the municipality has a “**tax cap**.” Because  $[\text{Property taxes}] = [\text{Assessed Value}] * [\text{Mill Rate}]$ , and the tax cap fixes the total amount of property taxes, increased property valuation, on its own, acts only to reduce mill rates, not increase taxes.

**Third**, as a result of the **state school-funding formula**, the state’s contribution to local schools actually decreases as property values increase—meaning that the amount of money available to fund general government can actually decrease as property values go up.



# Where do assessments come from?

	Number of Properties / Accounts
Residential	89,005
Commercial	4,576
Personal Property*	1,983
Exempt Property	4,810
Total	100,374

**Finance**  
**Division Summary**  
**FIN Property Appraisal**  
(Fund Center # 135100)


**Position Total**

**39**

**= *mass appraisal***



# CAMA=Computer-Aided Mass Appraisal



## Property Tax Information

[Property Search](#)[Treasury Home](#)[Property Appraisal Home](#)[Advanced Search](#)[Map Search](#)

### Property Search Selection

Only fill in ONE selection for property search

Parcel Number:

Owner Name:

Site Address #:  Direction  Street:  Suffix

Options Sort by:   Results/page:

Data Current as of January 28, 2026

#### Parcel ID Number

Parcel ID's are 11 digits not including dashes. You may search with or without the dashes.  
Example: 009-034-57-000 or 00903457000

#### Owner

Last Name or Business name is required . First Name is optional.  
Use a space only, no commas. Example: Smith or Smith James. A partial name may also be entered such as WAL which would return Walmart or Walker Bob.

#### Address

Address #	Street	Returns
123	Anywhere	all occurrences of "123 Anywhere " (St, Ave, Rd etc)
	Anywhere	all addresses on "Anywhere" or starting with "Anywhere"
	*Any	all addresses containing "Any"

(Use \* as the wildcard character)

About the data shown on this site



<https://property.muni.org/search/commonsearch.aspx?mode=realprop>

*How does a home get its value?*

Anchorage uses the  
“market-adjusted  
cost approach”





# *Step 1: Start with Cost*

*What would it cost to  
replace your house?*



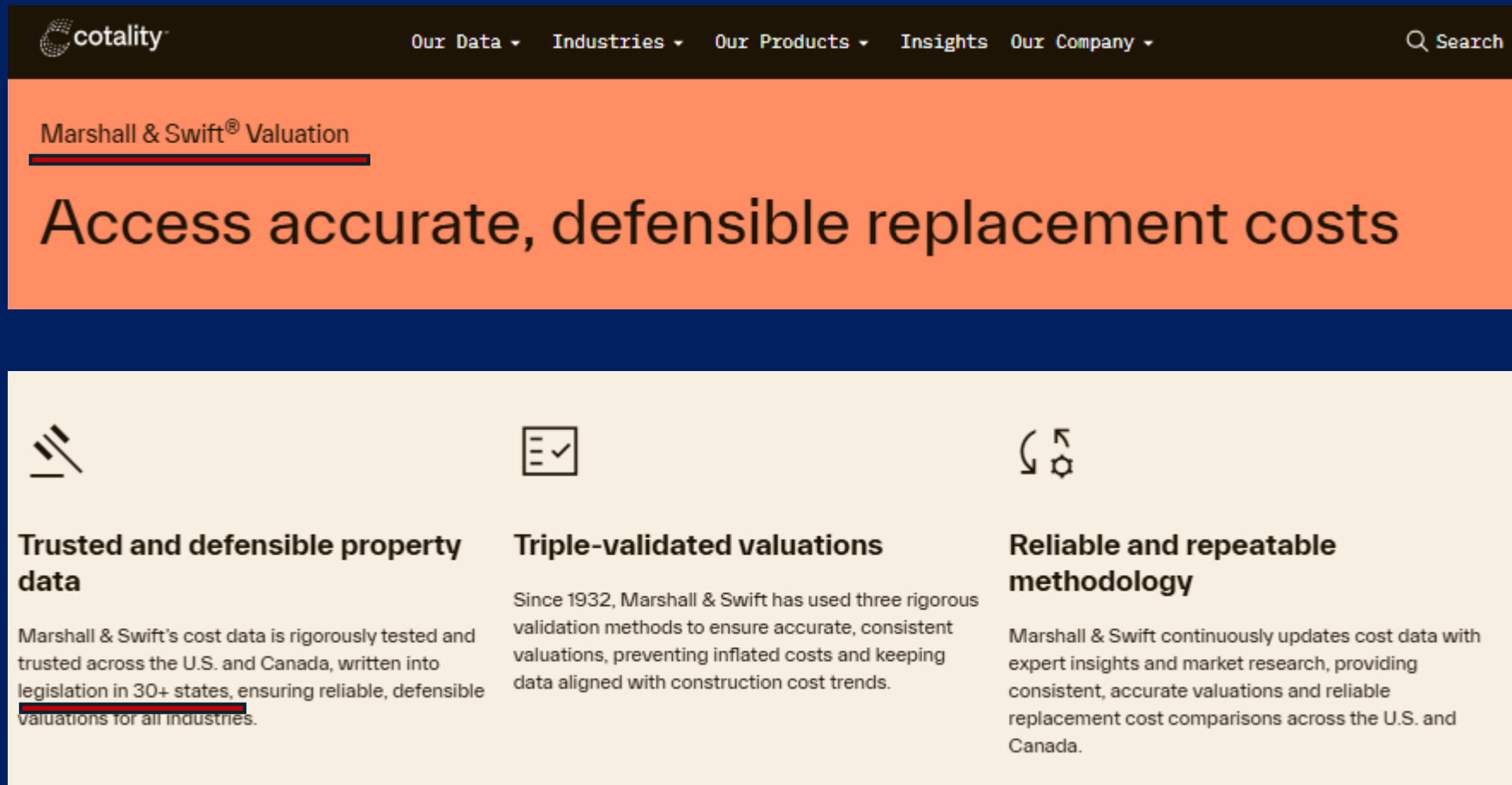
# Info Maintained After Construction , Renovation or Inspection

