

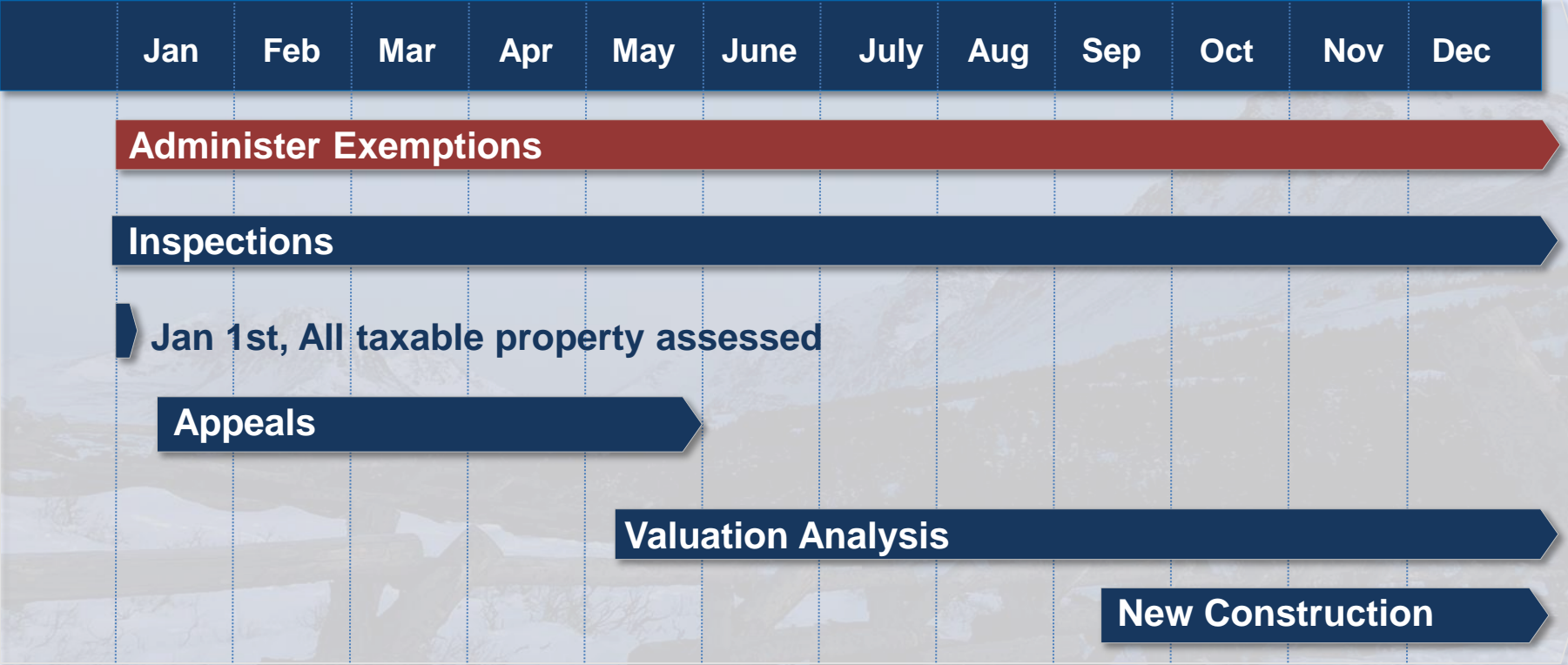
2021 Property Appraisal Annual Valuation Report

