

ASSESSING DEPARTMENT

FY 2023

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Administration & Appraisal



DIRECTOR ADEENA WILCOX

- **Administration Manager**
- **Appraisal Manager**
- **Appraisal Systems Analyst**
- **Principal Appraiser - Commercial**
- **Senior Appraiser/Auditor**
- **Senior Personal/Real Property Appraiser**



ADMINISTRATION MANAGER LES CRANE

- **Administrative Assistant**
- **Assessment Reporting Analyst**
- **Clerks (3)**
- **Exemption Examiner**
- **Title Examiner**



APPRAISAL MANAGER SCOTT ROMAIN

- Appraiser I – 3
- Appraiser II - 1
- Appraisal Technicians (2)
- Lead Appraiser (Vacant)

2022 PRELIMINARY VALUES

(PERSONAL, REAL, OIL & GAS)

	Total Borough Assessed	Total Borough Taxable
2022 Preliminary Value	\$20,110,911,577 (3.96%)	\$9,000,518,406 (6.54%)
2021 Certified	\$19,345,308,156 (-2.85%)	\$8,448,232,910 (-0.23%)
2020 Certified	\$19,913,428,074 (0.86%)	\$8,467,779,537 (0.58%)

2022 PRELIMINARY VALUES OIL & GAS

	Total Borough Assessed	Total Borough Taxable
2022 Preliminary Value	\$1,501,174,080 (5.61%)	\$1,501,174,080 (5.61%)
2021 Certified	\$1,421,415,850 (-4.82%)	\$1,421,415,850 (-4.82%)
2020 Certified	\$1,493,428,710 (-4.51%)	\$1,493,428,710 (-4.51%)

2022 PRELIMINARY VALUES REAL PROPERTY

	Total Borough Assessed	Total Borough Taxable
2022 Preliminary Values	\$18,261,438,299 (3.91%)	\$7,184,287,799 (7.02%)
2021 Certified	\$17,574,001,000 (-2.78%)	\$6,713,041,900 (0.70%)
2020 Certified	\$18,075,900,900 (1.36%)	\$6,666,423,400 (1.86%)

2022 PRELIMINARY PERSONAL & BUSINESS PROPERTY ACCOUNTS

Account Type	Preliminary/Main		Supplemental		Combined	
	YEAR	COUNT (+/-)	YEAR	COUNT (+/-)	YEAR	COUNT (+/-)
Business Accounts	2022	1,447	2022	478*	2022	1,925*
	2021	1,319	2021	401	2021	1,720
	2020	1,235	2020	341	2020	1,576
Personal Accounts	2022	3,414	2022	1,900*	2022	5,314*
	2021	3,231	2021	1,880	2021	5,111
	2020	3,049	2020	1,662	2020	4,711

*Estimated 2022 Personal Property Supplemental Roll (Certification in September)

2022 PRELIMINARY VALUES PERSONAL PROPERTY

	Total Borough Assessed	Total Borough Taxable
2022 Preliminary Values	\$348,299,198 (-0.46%)	\$315,056,527 (0.41%)
2021 Certified	\$349,891,306 (1.68%)	\$313,775,160 (1.90%)
2020 Certified	\$344,098,464 (-0.71%)	\$307,927,427 (-0.72%)

