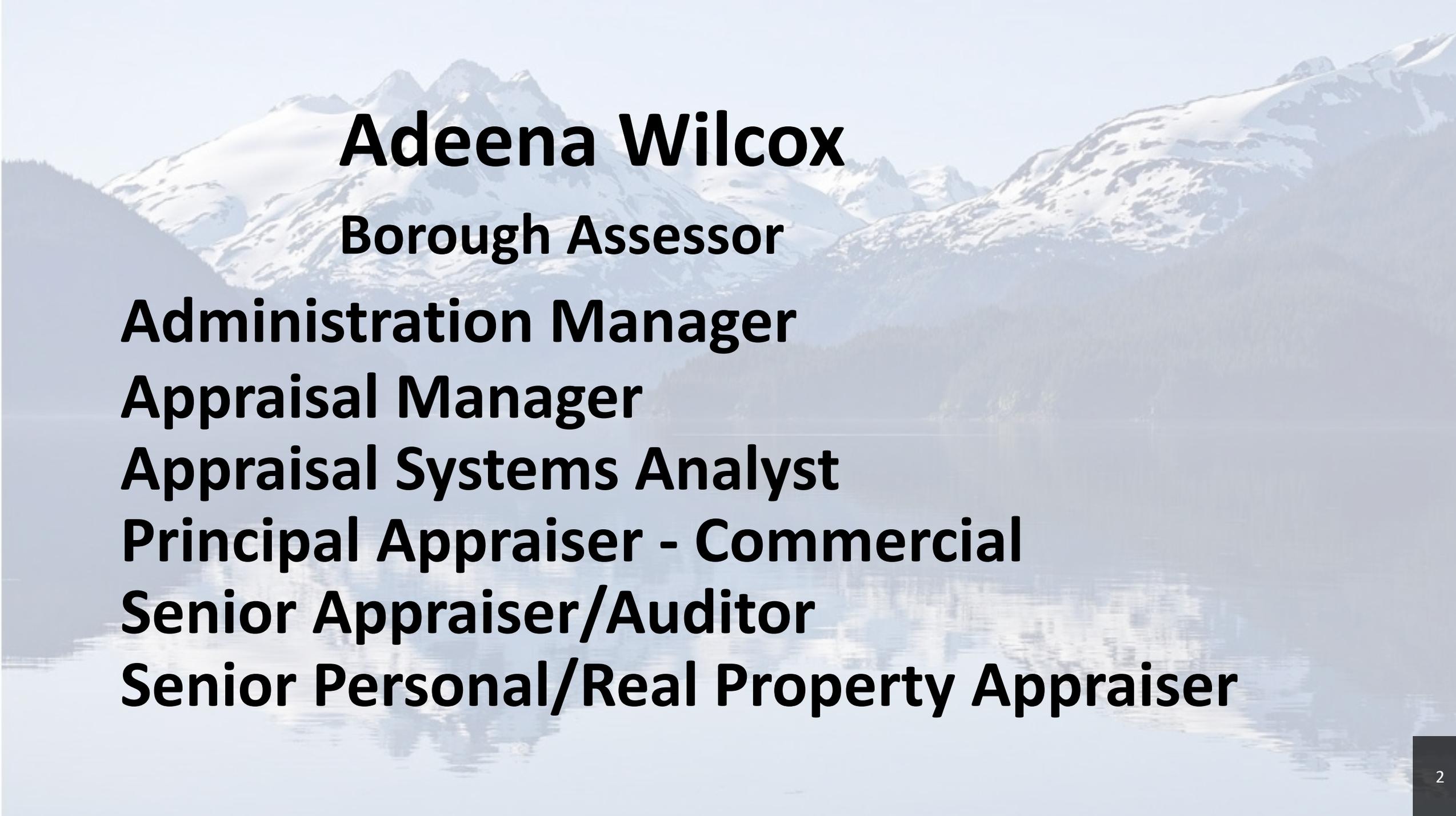




Assessing Department FY 2025

Pages 122-130

Administration & Appraisal



Adeena Wilcox

Borough Assessor

Administration Manager

Appraisal Manager

Appraisal Systems Analyst

Principal Appraiser - Commercial

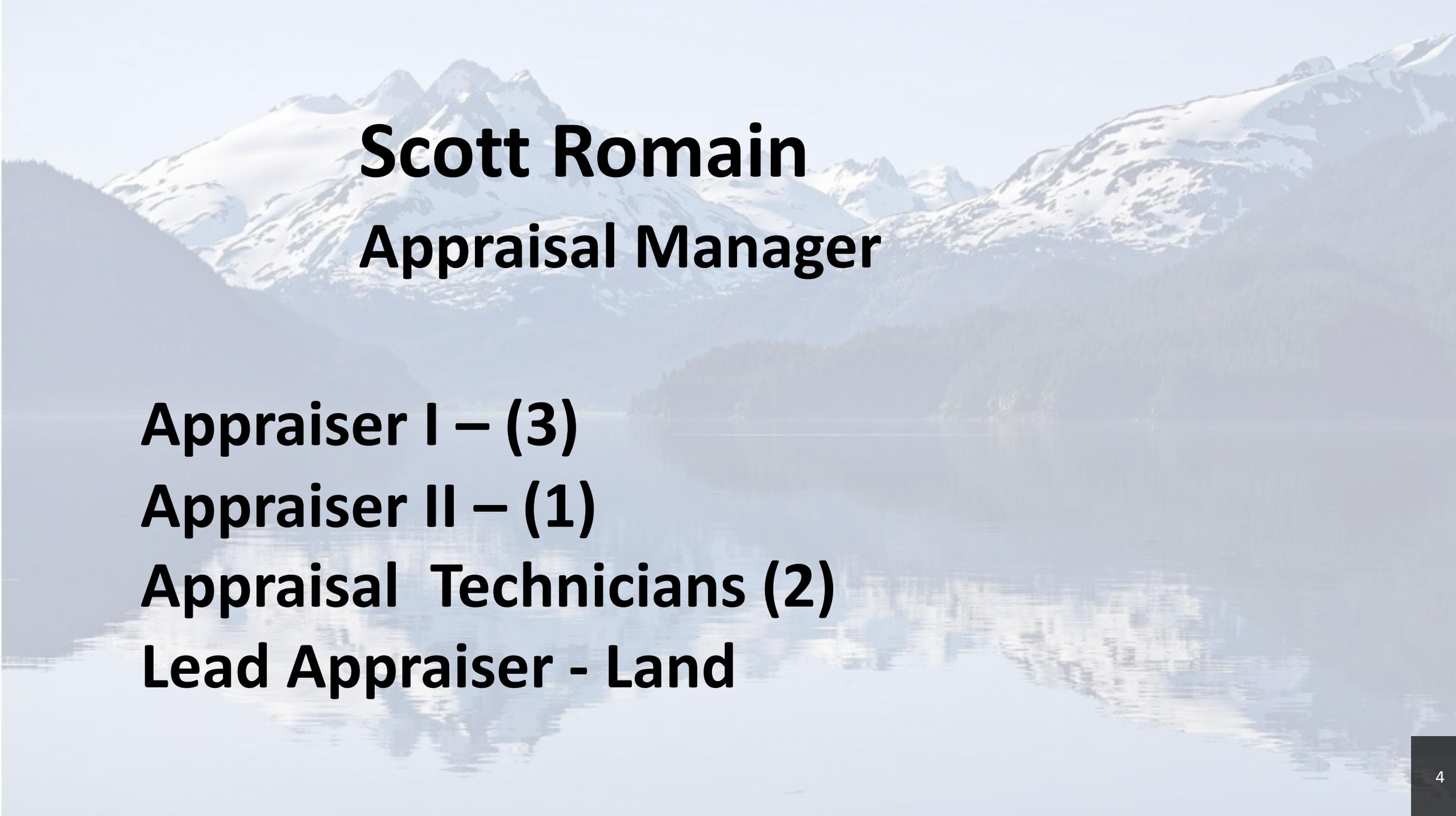
Senior Appraiser/Auditor

Senior Personal/Real Property Appraiser



Les Crane Administration Manager

**Administrative Assistant
Assessment Reporting Analyst
Clerks (4)
Exemption Examiner
Title Examiner**



Scott Romain

Appraisal Manager

Appraiser I – (3)

Appraiser II – (1)

Appraisal Technicians (2)

Lead Appraiser - Land

2024 Assessing Department Org Chart



2024 Preliminary Values

(Personal, Real, Oil & Gas)

	Total Borough Assessed	Total Borough Taxable
2024 Preliminary Value	\$21,985,028,735 (2.18%)	\$10,512,622,147 (7.96%)
2023 Certified	\$21,515,983,791 (6.99%)	\$9,737,402,420 (8.06%)