## PROPERTY RECORD CARD (PRC) RESIDENTIAL

PARCEL ID 002-153-21-000		JUR: 002	TAX YEAR: 2026	DT MAP RTG:							
PIN#:		ANCHORAGE - Property Card		Printed: 01/30/26 Card: 1 of 1 Appr#:							
Input Dte: __/__/____ ID: _____											
<b>Ownership</b>		<b>General Information</b>									
<b>Owner:</b> CORYELL MARSHALL B 1028 E 5TH AVE SUITE F ANCHORAGE AK 99501		438 CANNON CT LUSE: 103 AG LAND USE: N Liv Unit: 3 Class: R Zoning: R2M Nbhd: 05G05 Field Review Flag: Tax Dist: City/Anchorage									
<b>Notes</b>		<b>Legal Desc</b>									
		SOUTH ADDITION BLK 40A LT 16									
<b>Land Description</b>											
L#	Typ	Cd	F/Act	Size	Base	Incr	Decre	Infl 1 2	Adj	AdjRate	Value
1	S	4310		9,007	36.33	13	0			36.33	179,950
Tot Parcel Size: 0.2068					Deed: 0						
<b>Building Permit</b>					<b>Sales History</b>					<b>Miscellaneous</b>	
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	0
05/27/2025	R25-2099	53,640		C	01/16/24	2	1,150,000		1	Gross Impr:	0
05/17/2022	RETROP22	0		C	05/02/16			2016-17076			
09/29/2015	RETROM15	0		C	05/02/16			2021-69229			
					05/01/16	2	750,000		8		
Enter: Date: 03/27/25					Entr Rslt: Desk Edit To Cama Record (Not Inspe					Spoke With: Improved Property - Full	
Appr: CJL											
<b>Improvement Description:</b>											
Story Ht: 2 Plumb Upgr: 1440 Heating: central Prefab Fireplace: 1 Funct % Gd:											
Attic: Dgre Remod: Phys Cond: average Add Sty Stack(PF): Funct Desc:											
Cnstr: wood Tot Rooms: 19 Int Ext Cnd: Bsmt Gar # Cars: 3 Econ % Gd: 99											
Style: two story Bedrooms: 9 Storm Flood: Misc Desc 1: el - elevator Econ Desc:											
Yr Blt: 1984 Fam Rooms: Unfin Area: Misc Desc 2: Over Depr Tbl:											
Eff Year: 1984 Full Baths: 6 Rec Room: Pct Cmplt: 100 C&D Descrip:											
Yr Remod: Half Baths: 3 Fin.Bsmt Area: Grade: B Condo Level:											
Rem Kit: Extra Fix: 6 WBFP Stacks: Market Adj: 72 Condo Type:											
Rem Bath: Foundation: Add Sty Stack(WB): Condo View:											
Elec Upgr: 3015 Bsmt:											
<b>Dwelling Computations</b>											
Base Price 334,050 C&D Factor											
Basement 0 Total RCN 1,142,175											
Heating 0 RCN PSF 126.69											
Plumbing 83,578 CDU POOR											
Attic 0 % Good 72											
Other Feat 54,819 RCNLD 814,140											
Subtotal 472,450 RCNLD PSF 108.34											
Additions 661,800 OBY & Misc Imp											
Grade Fact 1.19 Pct Cmpl/Adjfact 100 / 1											
SFLA 7,515 Tot Card Value 814,140											
<b>Value Summary</b>											
Prior Cost Market Current Apr											
Land 180,000 180,000 180,000 180,000											
Bldg 829,600 814,100 952,580 814,100											
Total 1,009,600 994,100 1,132,580 994,100											
Rev Code: 1 - Cost Approach Land/Bldg Fact 1.00 / 1.00											






# Property Features are Assigned Costs...



The screenshot displays the Cotality website's Marshall & Swift Valuation page. The header features the Cotality logo and navigation links: 'Our Data', 'Industries', 'Our Products', 'Insights', and 'Our Company'. A search bar is located on the right. The main content area has an orange background with the heading 'Marshall & Swift® Valuation' and the subheading 'Access accurate, defensible replacement costs'. Below this, three columns highlight key features: 'Trusted and defensible property data' (with a bar chart icon), 'Triple-validated valuations' (with a checklist icon), and 'Reliable and repeatable methodology' (with a refresh icon). Each column includes a brief description of the service's reliability and accuracy.

**Marshall & Swift® Valuation**

Access accurate, defensible replacement costs

Trusted and defensible property data	Triple-validated valuations	Reliable and repeatable methodology
 <p>Marshall &amp; Swift's cost data is rigorously tested and trusted across the U.S. and Canada, written into <u>legislation in 30+ states</u>, ensuring reliable, defensible valuations for all industries.</p>	 <p>Since 1932, Marshall &amp; Swift has used three rigorous validation methods to ensure accurate, consistent valuations, preventing inflated costs and keeping data aligned with construction cost trends.</p>	 <p>Marshall &amp; Swift continuously updates cost data with expert insights and market research, providing consistent, accurate valuations and reliable replacement cost comparisons across the U.S. and Canada.</p>



*...and then depreciated to account for age*



**\*Note:** The land value is determined outside of the Cost Approach process and is typically derived using the Sales Comparison Approach.

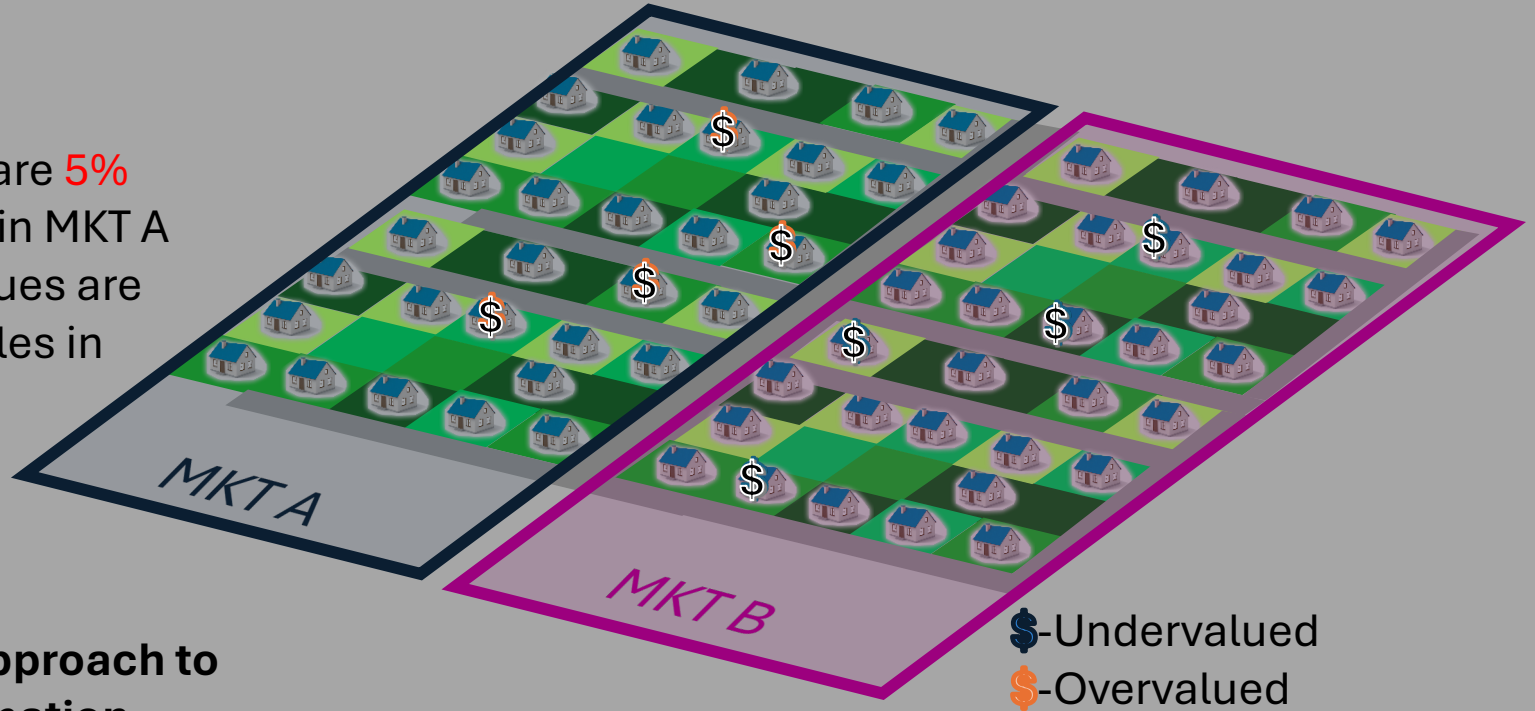




# Step 2: Compare Computed Costs to Comparable Sales

## Cost Approach:

- Market Area (MKT) A's assessed valuations are **5% higher** than the sales in MKT A
- MKT B's assessed values are **5% lower** than the sales in MKT B



## Adjusting the Cost Approach to Reflect Market information

- Lower MKT A's values, "AV ratio": 0.95
- Raise MKT B's values, "AV ratio": 1.05

## Market Adjusted Cost Approach:

- After adjustment, Both areas reflect market activity
- Does not single out properties that have sold
- Provides uniform assessments



# Residential Data Used for Valuation

Number of Listings Tracked During 2025	1,270
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Number of Sales Inquiries Sent to seller*	5,322
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2025 Sales Disclosed to MOA	489
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2024 Sales Disclosed to MOA	1,011
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2023 Sales Disclosed to MOA	814
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Average Assessed Value to Average Adjusted Sale Price	95%
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\*Alaska is a non-disclosure state. We also send a letter to the buyer.



