

Assembly Worksession on AO 2022-75, Residential Real Property Tax Exemption

Changing the exemption from 20% up to \$50,000 to 20% up to \$75,000

Mayor Dave Bronson
Municipality of Anchorage



High Level Summary

Category	Current: 20%/\$50k	Proposed: 20%/\$75K	25%/\$75k	30%/\$75k
Current Total Resi Exempt Value	\$2,385,973,160	\$2,385,973,160	\$2,385,973,160	\$2,385,973,160
Additional Resi Exempted value	\$0	\$809,093,640	\$1,074,148,960	\$1,183,130,800
Ending Total Residential Exempt Value	\$2,385,973,160	\$3,195,066,800	\$3,460,122,120	\$3,569,103,960
Current Tax Base	\$36,241,920,176	\$36,241,920,176	\$36,241,920,176	\$36,241,920,176
Percent Reduction to the Tax Base	0.0%	-2.2%	-3.0%	-3.3%
Ending Tax Base	\$36,241,920,176	\$35,432,826,536	\$35,167,771,216	\$35,058,789,376
Current Mill Rate (tax dist. 3)	16.84	16.84	16.84	16.84
Percent Increase to the Mill Rate (dist. 3)	0.0%	2.2%	3.0%	3.3%
Ending Mill Rate (dist. 3)	16.84	17.21	17.35	17.40

20% Up to \$75,000

Expected Change in the tax liability in tax district three derived from an increase to the residential exemption						
Assessed Value	Residential owner with residential exemption		Residential owner with senior/disabled vet and residential exemption		Residential owner with no exemption	Commercial owner with no exemption
	\$100,000		2.2%		0.0%	2.2%
\$200,000		2.2%		2.2%	2.2%	2.2%
\$300,000		-1.9%		-8.0%	2.2%	2.2%
\$400,000		-5.1%		-10.6%	2.2%	2.2%
\$400,949		-5.1%		-10.5%	2.2%	2.2%
\$500,000		-3.5%		-6.3%	2.2%	2.2%
\$600,000		-2.4%		-4.2%	2.2%	2.2%
\$700,000		-1.7%		-2.9%	2.2%	2.2%
\$800,000		-1.2%		-2.1%	2.2%	2.2%
\$900,000		-0.8%		-1.5%	2.2%	2.2%
\$1,000,000		-0.5%		-1.0%	2.2%	2.2%
\$1,100,000		-0.2%		-0.6%	2.2%	2.2%
\$1,200,000		0.0%		-0.4%	2.2%	2.2%
\$1,500,000		0.4%		0.2%	2.2%	2.2%
\$2,000,000		0.9%		0.8%	2.2%	2.2%
\$5,000,000		1.7%		1.7%	2.2%	2.2%

Average Assessed Value of a single family home

20% Up to \$75,000

Expected Change in the tax liability in tax district three derived from an increase to the residential exemption				
Assessed Value	Residential owner with residential senior/disabled vet and residential exemption		Residential owner with no exemption	
	Residential owner with residential exemption	Residential owner with residential senior/disabled vet and residential exemption	Residential owner with no exemption	Commercial owner with no exemption
\$100,000	\$29.60	\$0.00	\$37.00	\$37.00
\$200,000	\$59.20	\$3.70	\$74.00	\$74.00
\$300,000	-\$79.60	-\$135.10	\$111.00	\$111.00
\$400,000	-\$300.75	-\$356.25	\$148.00	\$148.00
\$400,949	-\$300.40	-\$355.90	\$148.35	\$148.35
\$500,000	-\$263.75	-\$319.25	\$185.00	\$185.00
\$600,000	-\$226.75	-\$282.25	\$222.00	\$222.00
\$700,000	-\$189.75	-\$245.25	\$259.00	\$259.00
\$800,000	-\$152.75	-\$208.25	\$296.00	\$296.00
\$900,000	-\$115.75	-\$171.25	\$333.00	\$333.00
\$1,000,000	-\$78.75	-\$134.25	\$370.00	\$370.00
\$1,100,000	-\$41.75	-\$97.25	\$407.00	\$407.00
\$1,200,000	-\$4.75	-\$60.25	\$444.00	\$444.00
\$1,500,000	\$106.25	\$50.75	\$555.00	\$555.00
\$2,000,000	\$291.25	\$235.75	\$740.00	\$740.00
\$5,000,000	\$1,401.25	\$1,345.75	\$1,850.00	\$1,850.00

Average Assessed Value of a single family home

25% Up to \$75,000

Expected Change in the tax liability in tax district three derived from an increase to the residential exemption					
Assessed Value	Residential owner with		Residential owner with no exemption	Commercial owner with no exemption	
	Residential owner with residential exemption	senior/disabled vet and residential exemption		Residential owner with no exemption	Commercial owner with no exemption
\$100,000	-3.4%	0.0%	3.0%	3.0%	3.0%
\$200,000	-3.4%	-100.0%	3.0%	3.0%	3.0%
\$300,000	-7.3%	-22.7%	3.0%	3.0%	3.0%
\$400,000	-4.3%	-9.9%	3.0%	3.0%	3.0%
\$400,949	-4.3%	-9.8%	3.0%	3.0%	3.0%
\$500,000	-2.7%	-5.6%	3.0%	3.0%	3.0%
\$600,000	-1.7%	-3.4%	3.0%	3.0%	3.0%
\$700,000	-0.9%	-2.1%	3.0%	3.0%	3.0%
\$800,000	-0.4%	-1.3%	3.0%	3.0%	3.0%
\$900,000	0.0%	-0.7%	3.0%	3.0%	3.0%
\$1,000,000	0.3%	-0.2%	3.0%	3.0%	3.0%
\$1,100,000	0.6%	0.2%	3.0%	3.0%	3.0%
\$1,200,000	0.8%	0.5%	3.0%	3.0%	3.0%
\$1,500,000	1.3%	1.0%	3.0%	3.0%	3.0%
\$2,000,000	1.7%	1.6%	3.0%	3.0%	3.0%
\$5,000,000	2.5%	2.5%	3.0%	3.0%	3.0%