2022 Certified	\$20,110,911,577 (3.96%)	\$9,000,518,406 (6.54%)

2024 Preliminary Values Oil & Gas

	Total Borough Assessed	Total Borough Taxable
2024 Preliminary Value	\$1,618,320,850 (3.06%)	\$1,618,320,850 (3.06%)
2023 Certified	\$1,570,245,250 (4.60%)	\$1,570,245,250 (4.60%)
2022 Certified	\$1,501,174,080 (5.61%)	\$1,501,174,080 (5.61%)

2024 Preliminary Values Real Property

	Total Borough Assessed	Total Borough Taxable
2024 Preliminary Values	\$19,976,335,314 (2.02%)	\$8,533,720,714 (9.05%)
2023 Certified	\$19,581,505,000 (7.23%)	\$7,825,731,200 (8.93%)
2022 Certified	\$18,261,438,299 (3.91%)	\$7,184,287,799 (7.02%)

2024 Preliminary Values Personal Property

	Total Borough Assessed	Total Borough Taxable
2024 Preliminary Values	\$390,372,571 (7.18%)	\$360,580,583 (9.16%)
2023 Certified	\$364,233,541 (4.57%)	\$330,325,798 (4.85%)
2022 Certified	\$348,299,198 (-0.46%)	\$315,056,527 (0.41%)