Jack Gadamus
Municipal Assessor
January 2021

Photo: Chris Santilli



Overview of Real Property Assessment Process



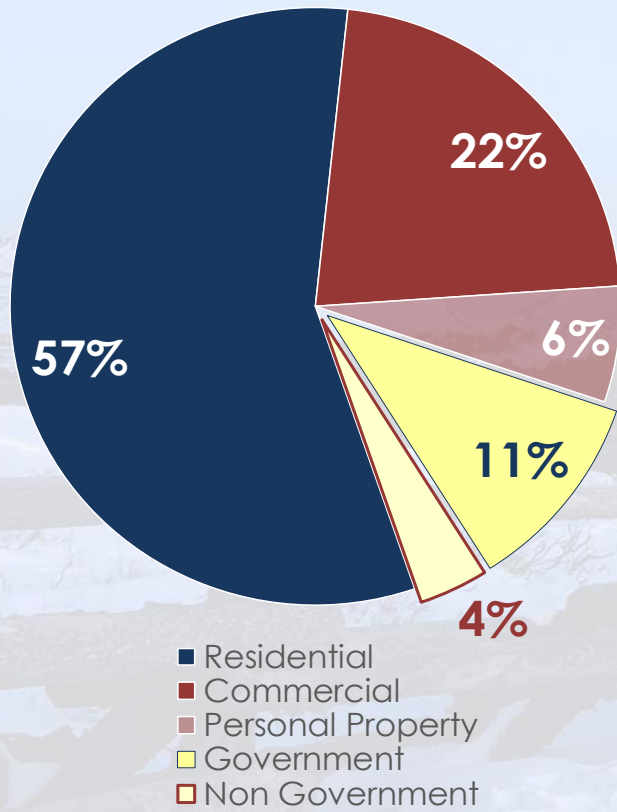
 Exemptions

 Valuation

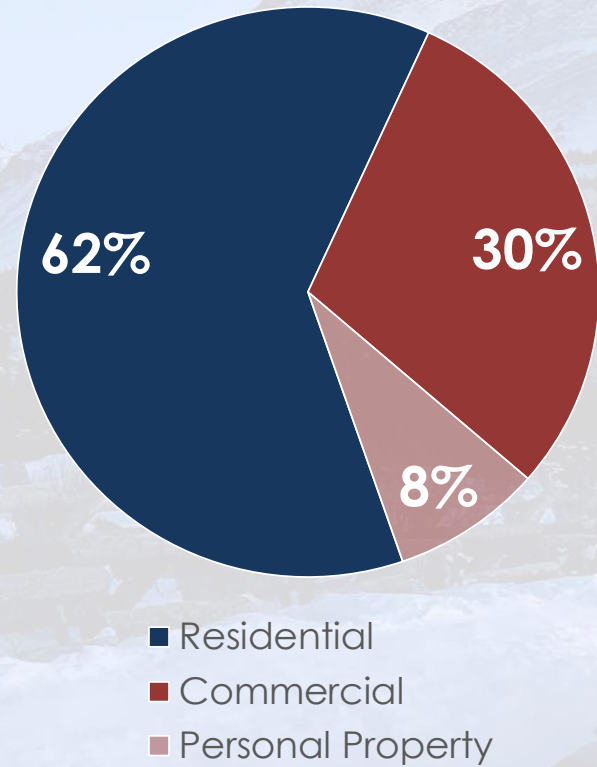


Total vs. Taxable Value














Total Value by Property Type (≈\$46.9B)



Taxable Value by Property Type (≈\$35.2B)



Taxable Value (in billions)

Real Property			
Residential (62%)	Single Family	\$16.83	
	Condo	\$2.44	
	2-3 Unit Multifamily	\$1.78	
	Vacant/Other Resi.	\$0.80	
Commercial (30%)	Industrial	\$3.10	
	Office	\$1.96	
	Retail/Food & Bev.	\$1.67	
	4+ Unit Multifamily	\$1.72	
	Vacant/Other Comcl.	\$1.26	
	Hotel	\$0.66	
Personal Property			
(8%)	Business	\$2.70	
	Oil & Gas	\$0.15	
	Mobile Home	\$0.09	
Total		\$35.16	