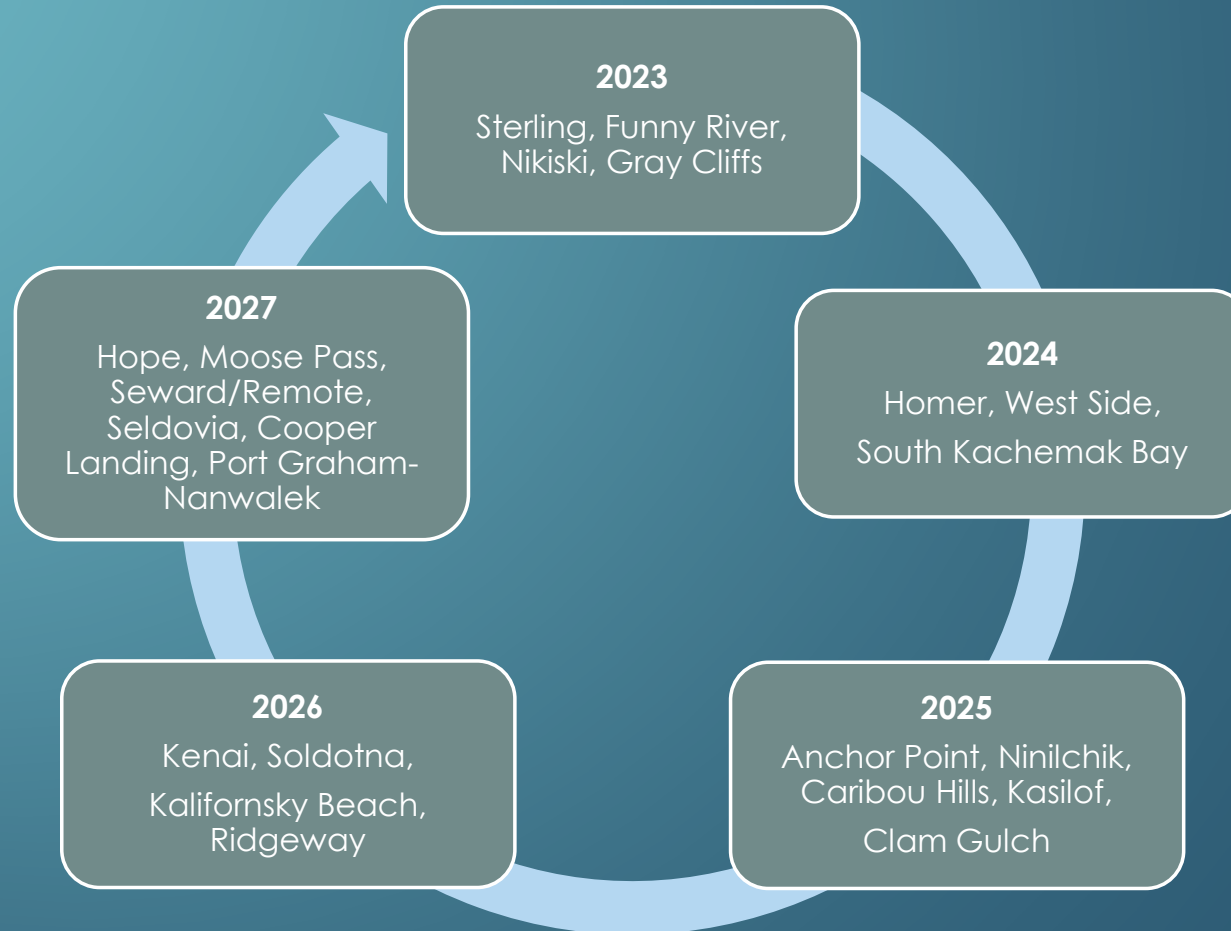
2022 MANDATORY EXEMPTIONS

Senior (Mandatory) Exemption (5,750)	Government Exemption (4,944)
ANCSA Native Exemption (1,852)	Veteran Mandatory Exempt Value (414)
Native Allotment (BIA) Exemption (261)	Religious Exemption (203)
University Exemption (186)	Charitable Exemption (159)
MH Trust Exemption (132)	Electric Co-Op Exemption (113)
State Education Exemption (53)	Cemetery Exemption (10)
Armed Forces Agency Exemption (10)	Hospital Exemption (8)
MCS Multi-Purpose Senior Center Exempt. (5)	
Total Exempted Value	\$9,915,919,950 (14,100)

