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

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**Mission**

Provide a 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 process all property assessment appeals.
- Data Collection - Ensure that all real and personal property descriptions, ownership records and taxability status are accurate.
- Exemption Administration – Administer Property Tax exemption programs.

**Accomplishment Goals**

- Accurately and uniformly assess Real Property
- Maintain accurate property characteristics
- Completion of annual assessment appeals
- Annually review exemptions

**Measure #1: Ensure Property Assessed at Market Value.**

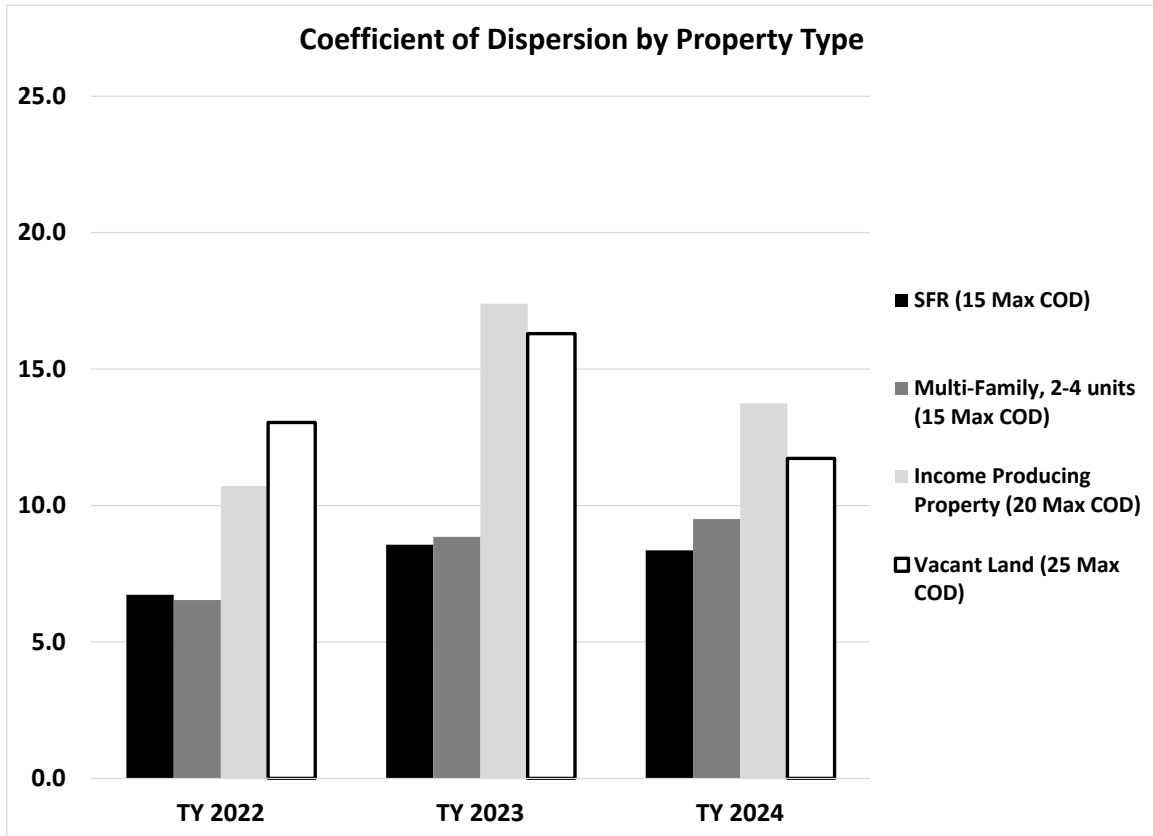


**Explanatory note:**

Under state statute and municipal code, the assessor is mandated to assess property at its market value. To help achieve and evaluate this mandate, the assessor uses sales that were disclosed to the Municipality. Alaska operates as a non-disclosure state, meaning that the buyers and sellers are not required to report the sale price; hence, the assessor is not privy to all sales that have occurred in the Municipality.

The chart above illustrates the average sale price ratio (ASPR) by tax year. The ASPR is computed by dividing a property's assessed value by its recent sale price, only considering those disclosed to the Municipality. For instance, an ASPR of 90% would signify that the property was assessed at \$0.90 when it sold for \$1.00. It's noteworthy that the International Association of Assessing Officers (IAAO) recommends this ratio to fall within the range of 90% and 110%.