# IAAO Technical Standards

International Association of Assessing Officers (IAAO) maintains technical standards that reflect the official position of IAAO on various topics related to property tax administration, property tax policy, and valuation of property, including mass appraisal and related disciplines. These standards are adopted by the IAAO Board of Directors.

IAAO assessment standards represent a consensus in the assessment profession. The objective of the IAAO standards is to provide a systematic means by which assessing officers can improve and standardize the operation of their offices.

The IAAO standards are advisory in nature, and the use of, or compliance with, these standards is purely voluntary. If any portion of these standards is found to be in conflict with the *Uniform Standards of Professional Appraisal Practice (USPAP)* or state laws, *USPAP* and state laws shall govern.

IAAO technical standards are intended to guide property tax assessment officials, tax policy analysts, and administrators. Similar issues arise in any nation's property tax systems. IAAO standards can provide guidance internationally. However, certain sections of these standards apply primarily to the United States and Canada, where the power to tax property is assigned to state, provincial, or territorial governments.

IAAO makes its technical standards publicly accessible on its website. Newer technical standards can also be purchased individually through [Amazon](#).

IAAO allows reproduction of technical standards for personal use, educational purposes, property tax hearings, legislative development, as a supplement to local guidelines and standards, and for public information purposes. The content of IAAO technical standards are subject to change. Current official versions of technical standards are available only from IAAO.

## IAAO Standards

Click on link to download PDF copy.  
Newer standards will have an Amazon link to purchase printed copy.

[Standards Executive Summaries](#)

[Guide to Assessment Administration Standards](#)

[Assessment Appeal](#)

[Automated Valuation Models \(AVMs\)](#)  
• [Amazon](#)

[Communications and Outreach](#)  
• [Amazon](#)

[Contracting for Assessment Services](#)  
• [Amazon](#)

[Data Quality](#)  
• [Amazon](#)





## STANDARD ON MASS APPRAISAL OF REAL PROPERTY

This standard addresses mass appraisal procedures by which the fee simple interest in property can be appraised at market value, including mass appraisal application of the three traditional approaches to value (cost, sales comparison, and income). The standard covers the many facets of mass appraisal from data collection through application and testing of models to quality control and even physical resource considerations.

As addressed in this Standard, mass appraisal requires complete and accurate data, effective valuation models, and proper management of resources. Section 2 introduces mass appraisal. Section 3 focuses on the collection and maintenance of property data. Section 4 summarizes the primary considerations in valuation methods, including the role of the three approaches to value in the mass appraisal of various types of property. Section 5 addresses model testing and quality assurance. Section 6 discusses certain managerial considerations: staff levels, data processing support, contracting for reappraisals, benefit-cost issues, and space requirements. Section 7 discusses reference materials.

The Standard emphasizes the importance of obtaining complete and accurate property characteristics and market data, as well as CAMA systems that provide for storage and processing of relevant sales, cost, income, and expense data. Examples are provided of types of data to be collected and data collection accuracy standards are presented. There is considerable discussion of initiating updates based on new construction, new parcels, remodeling, demolition, and destruction. Building permits are stressed as importance to this process. In addition, the Standard discusses different ways to accomplish updates through field inspection involving physical review and inspections that employ technological solutions, such as digital imaging and aerial photography.

Applicability of different appraisal techniques to different types of property is also discussed, as is model testing, quality assurance, and value defense. Managerial considerations, including staffing, space, and software and hardware, are also discussed.







33rd Legislature(2023-2024)

BILL HISTORY/ACTION FOR LEGISLATURE

Next Bill

BILL SB 179  
CURRENT STATUS CHAPTER 28 SLA 24  
STATUS DATE 08/13/2024

BILL HCS CSSB 179(RLS)  
VERSION  
SHORT TITLE MUNI PROPERTY TAX/TELECOMM TAX; XFER TAX

SPONSOR(S) SENATORS BJORKMAN, Gray-Jackson  
REPRESENTATIVES Coulombe, Vance, Saddler, Josephson

TITLE "An Act relating to municipal property tax; relating to assessment of property, boards of equalization, and certification of assessors; prohibiting municipalities from levying a tax on the transfer of real property; prohibiting the state from levying a tax on the transfer of real property; relating to municipal taxation of mobile telecommunications services; and providing for an effective date."

Bill Number:  Search Bill Next Bill

\* **Sec. 12.** AS 29.45.110(a) is amended to read:

(a) The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS 29.45.060, and 29.45.230. 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 prevailing general price levels. **The assessor shall determine the full and true value as provided in standards adopted by the department under (e) of this section or another set of standards provided by ordinance.**

\* **Sec. 13.** AS 29.45.110 is amended by adding a new subsection to read:

(e) The department shall adopt standards for assessing the full and true value of property under (a) of this section that are **not inconsistent with standards adopted by the International Association of Assessing Officers** and update the standards when necessary.



# *What Changed?*

- Updated Marshall & Swift Cost Data
  - Base inputs hadn't been updated in over a decade
- Eliminated “Excessive Stratification” in Market Areas



# *“Market Areas”*

- *Not “Neighborhoods” in the traditional sense, but geographic areas where Cost-to-Comparable Sales “AV Ratios” are statistically aligned*
  - *Sale data for “market adjustments” is drawn from the area*
  - *Old areas were small and could “lag” with very limited sale data*
  - *Market areas can change over time*







## Resident Market Areas App

+

Find address or place



-



This map opens showing Current Residential Market areas. Use the tools in the upper-right to see other layers.

### Current Residential Market Areas

This layer shows the updated residential market areas adopted for the market-adjusted cost approach. The update was completed in consultation with a Certified Assessment Evaluator and aligns with nationally recognized best practices established by the International Association of Assessing Officers (IAAO). The revised structure consolidates market areas to improve data sufficiency, consistency, and defensibility in property assessments.