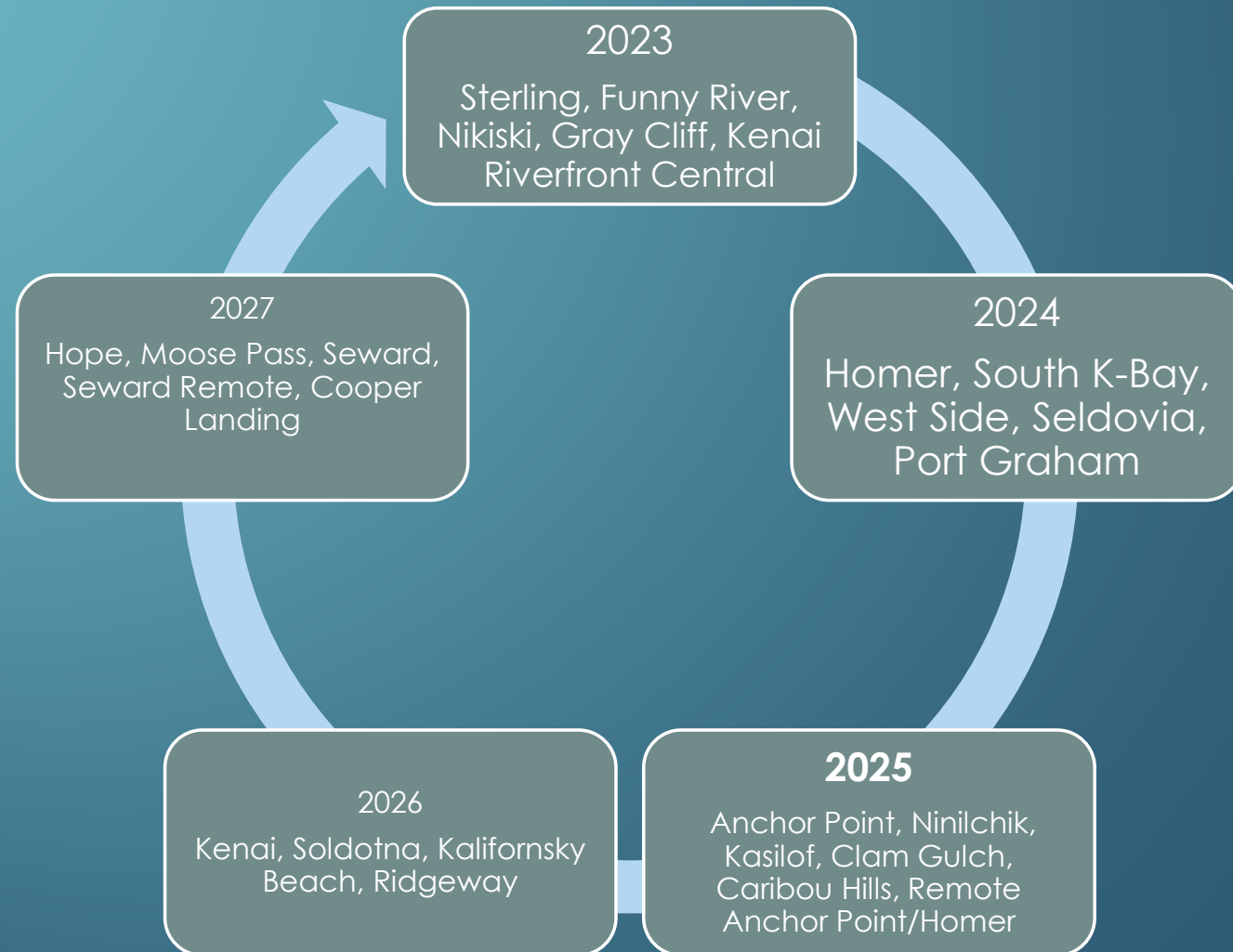
2022 EXEMPTIONS DISCRETIONARY/OPTIONAL

Residential Exemption (10,982)	Senior Resident Exemption (4,676)
Personal Property \$100k Exempt (1017)	Disabled Vet Exemption (348)
Community Purpose Exempt (190)	Housing Authority Exemption (48)
Volunteer FF/EMS Exemption (36)	Habitat Protection Tax Credit (26)*
River Rahab & Restore Exempt. (19)	Disabled Resident Tax Credit (6)*
Total Exempted Value	\$1,168,857,717 (17,316)