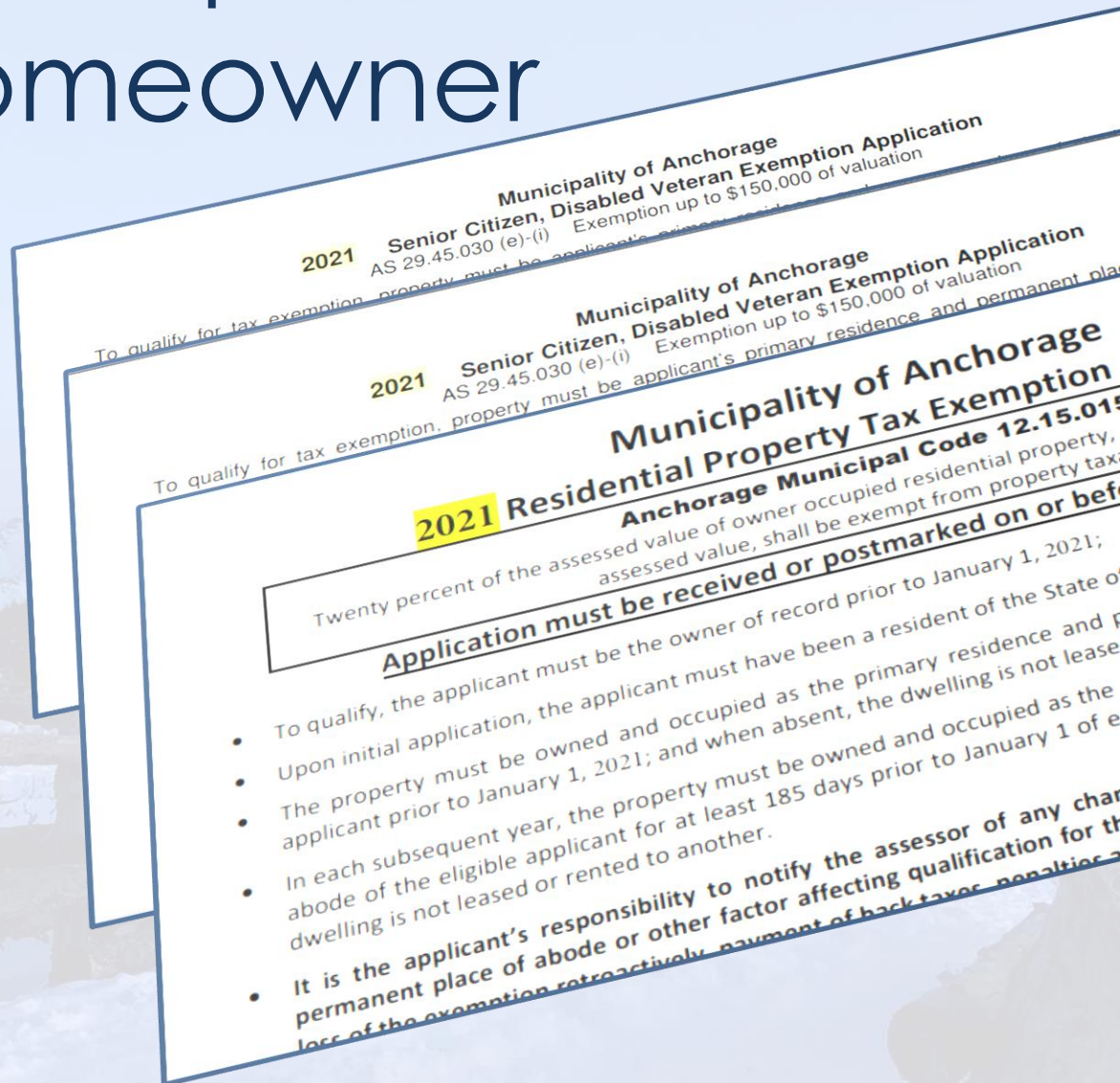
Exemptions by Type (in millions)

Mandatory (State)		
Seniors/Disabled Vets	\$2,693	
Municipality	\$2,143	
Education	\$1,086	
Federal	\$1,064	
State	\$845	
Charitable	\$496	
Religion	\$424	
Non-profit Hospital	\$357	
Native	\$210	
Other	\$132	
Veterans Orgs	\$12	
Optional (Local)		
Residential	\$2,248	
Personal Property	\$62	
Community Purpose	\$30	
Charter Schools	\$15	
Economic Dev	\$7	



Exemption Options for the Homeowner

- State (\$150k):
 - Disabled Veteran
 - Senior Citizen
- Optional (20% up to \$50k):
 - Residential
- All are due by March 15th of that tax year