Average Assessed Value of a single family home

25% Up to \$75,000

Expected Change in the tax liability in tax district three derived from an increase to the residential exemption				
Assessed Value	Residential owner with residential senior/disabled vet and residential exemption		Residential owner with no exemption	Commercial owner with no exemption
	Residential owner with residential exemption	Residential owner with residential senior/disabled vet and residential exemption	Residential owner with no exemption	Commercial owner with no exemption
\$100,000	-\$45.95	\$0.00	\$51.00	\$51.00
\$200,000	-\$91.90	-\$168.40	\$102.00	\$102.00
\$300,000	-\$306.25	-\$382.75	\$153.00	\$153.00
\$400,000	-\$255.25	-\$331.75	\$204.00	\$204.00
\$400,949	-\$254.77	-\$331.27	\$204.48	\$204.48
\$500,000	-\$204.25	-\$280.75	\$255.00	\$255.00
\$600,000	-\$153.25	-\$229.75	\$306.00	\$306.00
\$700,000	-\$102.25	-\$178.75	\$357.00	\$357.00
\$800,000	-\$51.25	-\$127.75	\$408.00	\$408.00
\$900,000	-\$0.25	-\$76.75	\$459.00	\$459.00
\$1,000,000	\$50.75	-\$25.75	\$510.00	\$510.00
\$1,100,000	\$101.75	\$25.25	\$561.00	\$561.00
\$1,200,000	\$152.75	\$76.25	\$612.00	\$612.00
\$1,500,000	\$305.75	\$229.25	\$765.00	\$765.00
\$2,000,000	\$560.75	\$484.25	\$1,020.00	\$1,020.00
\$5,000,000	\$2,090.75	\$2,014.25	\$2,550.00	\$2,550.00

Average Assessed Value of a single family home

30% Up to \$75,000

Expected Change in the tax liability in tax district three derived from an increase to the residential exemption					
Assessed Value	Residential owner with residential exemption	Residential owner with senior/disabled vet and residential exemption	Residential owner with no exemption	Commercial owner with no exemption	
\$100,000	-9.6%	0.0%	3.3%	3.3%	
\$200,000	-9.6%	-100.0%	3.3%	3.3%	
\$300,000	-7.0%	-22.5%	3.3%	3.3%	
\$400,000	-4.1%	-9.6%	3.3%	3.3%	
\$400,949	-4.0%	-9.5%	3.3%	3.3%	
\$500,000	-2.4%	-5.3%	3.3%	3.3%	
\$600,000	-1.4%	-3.1%	3.3%	3.3%	
\$700,000	-0.6%	-1.8%	3.3%	3.3%	
\$800,000	-0.1%	-1.0%	3.3%	3.3%	
\$900,000	0.3%	-0.4%	3.3%	3.3%	
\$1,000,000	0.6%	0.1%	3.3%	3.3%	
\$1,100,000	0.9%	0.5%	3.3%	3.3%	
\$1,200,000	1.1%	0.7%	3.3%	3.3%	
\$1,500,000	1.5%	1.3%	3.3%	3.3%	
\$2,000,000	2.0%	1.9%	3.3%	3.3%	
\$5,000,000	2.8%	2.8%	3.3%	3.3%	

Average Assessed Value of a single family home

30% Up to \$75,000

Expected Change in the tax liability in tax district three derived from an increase to the residential exemption				
Assessed Value	Residential owner with residential exemption	Residential owner with senior/disabled vet and residential exemption	Residential owner with no exemption	Commercial owner with no exemption
\$100,000	-\$129.20	\$0.00	\$56.00	\$56.00
\$200,000	-\$258.40	-\$168.40	\$112.00	\$112.00
\$300,000	-\$295.00	-\$379.00	\$168.00	\$168.00
\$400,000	-\$239.00	-\$323.00	\$224.00	\$224.00
\$400,949	-\$238.47	-\$322.47	\$224.53	\$224.53
\$500,000	-\$183.00	-\$267.00	\$280.00	\$280.00
\$600,000	-\$127.00	-\$211.00	\$336.00	\$336.00
\$700,000	-\$71.00	-\$155.00	\$392.00	\$392.00
\$800,000	-\$15.00	-\$99.00	\$448.00	\$448.00
\$900,000	\$41.00	-\$43.00	\$504.00	\$504.00
\$1,000,000	\$97.00	\$13.00	\$560.00	\$560.00
\$1,100,000	\$153.00	\$69.00	\$616.00	\$616.00
\$1,200,000	\$209.00	\$125.00	\$672.00	\$672.00
\$1,500,000	\$377.00	\$293.00	\$840.00	\$840.00
\$2,000,000	\$657.00	\$573.00	\$1,120.00	\$1,120.00
\$5,000,000	\$2,337.00	\$2,253.00	\$2,800.00	\$2,800.00

Average Assessed Value of a single family home