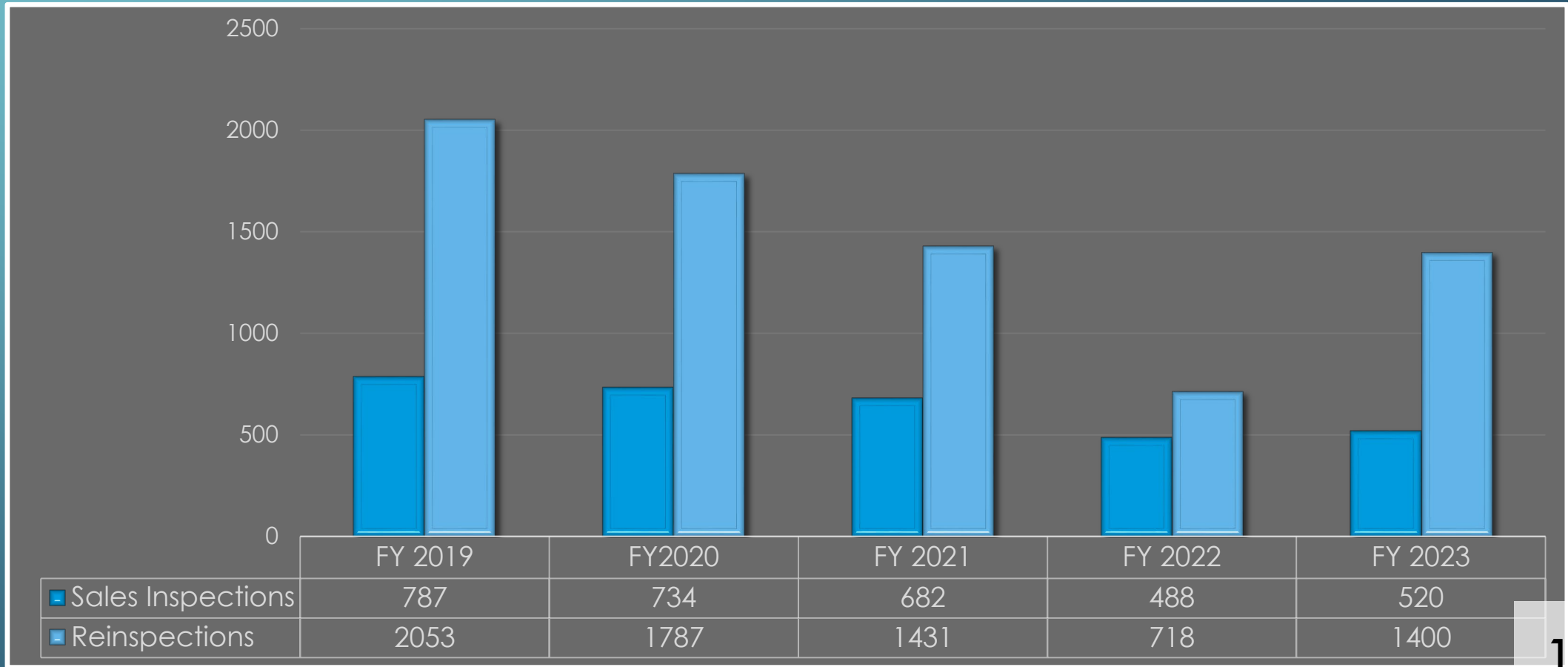
5-YEAR CANVASS CYCLE



5-YEAR LAND CANVASS CYCLE



YEAR-END INSPECTIONS

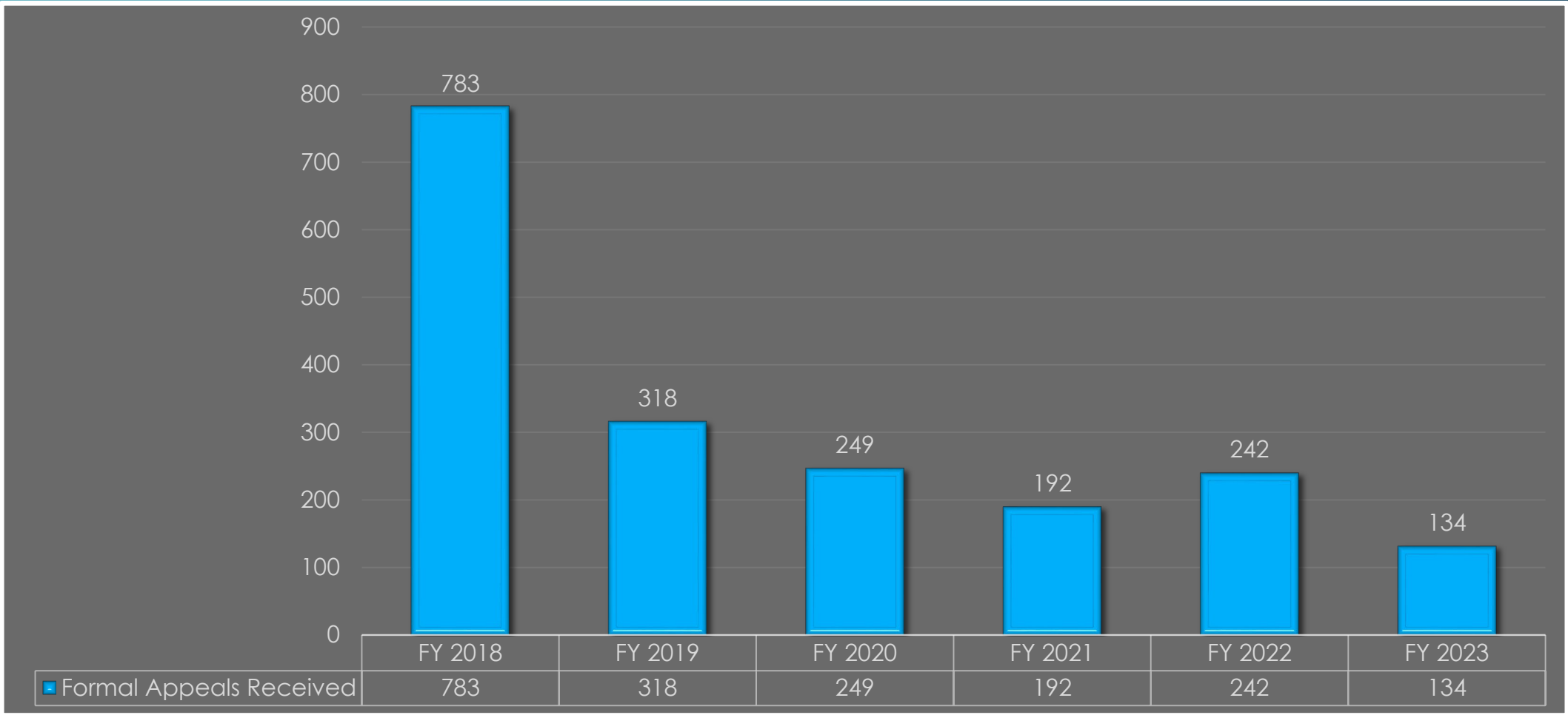


APPEALS

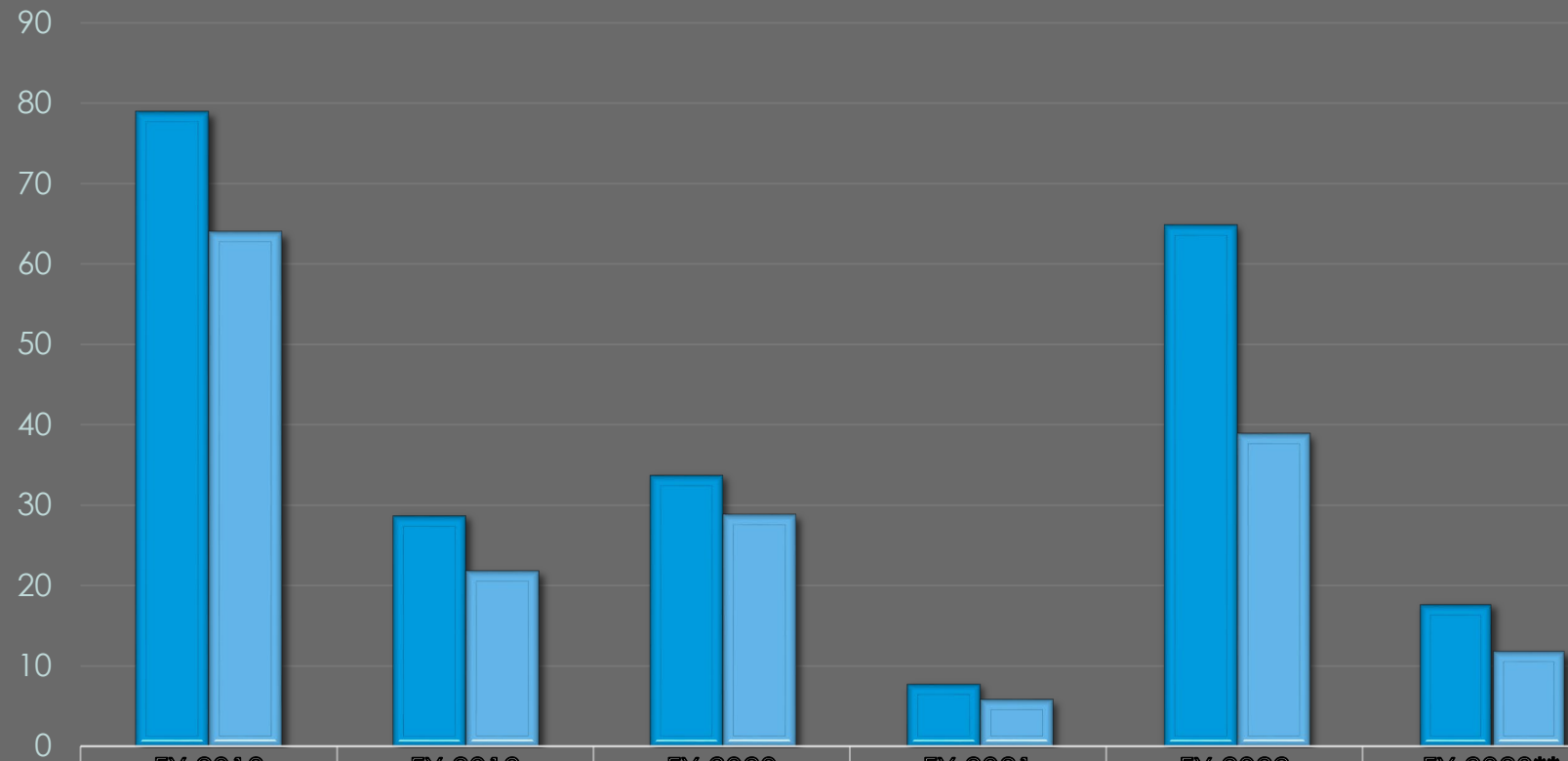


- Real Property Assessment Notices
 - Mailed March 1st
- Real Property Appeals
 - March 1st – 31st
- Formal Appeal Property Reviews
 - Begin April 1st
- Personal Property Assessment Notices
 - Mailed April 1st
- Personal Property Appeals
 - April 1st – 30th
- Board of Equalization
 - May 23rd – 27th

FORMAL APPEALS



BOARD OF EQUALIZATION



■ Appeals Brought to BOE
■ Appraised Values Upheld

	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023**
Appeals Brought to BOE	79	29	34	8	65	18
Appraised Values Upheld	64	22	29	6	39	12

APPRAISAL BUDGET CHANGES & CHALLENGES

- **Overall**
 - 4% Increase with 4.10% increase in wages/insurance
- **Decreases**
 - Cut spending on Per Diem, Remote Access Rentals & Reduction in Travel Expenses due to Pictometry (EagleView) and canvass location
- **Increases**
 - Replace department phones
 - Replace minor office furniture/equipment
- **Notable**
 - Filling Lead (Land) Appraiser
 - Staff Shortages/Staff Training





Questions?