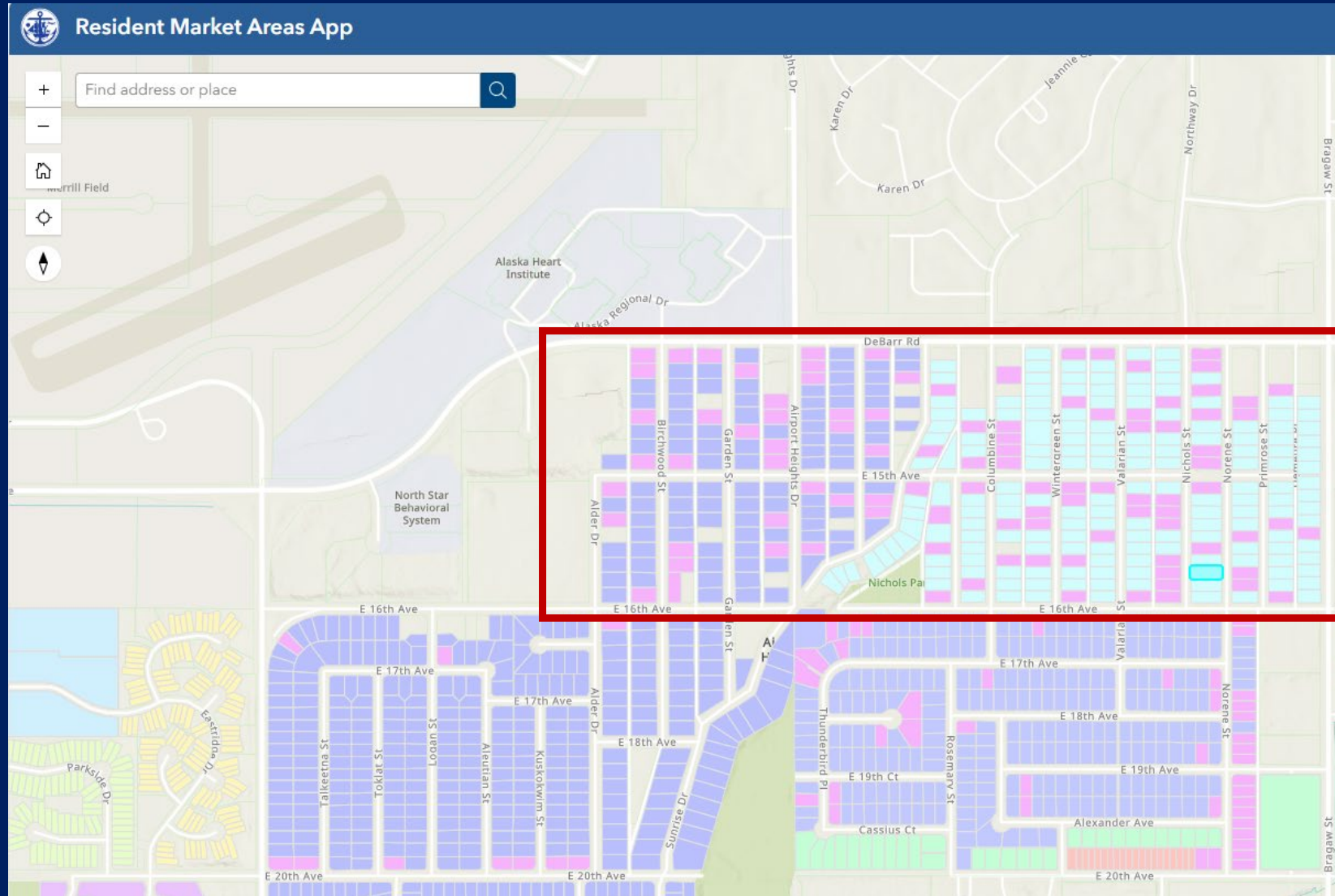
### Prior Residential Market Areas

This layer shows the residential market areas used in prior assessment years. Over time, this structure became increasingly difficult to administer due to over stratification and a decline in annual property sales. As a result, many areas lacked sufficient data to support reliable market adjustments.

Click outside this window to close it.