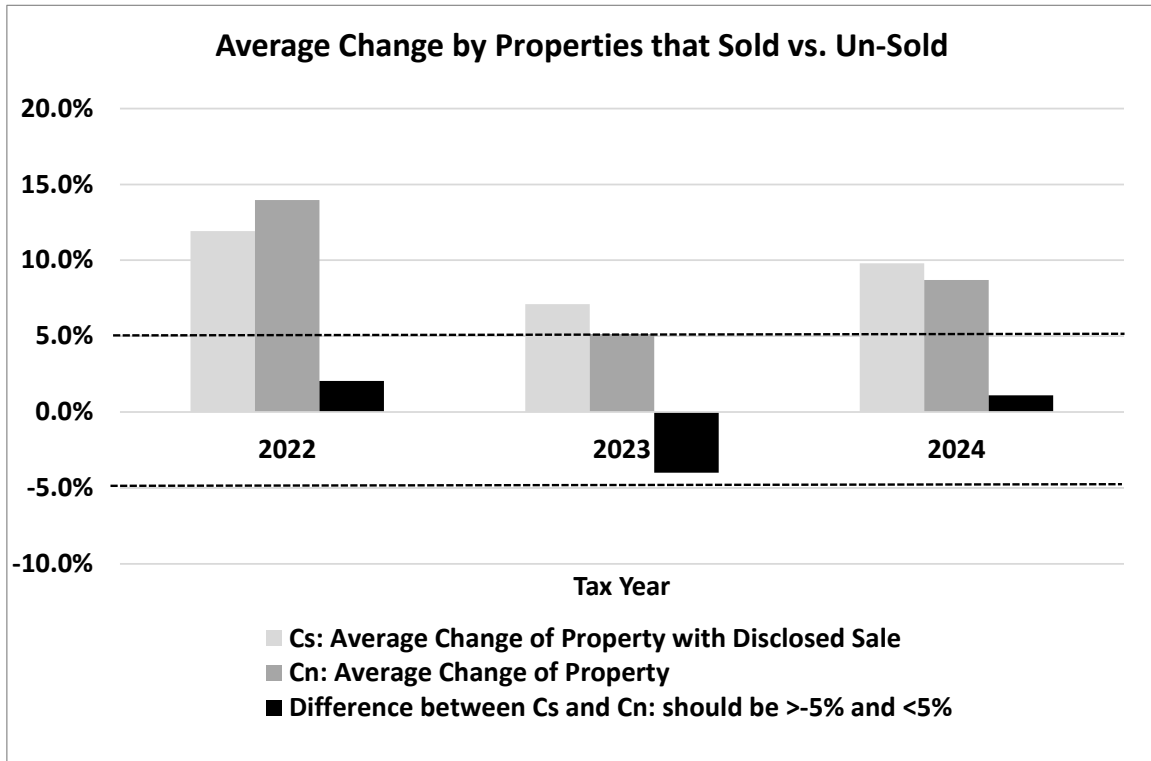
**Measure #2: Real Property Uniformly Assessed.**



**Explanatory Note:**

COD stands for "coefficient of dispersion" and measures how much the actual sale prices of homes are different from what we expect them to be. A lower COD means the prices are closer together, which is fair and accurate. A high COD can suggest problems like being unfair or not accurate. Experts recommend that the COD be below 15 for single-family homes, below 20 for income-producing properties like apartments or shops, and below 25 for vacant land.

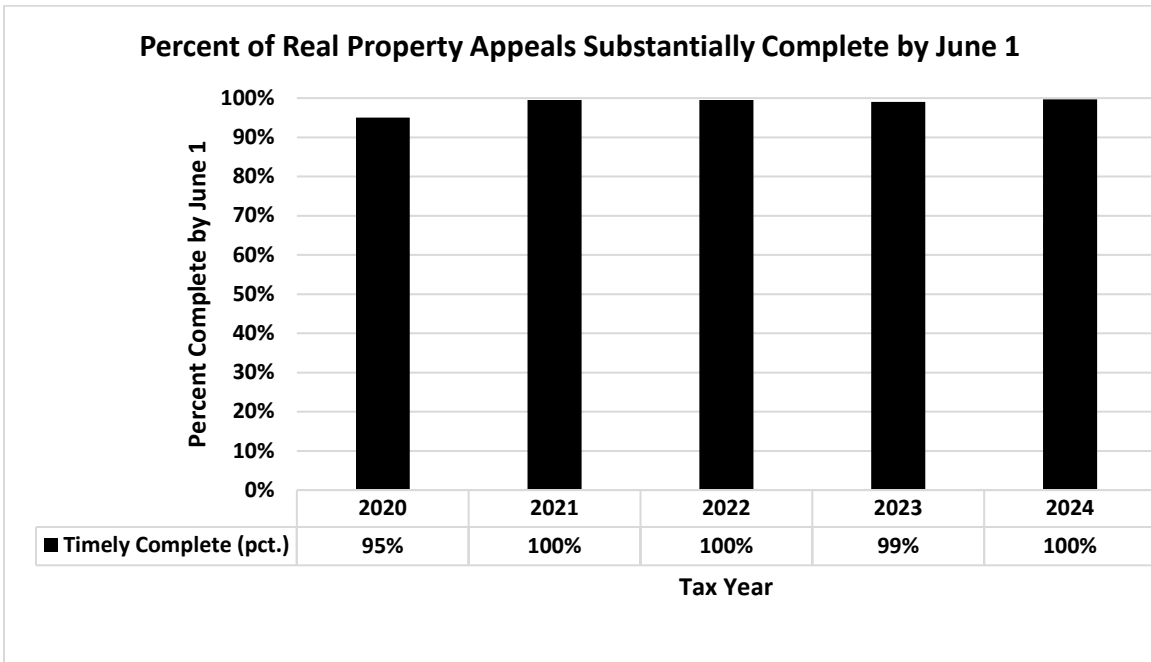
### Measure #3: Accuracy of Property Characteristics