Exemption Review Team

The Process:

1. Compare exemptions to the PFD, addresses, and rentals

2. Flag properties for follow up and send an initial letter

3. Work with property owner to help verify eligibility

4. Make a determination and send a letter if ineligible

Successes in 2020:



> 1,907 exemptions ready to contact the property owner



Customer Service focus: sent ~100 initial contact letters



Removed >230 exemptions



Sent >1,200 Applications sent to Senior who may qualify

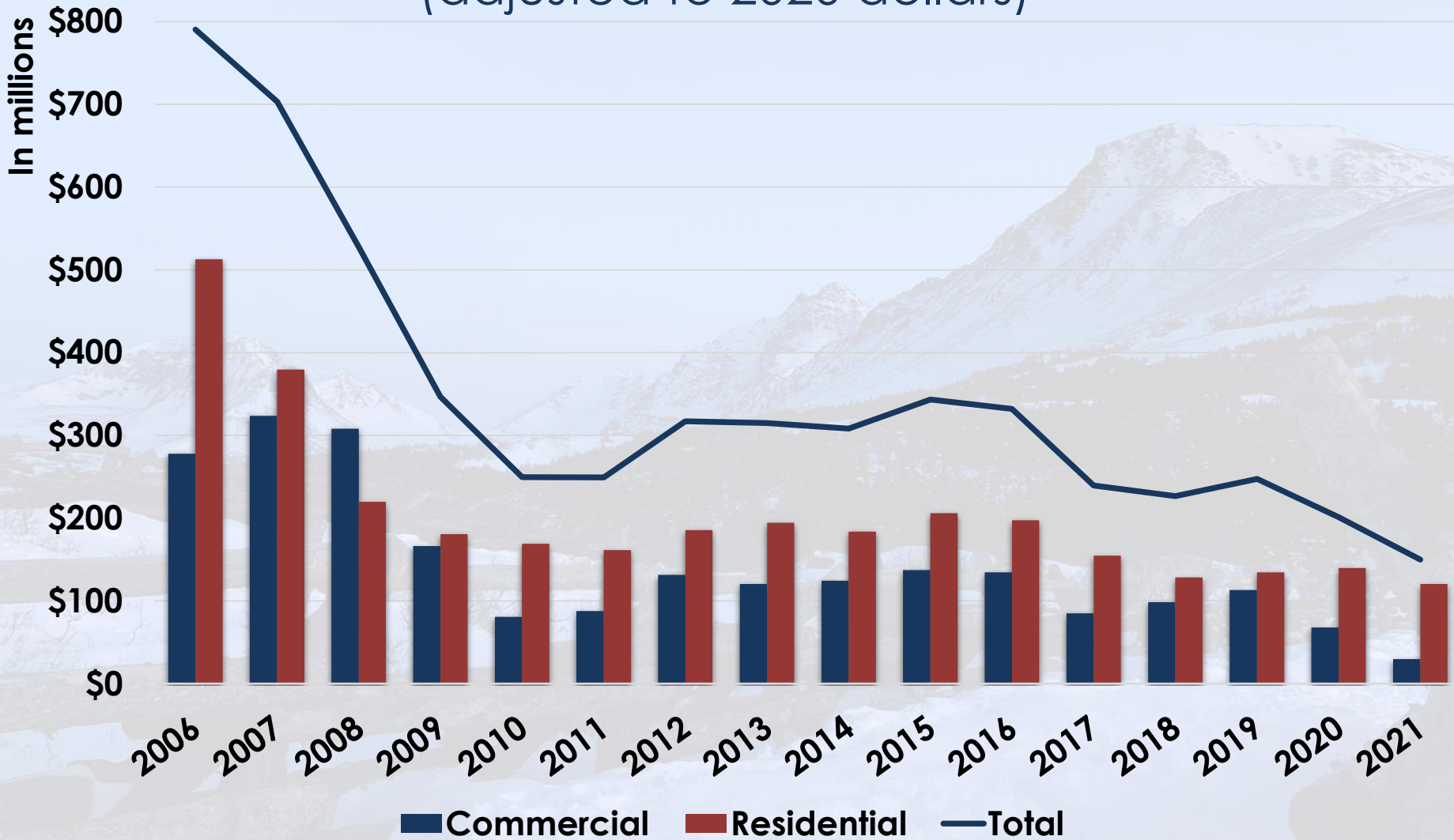


New Construction and Assessed Values



Taxable New Construction

(adjusted to 2020 dollars)