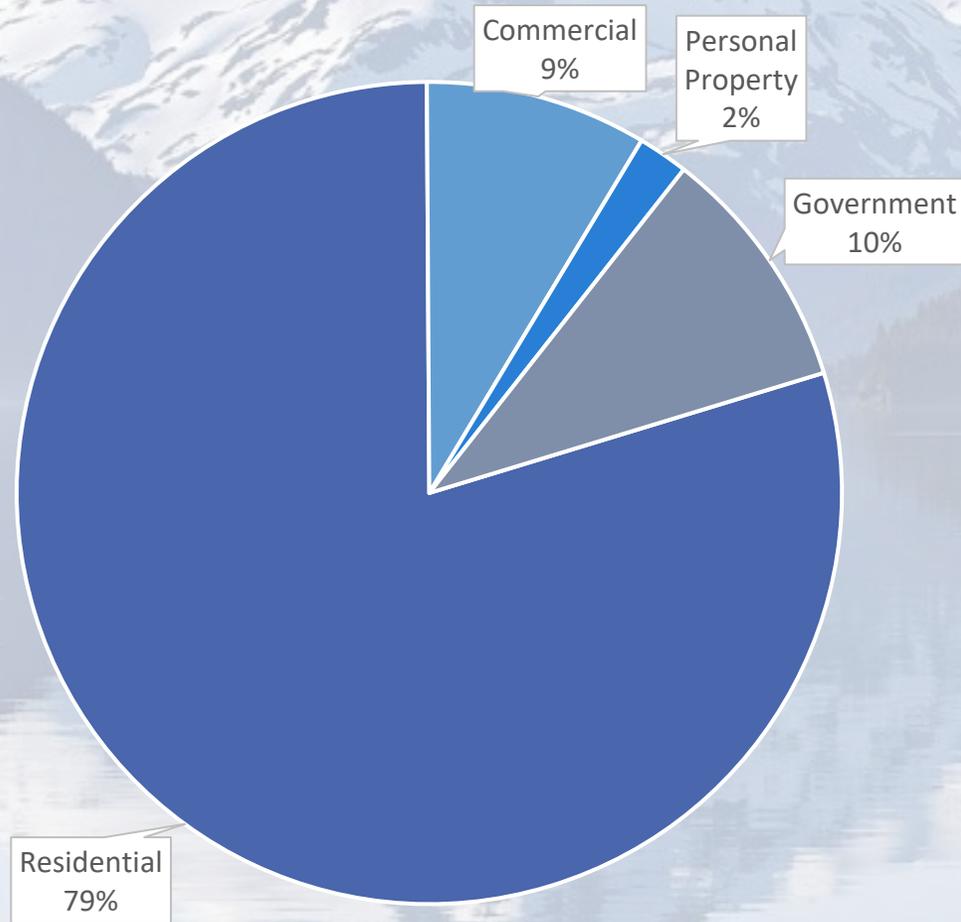
2024 Preliminary Personal & Business Property Accounts

Account Type	Preliminary/Main		Supplemental		Combined	
	YEAR	COUNT (+/-)	YEAR	COUNT (+/-)	YEAR	COUNT (+/-)
Business Accounts	2024	1,119	2024	465*	2024	1,584*
	2023	1,405	2023	444	2023	1,849
	2022	1,442	2022	419	2022	1,861
Personal Accounts	2024	3,255	2024	2,210*	2024	5,465*
	2023	3,298	2023	2,160	2023	5,458
	2022	3,414	2022	1,994	2022	5,408

*Estimated 2024 Personal Property Supplemental Roll (Certification in September)

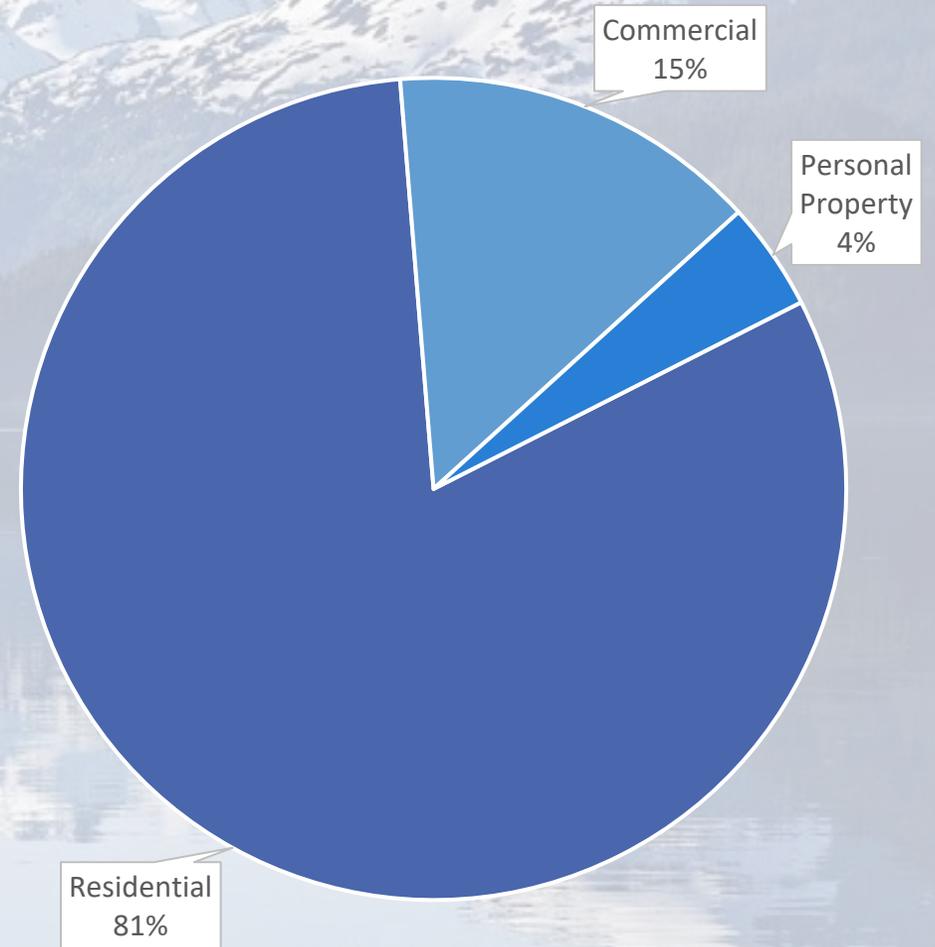
2024 Total vs. Taxable Value

Total Value by Property Type



■ Residential ■ Commercial ■ Personal Property ■ Government

Total Value by Property Type



■ Residential ■ Commercial ■ Personal Property

2024 Residential Value Change

(Does not include new construction)

Property Type	Average Change (%)
Single-Family	10.40%
Duplex/Triplex	9.02%
Condos	11.47%
Residential Land	-2.21%

