



# Municipality of Anchorage

Property Appraisal Division

Dave Bronson Mayor

## REQUESTS TO FILE LATE APPEALS

### Anchorage Municipal Code, 12.05.055(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 (of equalization) 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. 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 12.05.053.C.5 and C.7. If the request is denied, the assessor shall notify the property owner of the board’s decision.”*

### Important Dates

January 12, 2023  
February 10, 2023  
March 13, 2023

Property valuation cards mailed  
Last day to file an appeal  
Last day to request to file a late appeal

### SOME THINGS TO KEEP IN MIND WHEN REQUESTING TO FILE A LATE APPEAL

Your request to file a late appeal must be submitted to the Property Appraisal Division in writing. We are located at 632 W. 6<sup>th</sup> Avenue in Room 300. Requests may be mailed to the Property Appraisal Division, PO Box 196650, Anchorage Alaska, 99519

Your request must be received in our office by 5:00 p.m., Monday, March 13, 2023. We will not accept requests after that time, even if they have a March 13, 2023 postmark.

The Board only considers the reasons why you could not file your appeal within the appeal period. They cannot consider evidence regarding your property valuation.

Your appeal information will not be accepted at the time you request to file a late appeal. You will be asked to provide this information if the Board approves your request.

Provide all substantiating paperwork to prove why you could not have filed your appeal timely. This will help the Board make its determination.

You may not testify when the Board considers your request. However, you may attend the meeting if you so desire.

The Property Appraisal Division will notify you in writing of the Board’s decision.

**PLEASE CALL PROPERTY APPRAISAL CUSTOMER SERVICE 907-343-6770 WITH QUESTIONS**



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## REQUEST TO FILE LATE REAL PROPERTY ASSESSMENT APPEAL

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Parcel ID # (s): \_\_\_\_\_

Reason(s) I was unable to appeal within the 30 day appeal period:

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\*\*\*\*Attach supporting documentation for late appeal if available. \*\*\*\*

Signature: \_\_\_\_\_

Dates to keep in mind:

- |                   |   |
|-------------------|---|
| January 12, 2023  | Property valuation cards mailed           |
| February 10, 2023 | Last day to file appeals                  |
| March 13, 2023    | Last day to request to file a late appeal |

Request for late appeal must be received in our office by 5:00 p.m., Monday, March 13, 2023.

### Send completed form to:

**Mail to:** Municipality of Anchorage  
Property Appraisal  
PO Box 196650  
Anchorage, AK 99519

**Submit in person to:**  
632 W 6<sup>th</sup> Avenue Suite 300  
Anchorage, AK 99501

**Submit Electronically:**  
propapps@muni.org