Residential Value Change

(Does **not** include new construction)

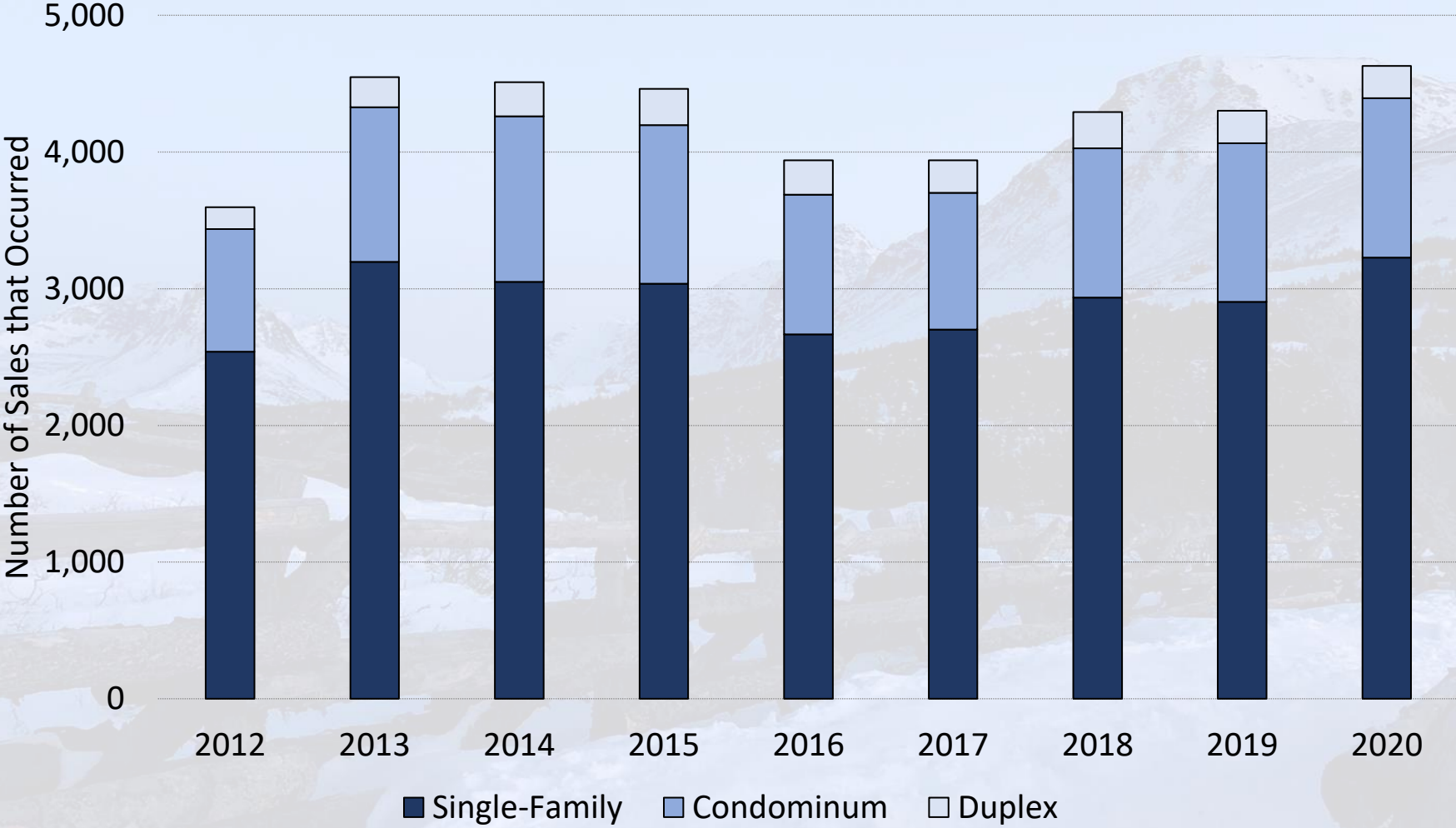
Property Type	Average % Change
Single-Family	1.6%
Duplex/Triplex	-1.0%
Condos	0.1%
Vacant Land	0.0%