#### Explanatory Note:

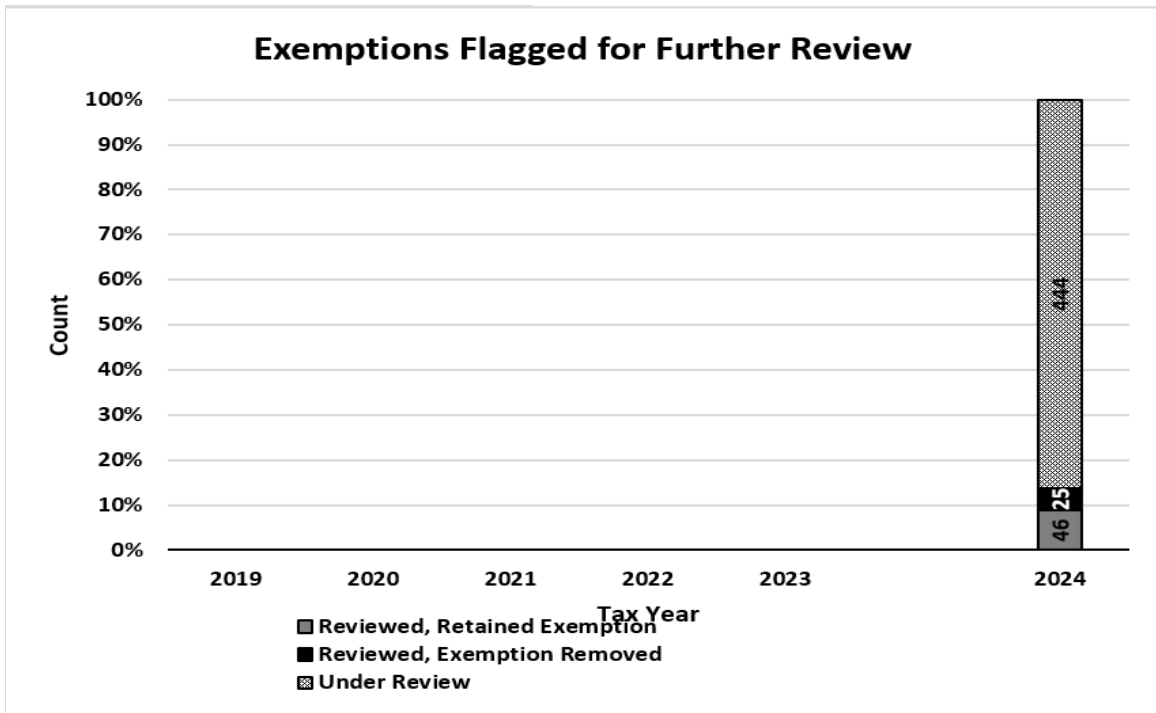
One way to measure the accuracy of property characteristics is to compare the average change of property in the Municipality (property without a disclosed sale) to the average change of property with a sale price recently disclosed to the Municipality. In the chart above, the first column,  $C_s$ , shows the average change in the assessed value from the prior year on sales that were recently disclosed to the Municipality. The second column,  $C_n$ , shows the average change of residential property. The third column shows the difference between the two. There should be little to no difference. A big difference might mean there's inaccurate property info, as appraisers may have to correct the property's profile on a recently disclosed sale, causing the property to change value differently from the bulk of the real estate. According to IAAO standards, the difference should be within plus or minus 5%.

**Measure #4: Timely Completion of Assessment Appeals**



Property Appraisal's goal is to be substantively complete with appeals of real property by June 1<sup>st</sup> of the tax year.

## Measure #5: Ensure Property Tax Exemptions Meet Qualifications



Under the municipal code, the assessor is responsible for reviewing properties that are exempt from taxation each year. This ensures that these properties still qualify for their exemption. Property Appraisal systematically reviews all residential, senior, and disabled veteran exemptions by cross-referencing ownership records and Permanent Fund Dividend data. We are also exploring ways to streamline the review process for nonprofit charitable exemptions.

The chart above shows the status of exemptions flagged for manual review as of February 1st of the tax year. Exemptions may be flagged for review for several reasons, including:

- Differences between mailing and physical addresses
- Properties listed for rent
- Missing or insufficient documentation
- Information provided by concerned citizens

Our goal is to resolve all flagged exemptions before tax bills are sent out for the current year.

**Measure WC: Managing Workers' Compensation Claims**

Reducing job-related injuries is a priority for the Administration by ensuring safe work conditions and safe practices. By instilling safe work practices, we ensure not only the safety of our employees but reduce the potential for injuries and property damage to the public. The Municipality is self-insured and every injury poses a financial burden on the public and the injured worker's family. It just makes good sense to WORK SAFE.

Results are tracked by monitoring monthly reports issued by the Risk Management Division.

