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**Property Appraisal Division**  
**Finance Department**  
*Municipality of Anchorage: Performance Value Results*

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**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.
- **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%)**

| 2008<br>Actual | 2009<br>Actual | 2010<br>Actual | 2011<br>Actual | 2012<br>Actual | 2013<br>Actual | 2014<br>Actual | 2015<br>Actual | 2016<br>Actual | 2017<br>Actual | 2018<br>Actual |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 94.1%          | 94.1%          | 94%            | 95.2%          | 95%            | 96%            | 96%            | 96%            | 96%            | 95%            | 96%            |

**Measure #2: Number of properties inspected per year.**

| Year | Percentage of total required inspections completed by December 31 <sup>st</sup> of year |
|------|---|
| 2008 | 62% of target   |
| 2009 | 102% of target  |
| 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  |

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

**Number of Appeals Completed by June 1<sup>st</sup>**

| Year | Appeals Filed | Appeals Completed by June 1st | Percentage Complete |
|------|---------------|-------------------------------|---------------------|
| 2008 | 825           | 821                           | 99.5%               |
| 2009 | 1,058         | 1,040                         | 98.0%               |
| 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                           | 100%                |
| 2017 | 395           | 390                           | 98.7%               |
| 2018 | 357           | 357                           | 100%                |