Single Family Homes Percent Change By Assembly District

District	Location	Average % Change
1	Downtown	-0.66%
2	Eagle River/Chugiak	1.34%
3	West Anchorage	0.93%
4	Midtown	1.04%
5	East Anchorage	1.28%
6	South Anchorage	2.53%



Number of Residential Sales



2021 Commercial Assessed Value Change

(Does not include New Construction)

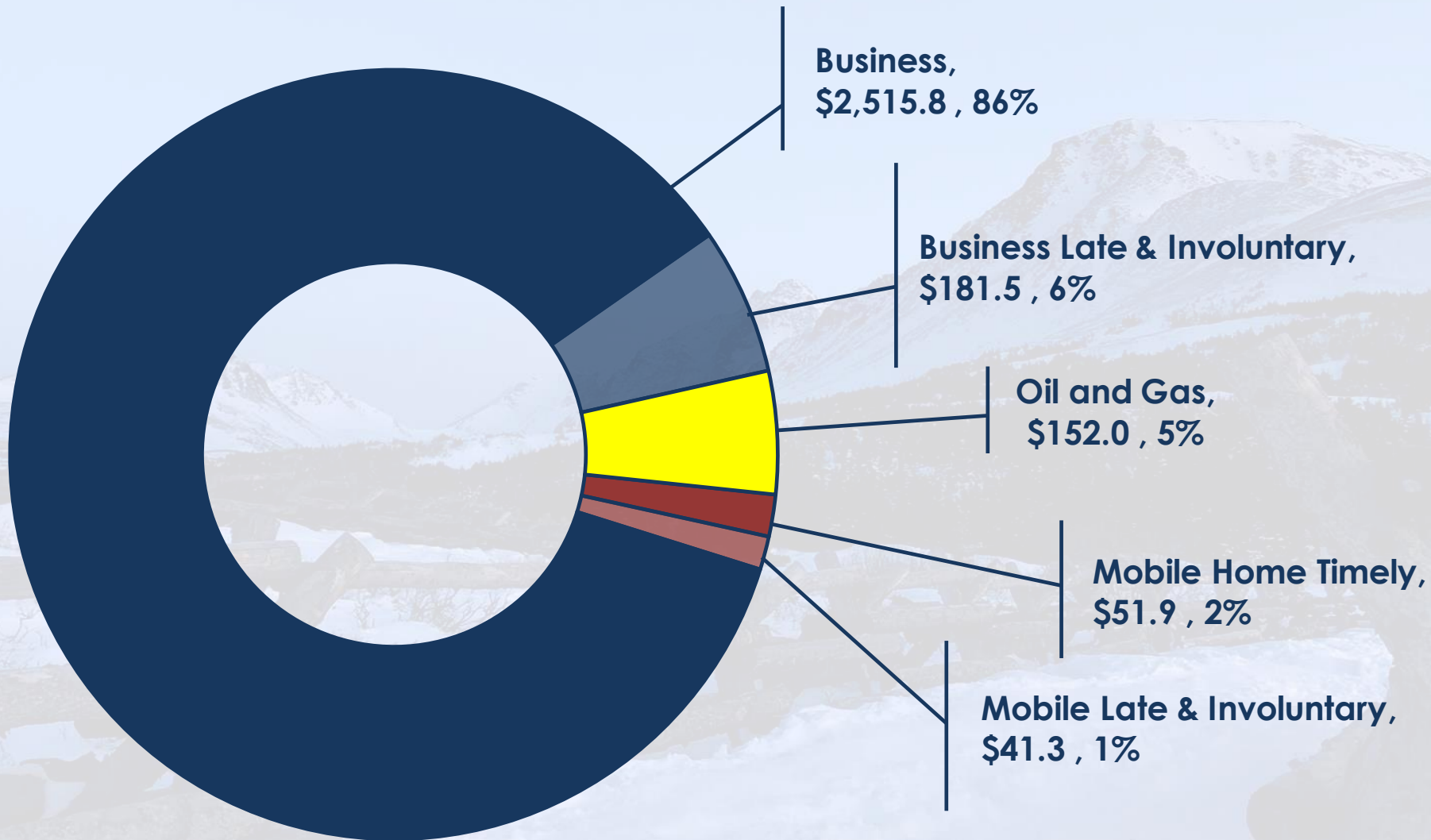
Type	Average % Change
Land	2.0%
Industrial	0.4%
Four-Plex	0.4%
Office	-2.6%
Apartments (5+ units)	-4.6%
Retail	-4.9%
Hotel	-11.3%