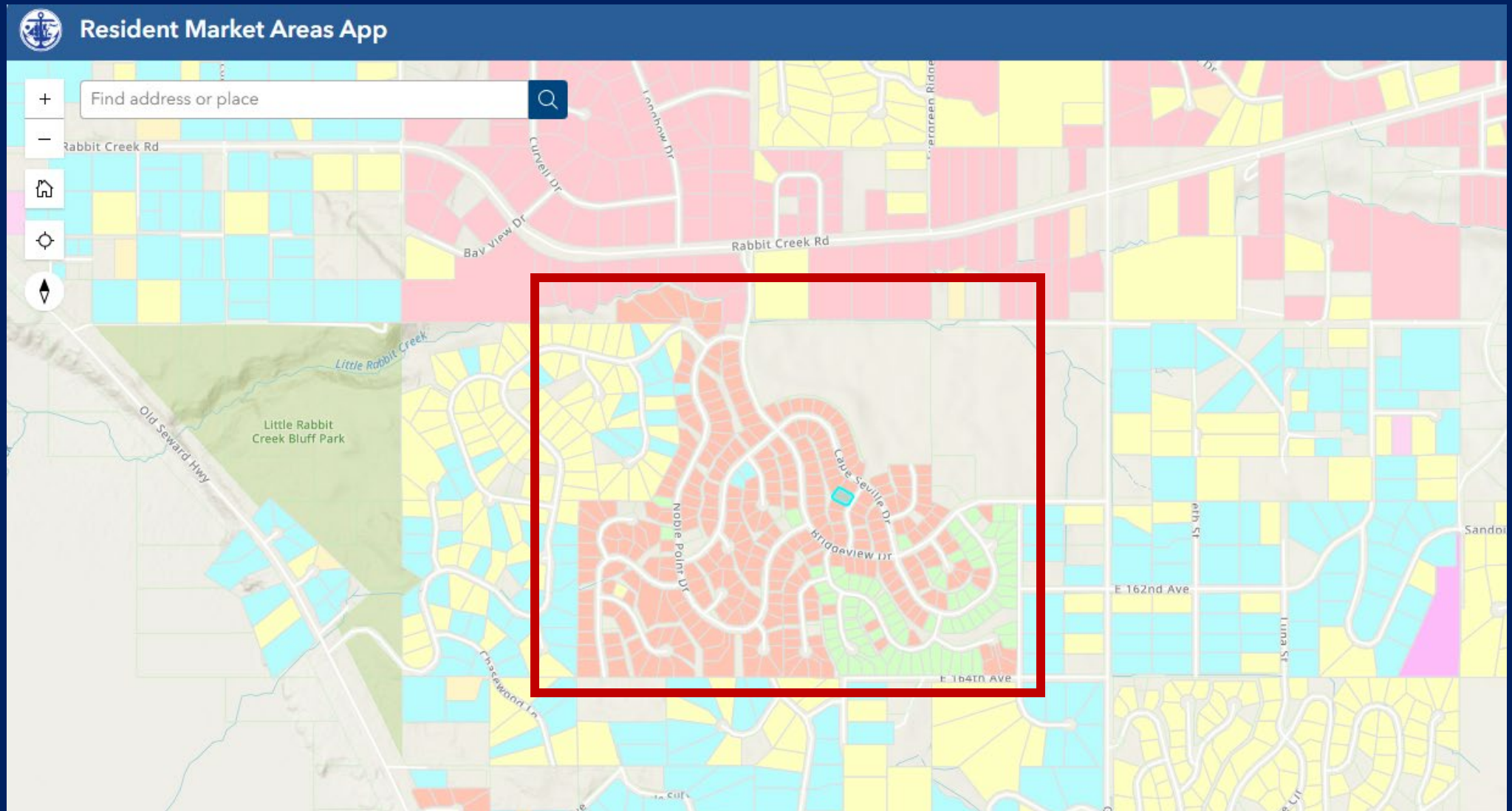


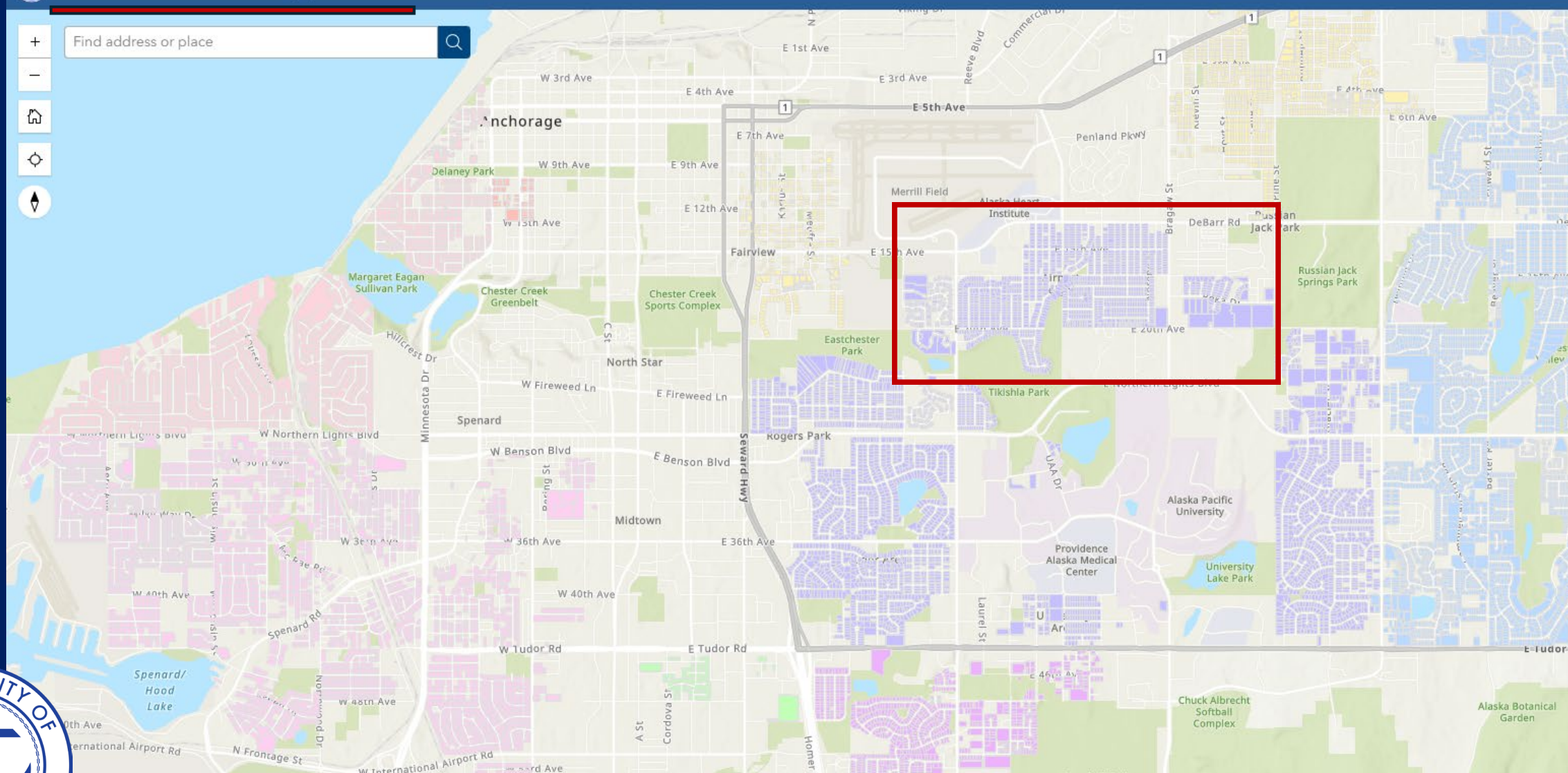
# *Lots of checkerboarding*





*Some areas were limited to single subdivisions*



Find address or place





This map opens showing Current Residential Market areas. Use the tools in the upper-right to see other layers.

### Current Residential Market Areas

This layer shows the updated residential market areas adopted for the market-adjusted cost approach. The update was completed in consultation with a Certified Assessment Evaluator and aligns with nationally recognized best practices established by the International Association of Assessing Officers (IAAO). The revised structure consolidates market areas to improve data sufficiency, consistency, and defensibility in property assessments.

### Prior Residential Market Areas

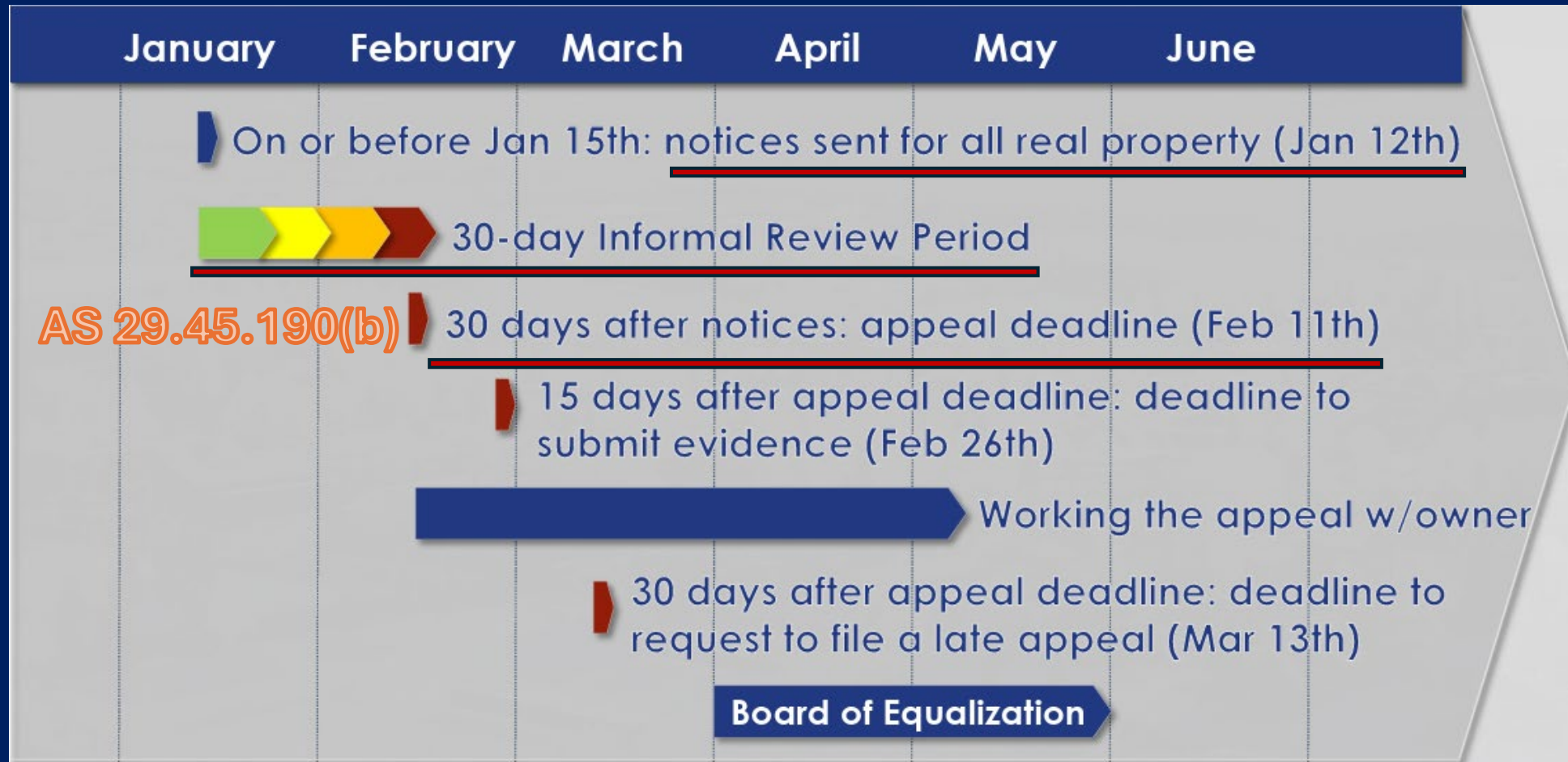
This layer shows the residential market areas used in prior assessment years. Over time, this structure became increasingly difficult to administer due to over stratification and a decline in annual property sales. As a result, many areas lacked sufficient data to support reliable market adjustments.

Click outside this window to close it.