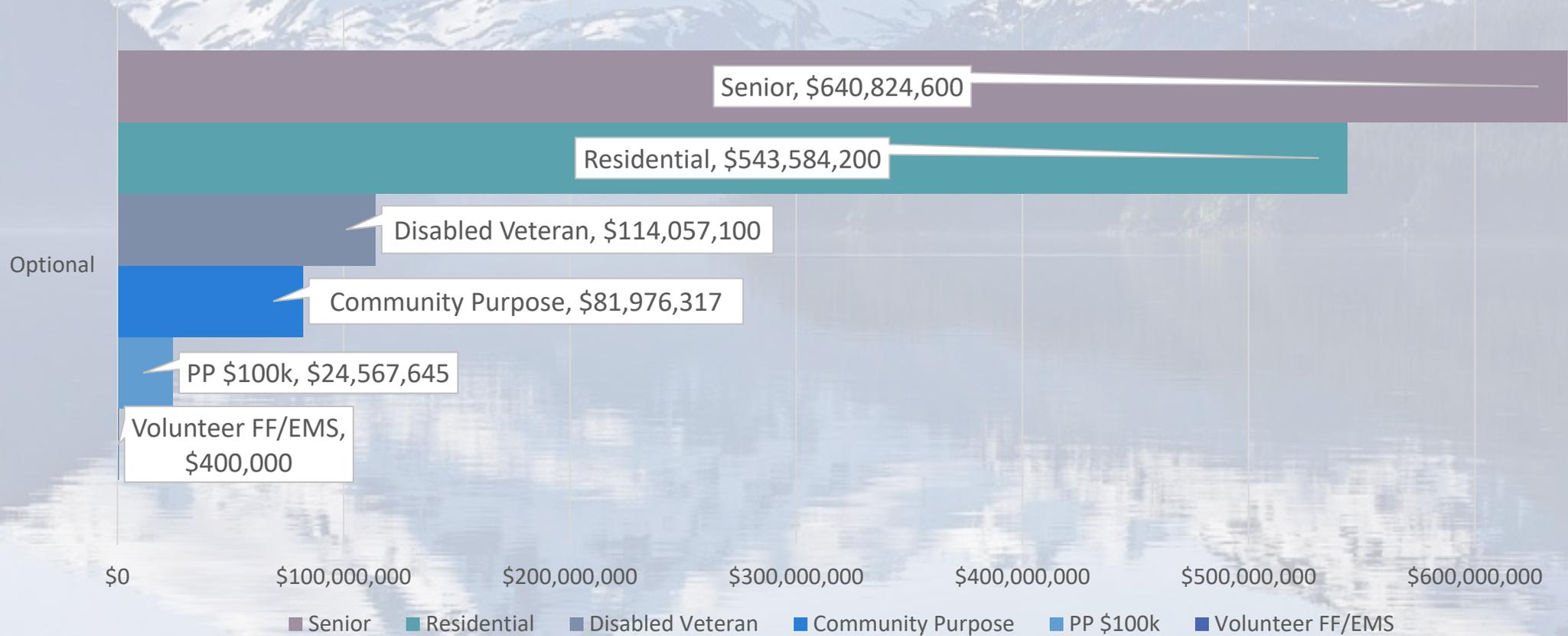
2024 Exemptions Mandatory

Senior Mandatory Exemption (6,490)	Government Exemption (4,939)
ANCSA Native Exemption (1,852)	Veteran Mandatory Exemption (574)
Native Allotment (BIA) Exemption (285)	Religious Exemption (216)
University Exemption (188)	Charitable Exemption (167)
Mental Health Trust Exemption (142)	Electric Co-Op Exemption (111)
Clerks Deed (103)	State Educational Exemption (58)
Cemetery Exemption (11)	Armed Forces Agency Exemption (10)
Multi-Purpose Senior Center Exemption (10)	Hospital Exemption (8)
2023 Farm Deferment (90)	