What is Personal Property?



Personal Property Rolls (in millions)



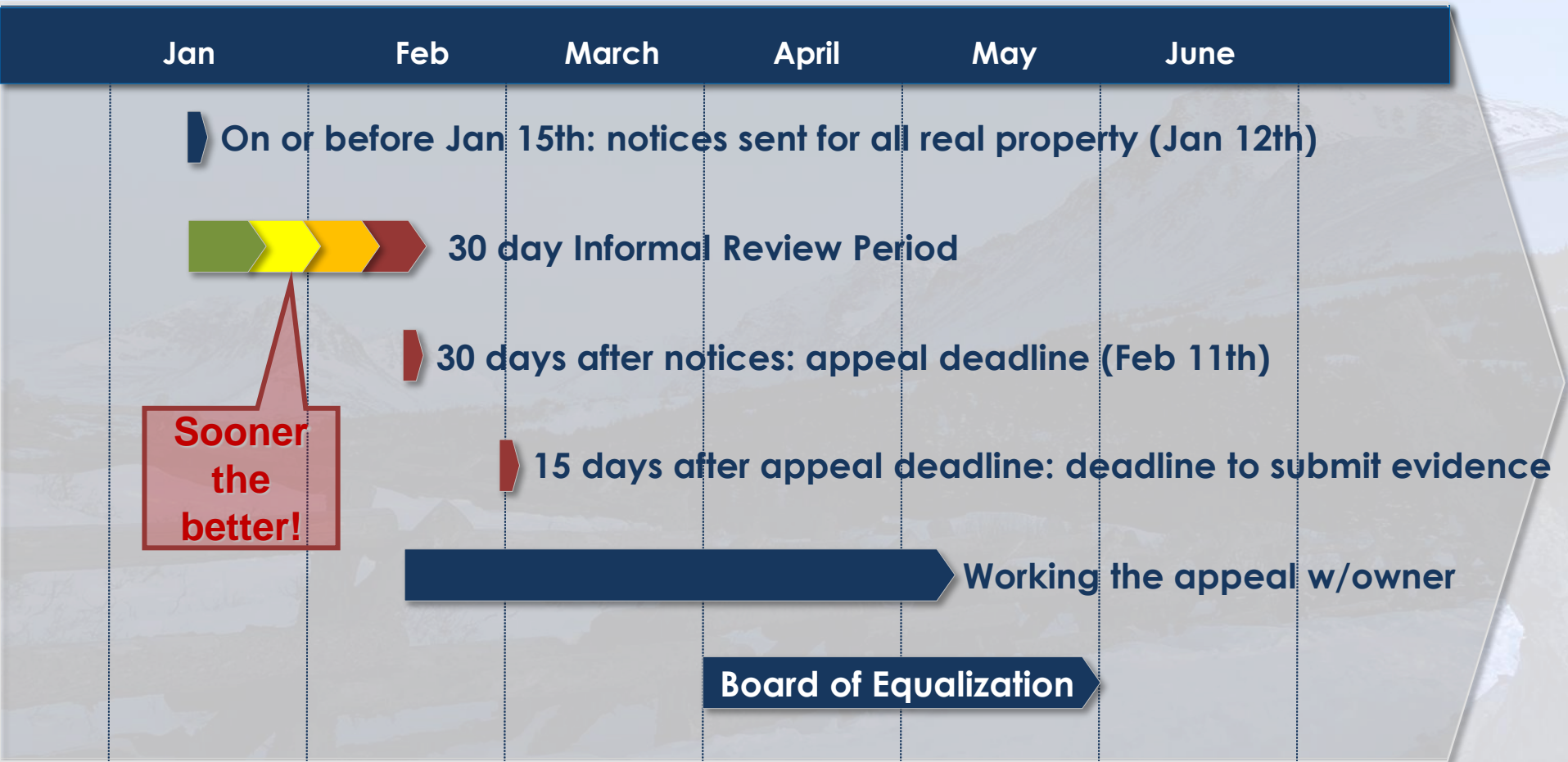
What's Next?