# Where are we now?



# *There is no cost associated with either informal review OR appeal*

- Informal review is free
- The appeal is also free
  - There is “filing deposit” to ensure an appellant actually participates in the appeal
  - It is refunded **regardless of outcome, as long as the property owner shows up, participates, and provides information:**

## 12.05.055 - Appeals to board of equalization.



- A. A person whose name appears on the assessment roll as the owner of record or the agent or assigns of that person may appeal to the board of equalization for relief from an alleged error in valuation.
- B. No appeal may be taken unless the applicant files with the assessor written notice of appeal specifying grounds for such appeal within 30 days from the date the assessment notice was mailed. An appeal application must be complete and presented on the form prescribed by the board. No appeal application may be accepted unless a filing deposit of \$30.00 for a property whose assessed value is less than \$100,000.00, \$100.00 for property whose total assessed value is at least \$100,000.00 but less than \$500,000.00, \$200.00 for property whose total assessed value is at least \$500,000.00 and less than \$2,000,000.00, and \$1,000.00 for property whose total value is \$2,000,000.00 or greater, is received by the assessor at the time of filing. The filing deposit shall be refunded regardless of outcome if the appeal is resolved prior to hearing, or if the appellant or the appellant's agent appears before the board of equalization at the time and place scheduled for the hearing, and actively participates in the proceeding after providing required data and access by the assessor's office. If the appeal is not resolved prior to hearing and the appellant or the appellant's agent fails to appear and actively participate in the proceeding, the deposit shall be forfeited. The assessor shall assign a case number to the appeal within one week of filing and payment of the filing deposit.



# Pre-Deposit (2003)→90% No Shows & Delay

Meeting Date: November 18, 2003

27 Approximately half of the appeals are closed administratively and half of the appeals  
28 are closed by action of the board. The result of this work to date is that the total value  
29 appealed was reduced by five percent. The Assessors Office is responsible for  
30 approximately 99% of the value revision. The Board of Equalization is responsible for  
31 less than one percent of the value revision. Appeal hearings are poorly attended. More  
32 than 90% of the appellants scheduled for hearing make no appearance before the  
33 board.

23 The appeal process is intended to be a safety valve to prevent abusive, illegal, and  
24 improper assessment practices. It is not intended to be the forum for taxpayers to  
25 protest the fact that they have to pay a tax or that property tax is unfair relative to other  
26 forms of taxation. These types of protests account for a large share of the current  
27 municipal assessment effort under the current appeal process.

13 The property assessment appeal process must change to accommodate a decision of  
14 the Alaska court. A recent Superior Court decision indicates that the appeal process  
15 should be substantially completed by June 1 of the assessment year. A process which  
16 has become a year round activity must now be accomplished in a four month period of  
17 time. This can be accomplished by changes to the administrative process of handling  
18 appeals, the requirement of timely production of relevant information, and to the  
19 composition and structure of the appeal board. Many of the changes included in the  
20 accompanying ordinance bring municipal code into alignment with decisions from  
21 Alaskan courts.

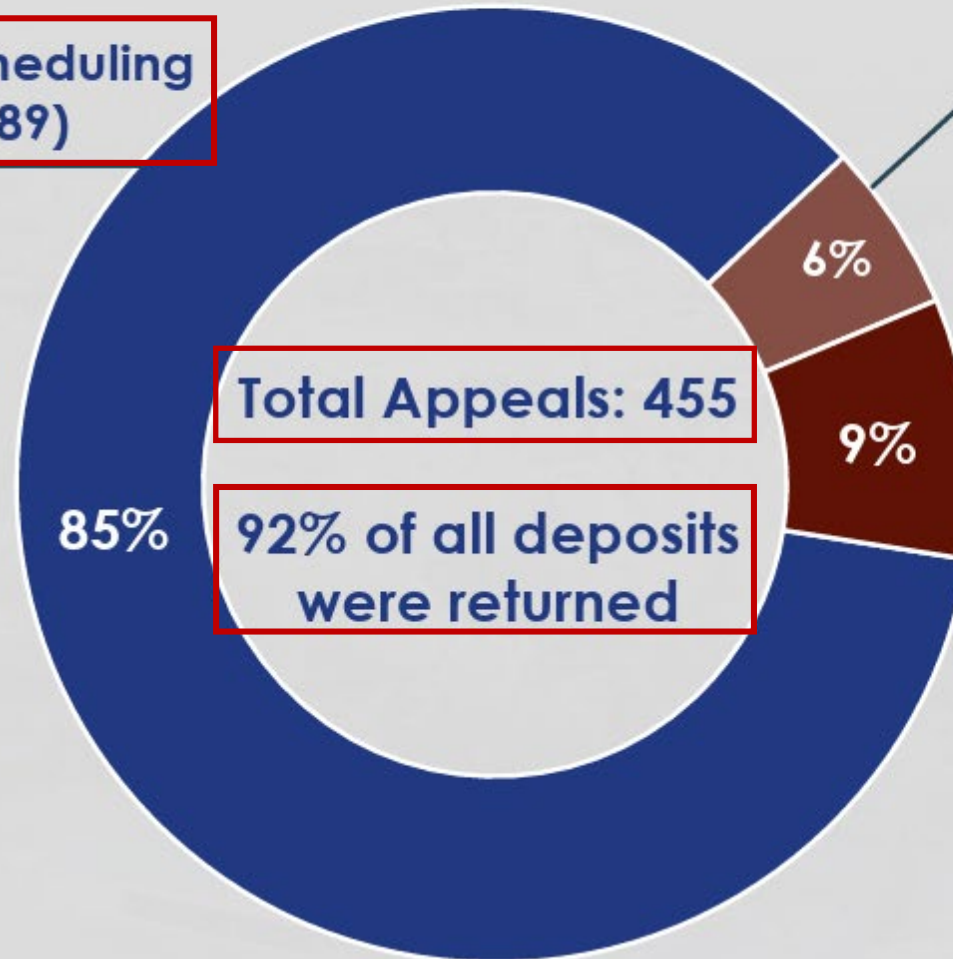




# Appeals: What Happened in 2025?

## Settled without scheduling a BOE\* hearing, (389)

- Agreed-upon value
- 85% (331) had a reduced value
- All 389 appeal deposits were returned



## Heard by BOE\*, owner failed to appear at the hearing, (26)

- Owners did not receive their appeal deposit back
- 19 unique owners failed to show
- For 2026, we will do an automated courtesy call as a reminder of their hearing

## Heard by BOE\*, the owner was present at hearing (40)

- 56% had a reduced value prior to the BOE hearing
- 88% of the recommended values were upheld by the BOE



# Re-Assessments

- Property Appraisal proactively reviewed groups of properties that experienced notable increases for the tax year. This review identified four neighborhoods – Goldenview Park, Sahalee, Lookout Landing, and Leary Bay – where some groups of properties warrant the issuance of revised valuation notices. About 660 homes will receive new, lower, assessments because of this proactive review. This is less than 1% of the total assessed properties in Anchorage.
- On average, the homes receiving revised assessments saw an original increase of about 16%. They are now being lowered to an average of about 5% - right around the municipality wide average of 4.3%
- The revised valuation notices are being issued because the assessor's office determined that affected properties had historically been assigned a quality-of-construction grade that was too high. The issue was masked in prior years because the parcels were grouped into market areas that likely reduced final valuations. The Assessor's Office made improvements to the market-area framework this year, causing the quality-of-construction grade issue to surface.