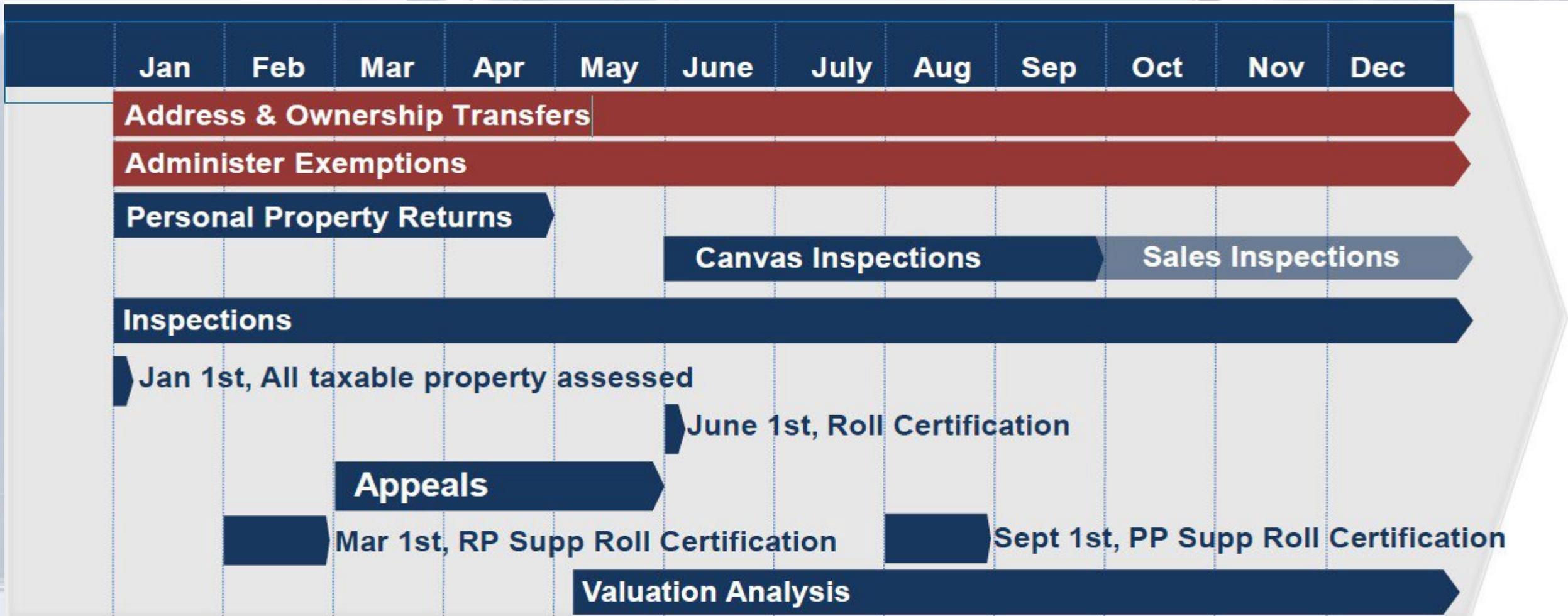
2024 Exemptions Discretionary/Optional

Residential Exemption (11,418)	Senior Resident Exemption (5,604)
Personal Property \$100k Ex. (714)	Disabled Vet Exemption (532)
Community Purpose Exempt (204)	Housing Authority Exemption (43)
Volunteer FF/EMS Exemption (40)	River Rehab & Restore Exemption (24)
Habitat Protection Tax Credit (32)*	Disabled Resident Tax Credit (177)*