Valuation notices were sent January 12th
The appeal deadline is February 11th

MUNICIPALITY OF ANCHORAGE PROPERTY APPRAISAL DIVISION 632 W. 6th AVE, ROOM 300 P.O. BOX 196650 ANCHORAGE, ALASKA 99519-6650		2021 REAL PROPERTY ASSESSMENT		PRESORTED FIRST CLASS MAIL U S Postage Paid Anchorage, Alaska Permit No. 202	
		ADDRESS SERVICE REQUESTED			
PARCEL IDENTIFICATION NUMBER		LEGAL DESCRIPTION OF REAL PROPERTY ASSESSED			
LOT SIZE					
OFFICE HOURS Mon – Fri 8:00 A.M. to 5:00 P.M.		LAND VALUE	BUILDING VALUE	TOTAL VALUE	
PHONE: (907) 343-6500		APPEAL MUST BE FILED BY February 11, 2021		ASSESSMENT YEAR 2021	
IMPORTANT PLEASE READ REVERSE SIDE					



Overview of Real Property Appeal Timeline



Resources Available to You

Property Appraisal

Important update regarding Real Property taxes

- ▶ Finance
- ▶ Property Appraisal
- ▶ Exemptions
- ▶ Real Property Information
- ▶ Business - Personal Property
- ▶ Appeals Information
- ▶ Mobile Homes
- ▶ Forms and Applications
- ▶ Appeal or Amend Business and Personal Property
- ▶ Contact Information

On April 14, 2020, the Assembly passed [AR 2020-107](#) which defers real property tax delinquency for tax year 2020 only. Payment for the first half of annual real property taxes is due July 15, 2020, and will become delinquent on July 16, 2020. Payment for the second half of annual real property taxes is due September 15, 2020 and will become delinquent on September 16, 2020. You can refer to [Treasury's web page](#) for more information regarding real property delinquency.

Limited Service of City Hall Public Counter for Assessor's Office

To help slow the spread of the Coronavirus (COVID-19) in the community, the Municipality of Anchorage is temporarily closing its main customer counter area at City Hall until further notice. Please check the City's website for future updates at www.muni.org regarding various impacts associated with the COVID-19 virus.

This notice affects in-person, normal business operations tied to the Property Appraisal Division (aka Assessor's Office).

You can still reach Property Appraisal via phone, mail, online or e-mail as follows:

To access virtual services, you can email the Assessor's Office at wwfipa@muni.org, call 907-343-6770, or visit www.muni.org/pa

If you have a complex appraisal related issue that requires a meeting with our staff,

How Can We Help You?

Most Popular ▼

How Do I...? ▼

Municipal Departments ▼

Related Links

- ▶ [Search Properties](#)
- ▶ [Find Property on Map](#)
- ▶ [Important Due Dates](#)
- ▶ [Real Property Appeal Form](#)
- ▶ [Property Taxes](#)
- ▶ [FAQs](#)
- ▶ [Address Change Form](#)

External Links

- ▶ [Municipal Code - Title 12](#)
- ▶ [Alaska Statutes - Title 29](#)
- ▶ [Alaska Assessor's Office](#)
- ▶ [Alaska Recorder's Office](#)



Thank You

www.muni.org/pa
Appeal Phone Line
(907) 343-6500

Photo: Josiah Ingels