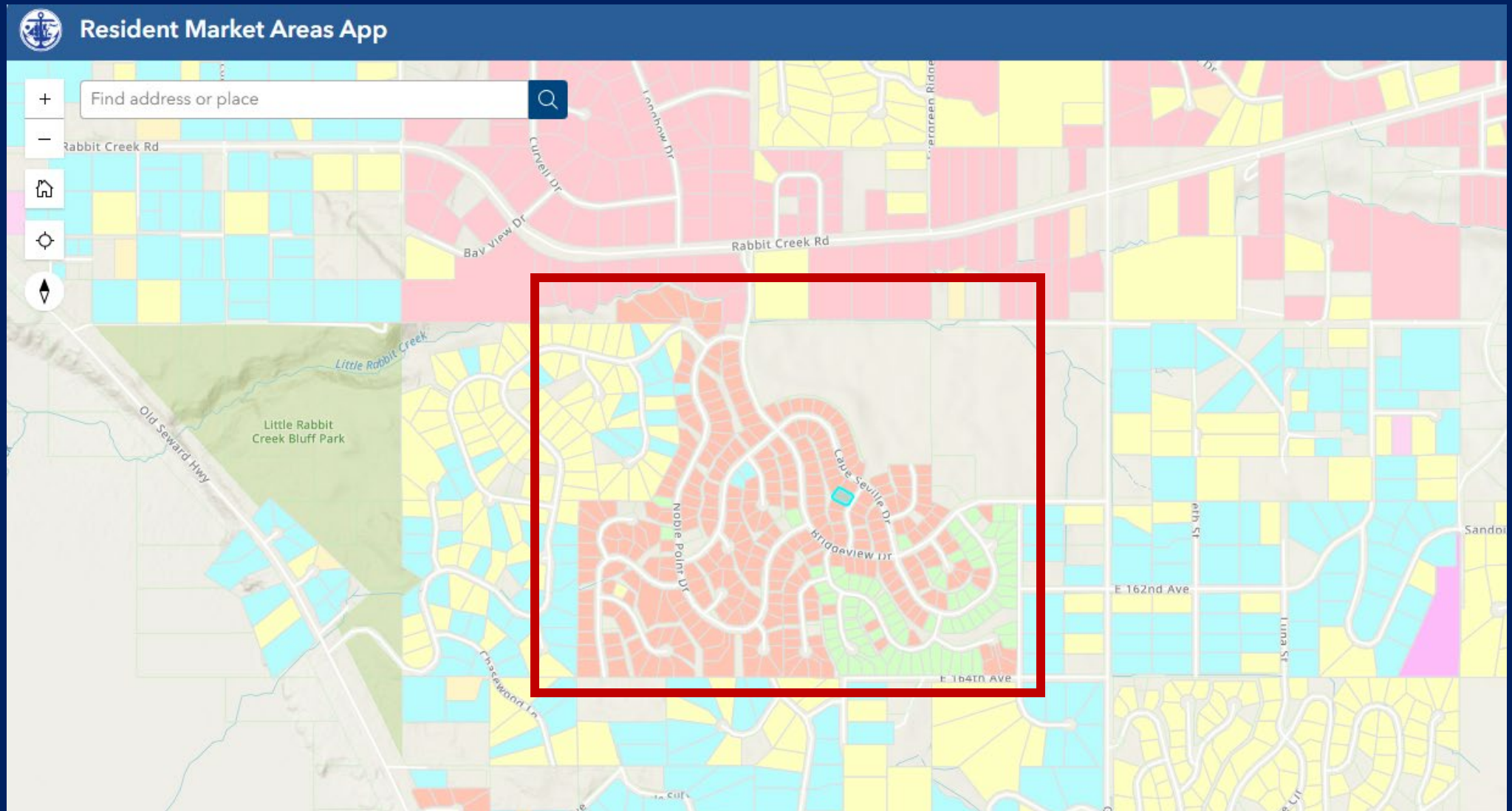
# Info Maintained After Construction , Renovation or Inspection

## PROPERTY RECORD CARD (PRC) RESIDENTIAL

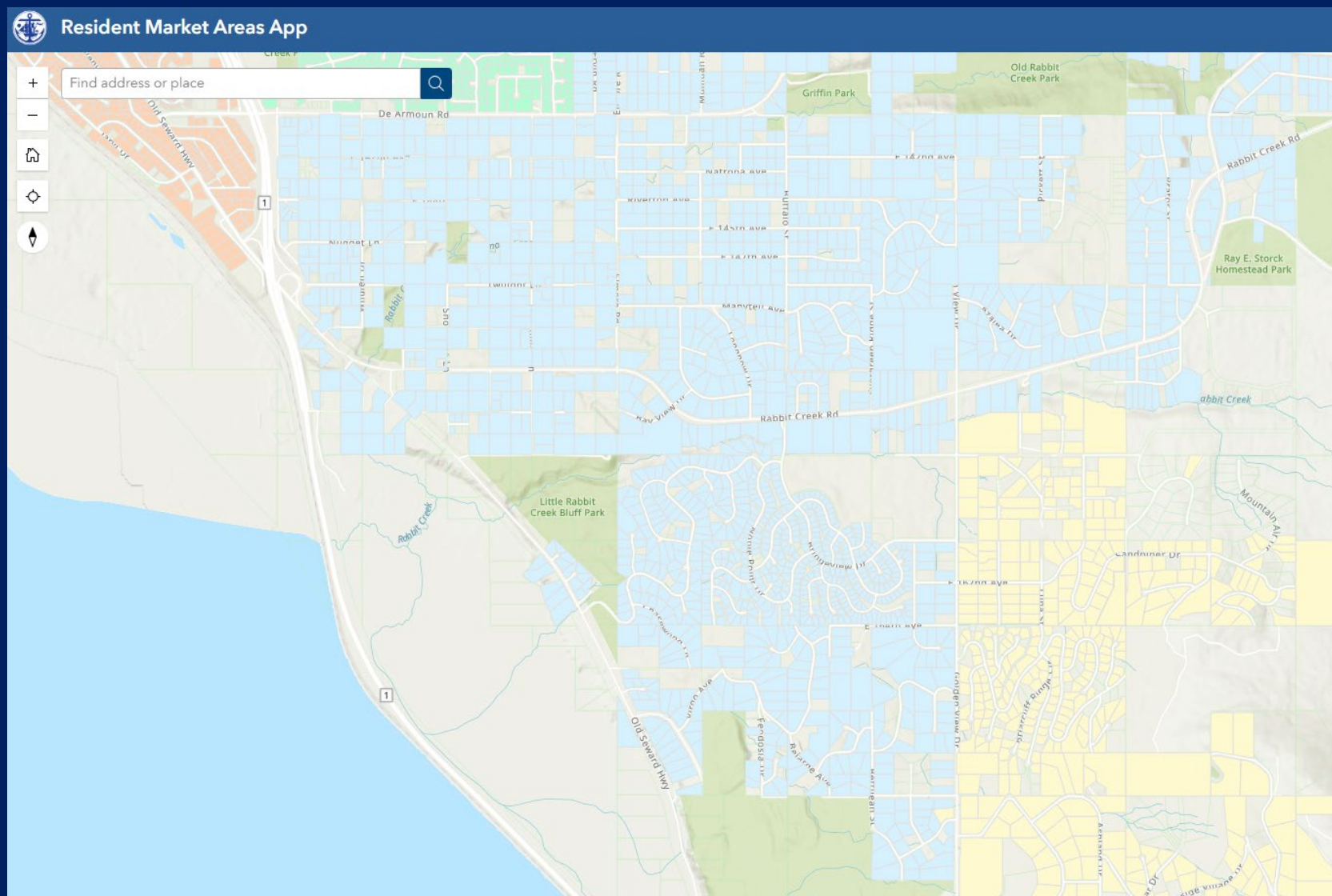
PARCEL ID 002-153-21-000		JUR: 002	TAX YEAR: 2026	DT MAP RTG:								
PIN#:		ANCHORAGE - Property Card		Printed: 01/30/26 Card: 1 of 1 Appr#:								
Input Dte: __/__/__ ID: __												
<b>Ownership</b> Owner: CORYELL MARSHALL B 1028 E 5TH AVE SUITE F ANCHORAGE AK 99501		<b>General Information</b> 438 CANNON CT LUSE: 103 AG LAND USE: N Liv Unit: 3 Class: R Zoning: R2M Nbhd: 05G05 Field Review Flag: Tax Dist: City/Anchorage										
<b>Notes</b>		<b>Legal Desc</b> SOUTH ADDITION BLK 40A LT 16										
<b>Land Description</b>												
L#	Typ	Cd	F/Act	Size	Base	Incr	Decre	Inf1 2	Adj	AdjRate	Value	
1	S	4310		9,007	36.33	13	0			36.33	179,950	
Tot Parcel Size: 0.2068					Deed: 0							
<b>Building Permit</b>					<b>Sales History</b>					<b>Miscellaneous</b>		
Date	Number	Amount	Purpose	O/C	Sale Date	Type	Price	LT #	Valid	Misc Impr:	0	
05/27/2025	R25-2099	53,640		C	01/16/24	2	1,150,000		1	Gross Impr:	0	
05/17/2022	RETROP22	0		C	05/02/16			2016-17076				
09/29/2015	RETROM15	0		C	05/02/16			2021-69229				
Enter: Date: 03/27/25					Entr Rslt: Desk Edit To Cama Record (Not Inspe					Spoke With: Improved Property - Full		Appr: CJL
<b>Improvement Description:</b>												
Story Ht: 2	Plumb Upgr: 1440	Heating: central	Prefab Fireplace: 1	Funct % Gd:								
Attic:	Dgre Remod: 19	Phys Cond: average	Add Sty Stack(PF):	Funct Desc: 99								
Cnstr: wood	Tot Rooms: 9	Int Ext Cnd:	Bsmt Gar # Cars: 3	Econ % Gd:								
Style: two story	Bedrooms: 9	Storm Flood:	Misc Desc 1: el - elevator	Econ Desc:								
Yr Blt: 1984	Fam Rooms:	Unfin Area:	Misc Desc 2:	Over Depr Tbl:								
Eff Year: 1984	Full Baths: 6	Rec Room:	Pct Cmpl: 100	C&D Descr:								
Yr Remod:	Half Baths: 3	Fin.Bsmt Area:	Grade: B	Condo Level:								
Rem Kit:	Extra Fix: 6	WBFP Stacks:	Market Adj: 72	Condo Type:								
Rem Bath:	Foundation:	Openings:		Condo View:								
Elec Upgr: 3015	Bsmt:	Add Sty Stack(WB):										
<b>Area</b>					<b>RCNLD</b>							
L#	Low	1st	2nd	3rd	Description	Area	Grd	Units	Mod Cd	Cond	%Gd	RCNLD
A 0						2,566						342,410
B 1	21				Fin Daylight Bsmt	3,441						172,570
C 2			18		Second Story Addition	1,508						162,230
D 3	3C				3 Car Basement	1,188						49,330
E 4		33			Roof Top Deck	234						5,130
F 5		12			Encls Fr Porch	455						21,240
<b>Dwelling Computations</b>												
Base Price 334,050 C&D Factor												
Basement 0 Total RCN 1,142,175												
Heating 0 RCN PSF 126.69												
Plumbing 83,578 CDU POOR												
Attic 0 % Good 72												
Other Feat 54,819 RCNLD 814,140												
Subtotal 472,450 RCNLD PSF 108.34												
Additions 661,800 OBY & Misc Imp												
Grade Fact 1.19 Pct Cmpl/Adjfact 100 / 1												
SFLA 7,515 Tot Card Value 814,140												
<b>Value Summary</b>												
Prior Cost Market Current Apr												
Land 180,000 180,000 180,000 180,000												
Bldg 829,600 814,100 952,580 814,100												
Total 1,009,600 994,100 1,132,580 994,100												
Rev Code: 1 - Cost Approach Land/Bldg Fact 1.00 / 1.00												