2024 Optional Exemption Values by Type

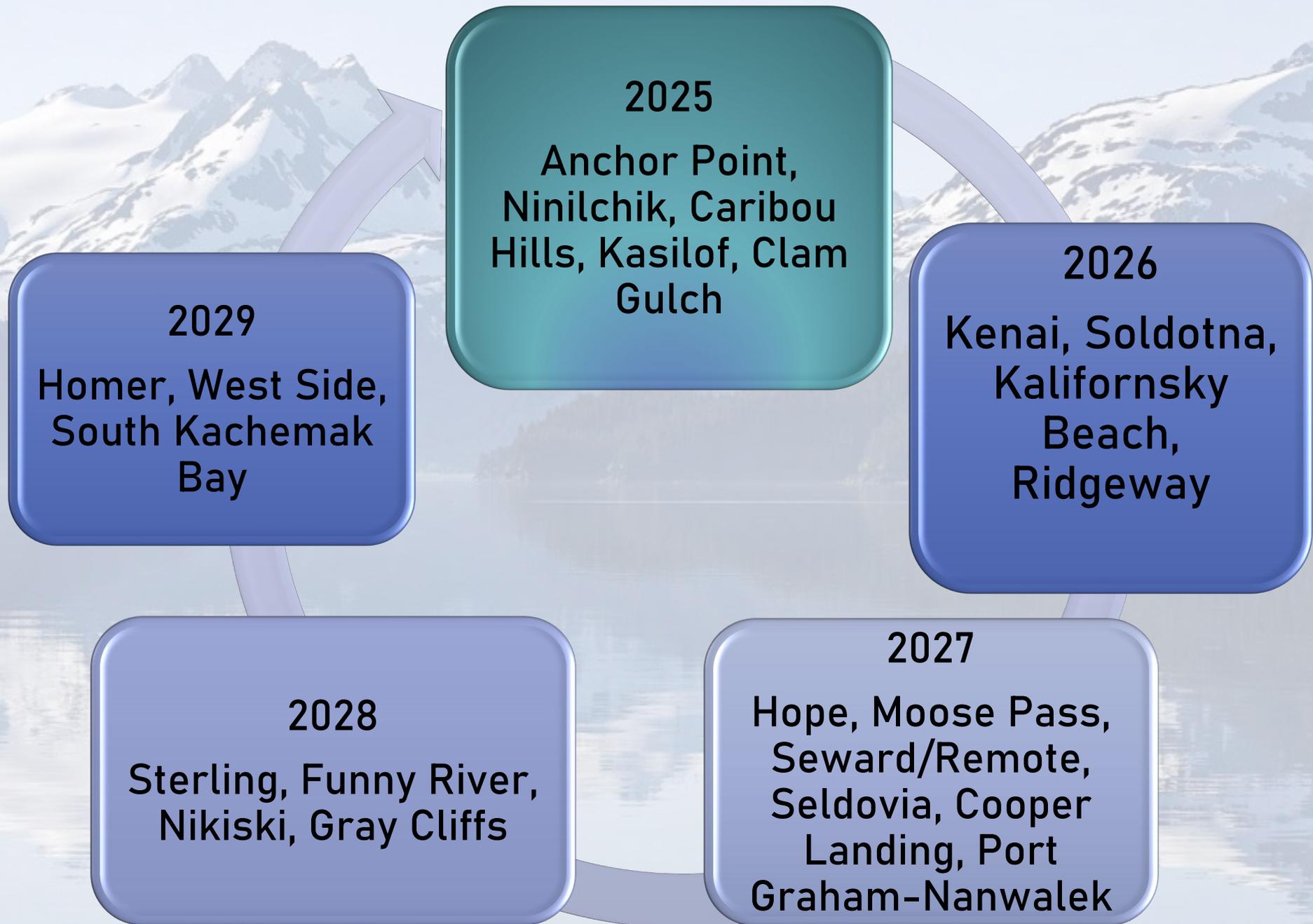


Overview of Property Assessment Process



Exemptions & Ownership Transfers
 Valuation

5-Year Canvass Cycle



Year-End Inspections



■ Sales Inspections
■ Reinspections

FY 2021

682

1431

FY 2022

336

1149

FY 2023

488

919

FY 2024

545

1065

FY 2025

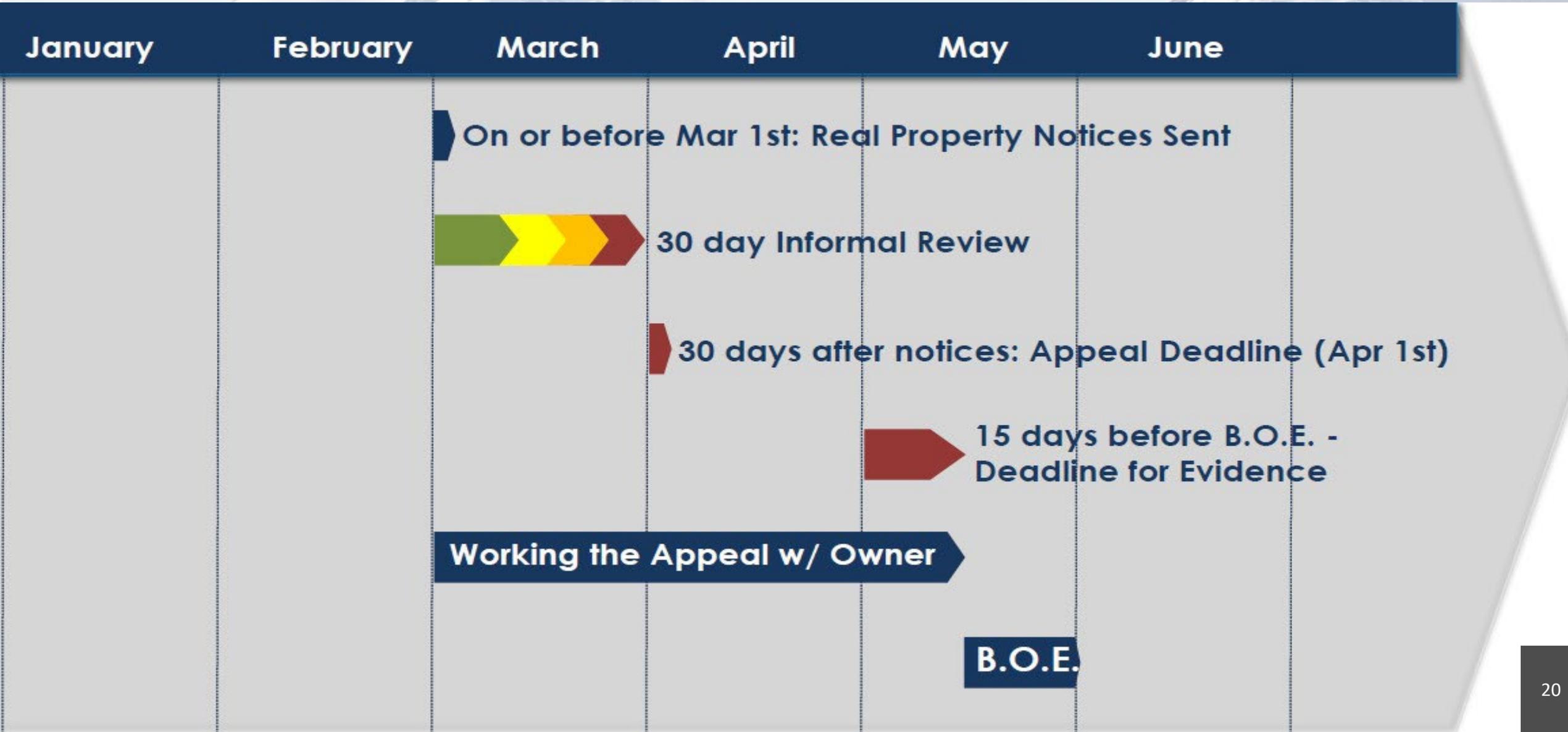
379

1138

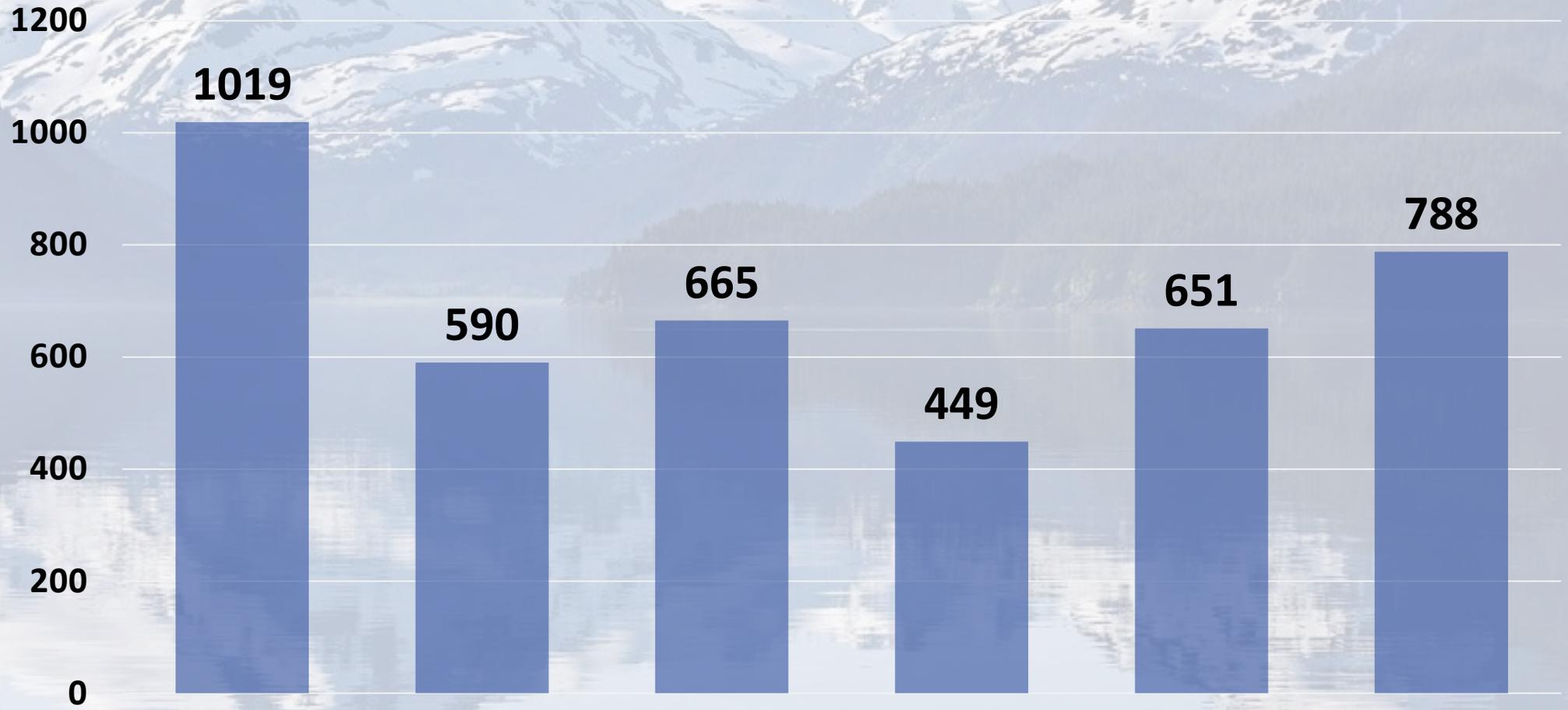
Notices & Appeals

- Real Property Notices 66,715 Mailed March 1st
- Real Property Appeals March 1st – April 1st
- Formal Appeal Property Inspections Began April 1st
- Personal Property Notices 4,372 Mailed March 15th
- Personal Property Appeals March 15th – April 15th
- Board of Equalization May 20th – 31st
- Roll Certification June 1st