*Some areas were limited to single subdivisions*



# *Appropriate stratification surfaced decades-old grade error*





# Re-Assessments

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- Re-assessment notices will be mailed on Monday, Feb. 2. Property owners have 30 days from the date of mailing to file an appeal. Property owners who have already submitted an appeal do not need to re-file.





## **LAI-ON-THE-TABLE**

Submitted by: Assembly Member Myers  
Assembly Member McCormick  
Assembly Member Goecker  
Prepared by: Assembly Counsel's Office  
For reading: January 27, 2026

## **ANCHORAGE, ALASKA** **AR No. 2026-\_\_\_\_\_**

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.**  
7





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

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

- “Systemic reevaluation” is not defined in law and the statewide assessor’s community is not aware of this provision being used:
  - But property whose value changed by >8% is not a “class” as the term is used in property assessment, and
  - If it is intended to mean the corrections that were made in 2025, that work is complete;
  - If it is intended to be the pattern-detection that is presenting happening , that work is already happening and not limited to properties >8%;
  - If it is intended to *something else*, that should be made clear – and we do not want to preclude the division from working through the informal-review queue



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

- A. The 2026 Assessed Value is more than a 25% increase over the prior year's valuation; **or**
- B. The property did not have any new construction or improvements commenced or completed in 2025, and historical assessment values looking back ten years show a trend of changing valuation and do not indicate a history of undervaluation; **or**
- C. The comparable properties used in the original assessment include a property of a different type than the subject property.

- How would the “presumption of error” operate?
  - Would the process to rebut the presumption or affirm the valuation differ in anyway from the current process?
- Subsection B seems to apply to the vast majority of properties in the Anchorage



# *Informal Review*

- Through last week, call volumes were higher than average, but not record-setting (call volumes through Jan. 25 were higher at Jan. 25 in 2010, 2011, 2012, 2019, and 2022)—and likely included calls from many owners of the 660 properties that are being re-assessed
- After press about the re-assessments, we received many calls about the scope the reassessments and the total volume of calls doubled
- The Division aims to get back to callers in two business days, but is now behind
  - Staff is working overtime and through the weekend
- Historically, in the final week leading up to the state-defined appeal deadline, the division begins advising callers to file an appeal, to preserve the property owner's rights—it is unlikely that a phone call first made on Feb. 10 will result in a resolution before Feb. 11



# *A Customer-Service Idea*

- State law (AS 29.45.190) provides that owners can be given an extension to appeal if “the board of equalization finds that the taxpayer was unable to comply” with the 30-day deadline
- Given the unusual call stack, the Assembly could in 2026 enact an ordinance to provide that good cause to file a late appeal exists:
  - “if property owner calls the division hotline prior to February 11, but does not receive a return call from the Division prior to the appeal deadline” (or some such)
- A similar change to AMC 12.05.055 was made to accommodate late appeals after the 2018 earthquake.



D. A property owner who seeks to appeal the assessor's valuation after the 30-day filing period has closed shall file a letter with the assessor within 30 days from the date of the close of the applicable appeal period of that tax year stating the reasons why the property owner was unable to appeal within the 30-day period. A panel of the board shall consider each letter. The panel shall only consider reasons the appellant was unable to comply within the 30-day period and shall not consider evidence regarding property valuation. The panel's determination shall be based on the letter and supporting documents. A taxpayer may not make an oral presentation at this hearing. The panel shall interpret the term "unable to comply" as meaning that a property owner must demonstrate compelling reasons or circumstances which would prevent a reasonable person under the circumstances from filing an appeal. Inability to timely produce documentation of damage to real property improvements resulting from the 2018 November Cook Inlet Earthquake shall be presumed to be such a compelling reason or circumstance. If the request is granted, the property owner shall have 30 days from the date of notification by the assessor to file an appeal and submit all evidence required by AMC 12.05.053C.5 and C.7. If the request is denied, the assessor shall notify the property owner of the board's decision.





# Thank You

Appeal Deadline: February 11th

Property Appraisal Website: [www.muni.org/pa](http://www.muni.org/pa)

Search Properties: [www.muni.org/pw](http://www.muni.org/pw)

Appeal Hotline: (907) 343-6500