Overview of Real Property Appeal Timeline

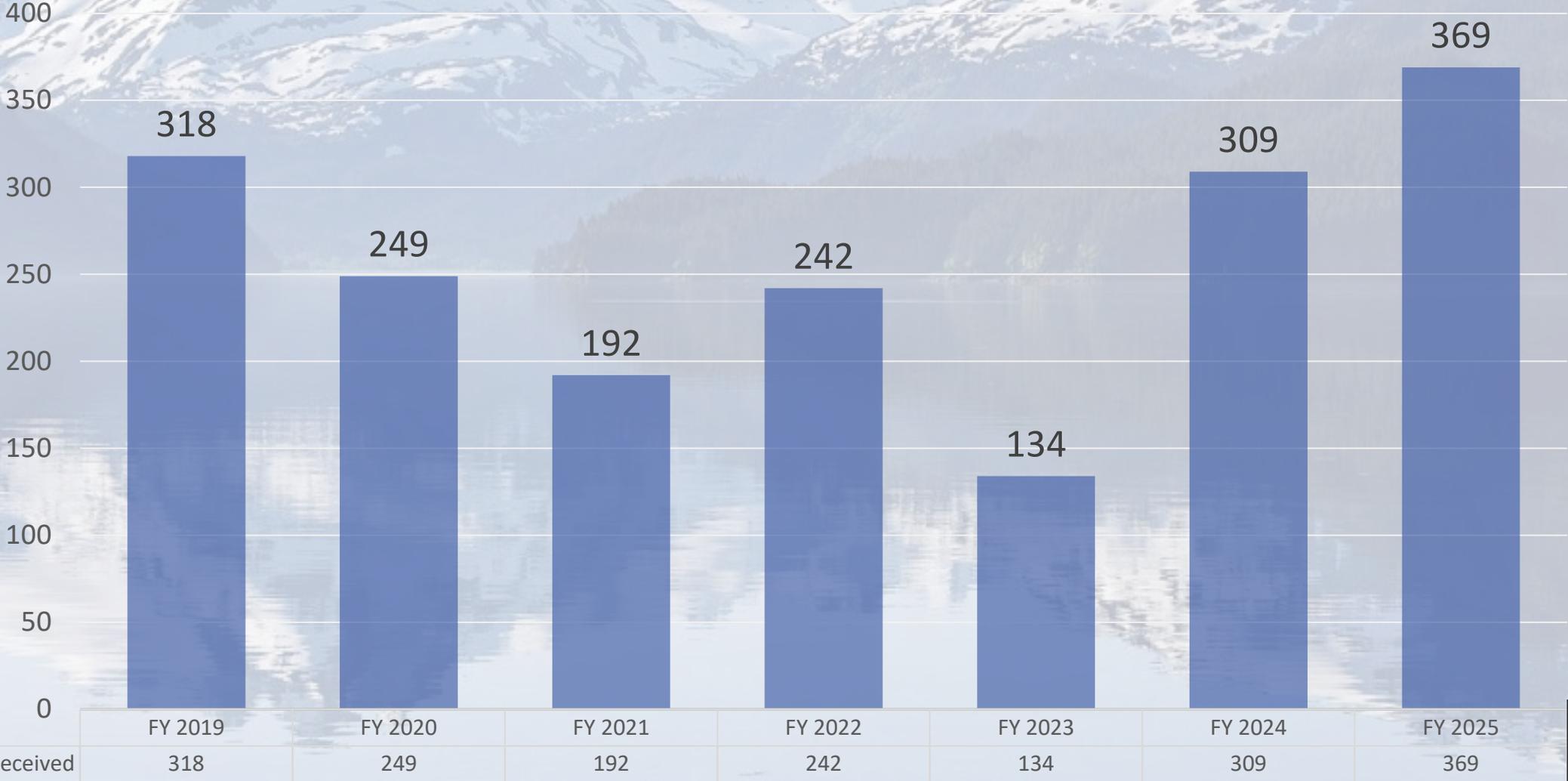


Informal Appeal Meetings

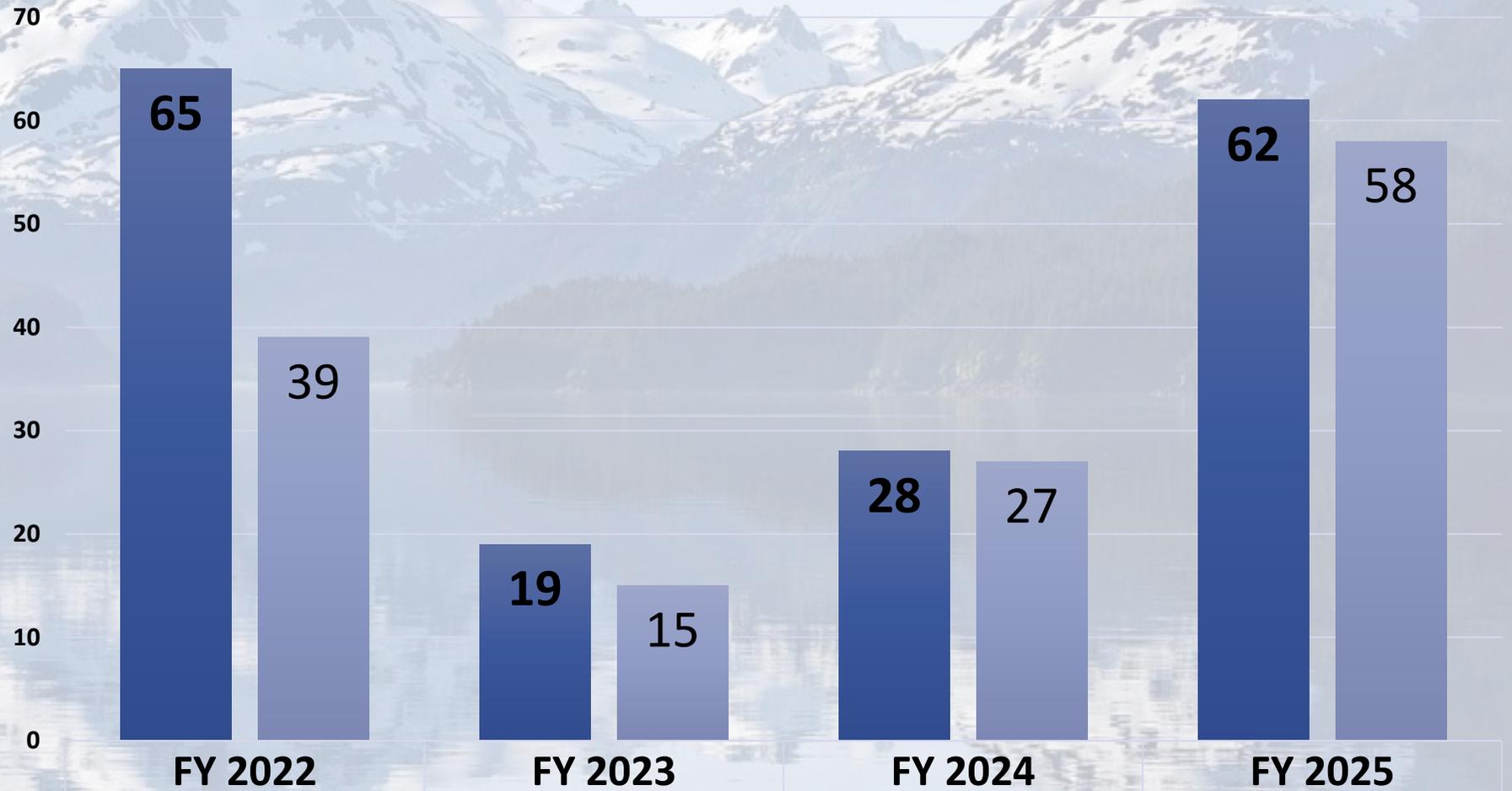


	2019	2020	2021	2022	2023	2024
■ Informal Appeals Logged	1019	590	665	449	651	788

Formal Appeals-Real Property



Board of Equalization



■ Appeals Brought to BOE
■ Appraised Values Upheld

65	19	28	62
39	15	27	58

APPEALS YEAR OVER YEAR

■ Total Formal Appeals Filed ■ Closed By BOE



Assessing Department

	FY2024 Original Budget	FY2025 Proposed Budget	Change
Personnel	\$3,080,175	\$3,084,466	\$4,291
Supplies	9,956	11,965	2,009
Services	470,026	444,503	(25,523)
Capital Outlay	53,353	35,968	(17,385)
Total	3,613,510	3,576,902	(36,608)
Change			-1.01%

A scenic landscape featuring snow-capped mountains in the background, a dense forest of evergreen trees in the middle ground, and a calm lake in the foreground that reflects the mountains and trees. The sky is a clear, pale blue.

Questions?