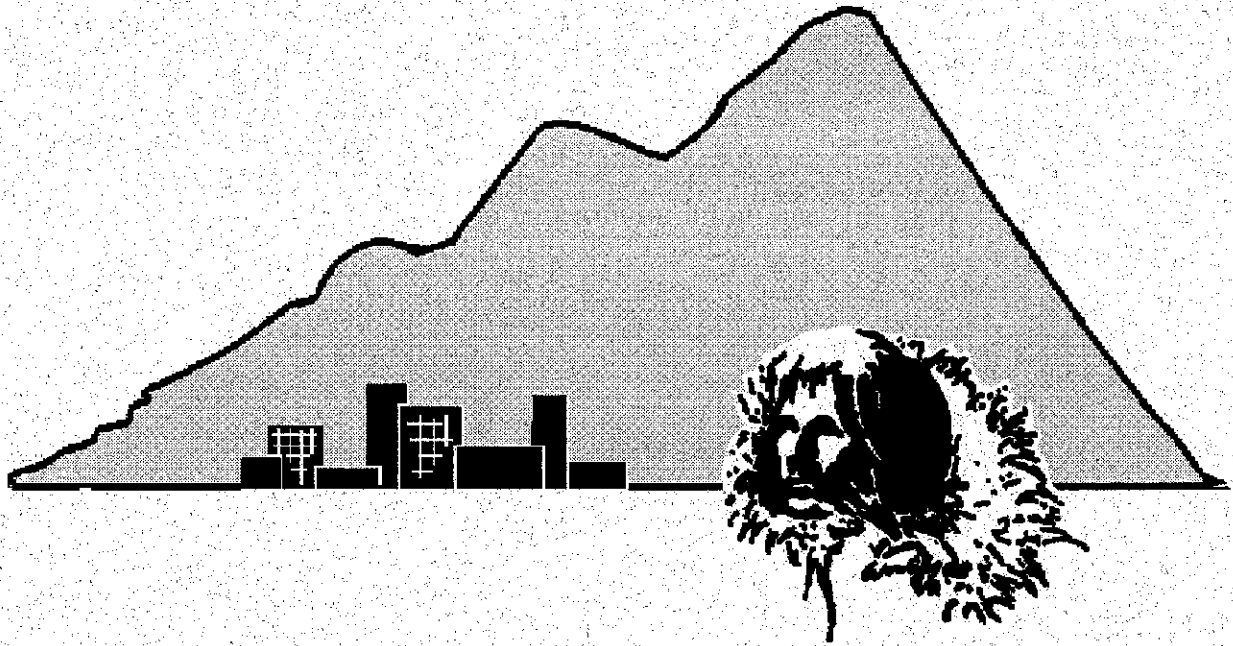


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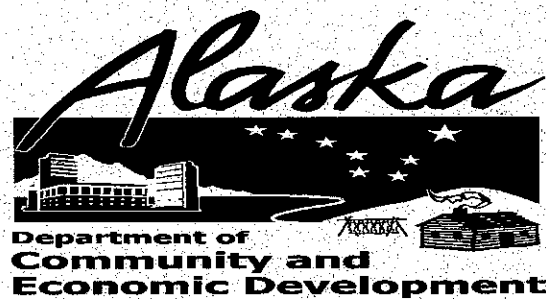


Municipal Taxation - Rates and Policies Full Value Determination Population and G.O. Bonded Debt



State of Alaska
Tony Knowles, Governor

Volume XLI
January, 2002

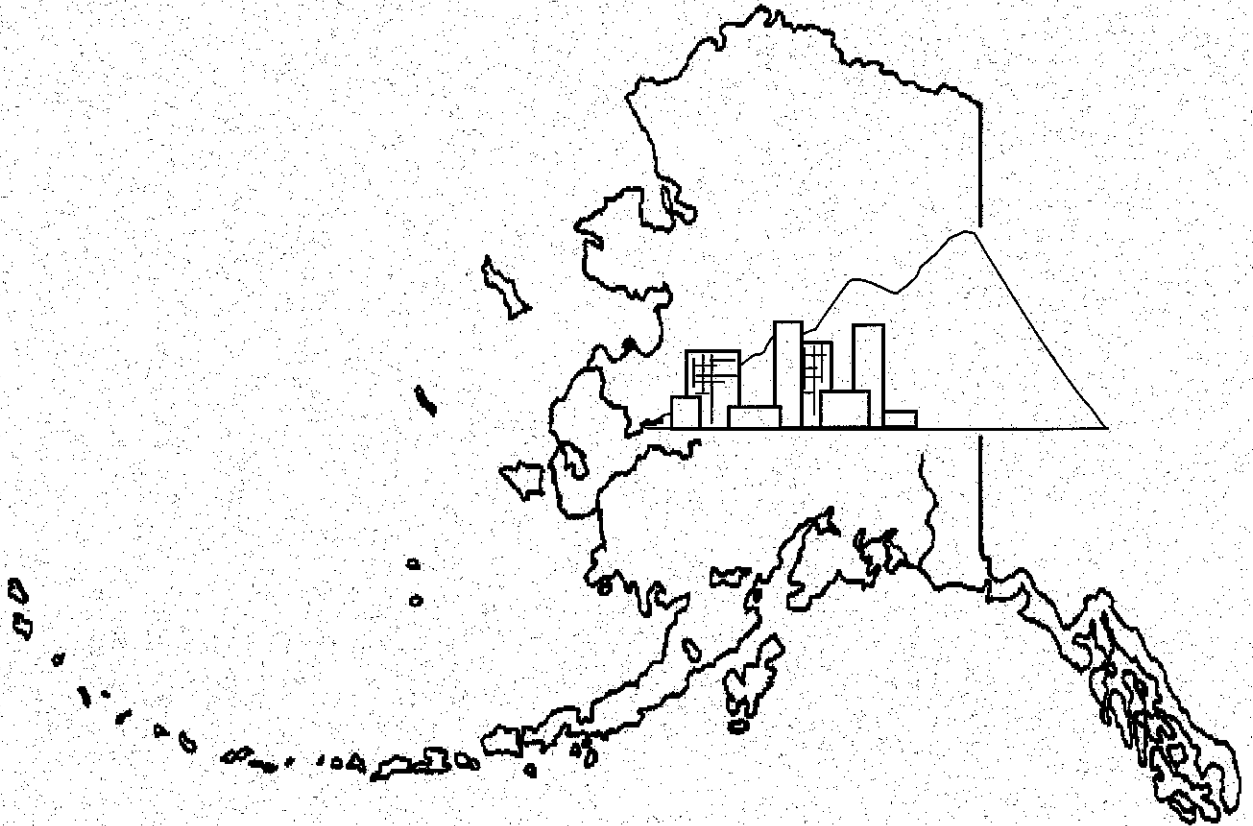


Department of Community and Economic Development
Deborah Sedwick, Commissioner

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Department of Community and Economic Development
Office of the State Assessor
550 W. 7th Avenue, Suite 1790
Anchorage, AK 99501-3510

Alaska Taxable 2001



Department of Community and Economic Development

Deborah Sedwick, Commissioner

Division of Community & Business Development

Patrick K. Poland, Director

Office of the State Assessor

Steve Van Sant, State Assessor

Janice Crawford, Administrative Clerk

Alaska Taxable 2001

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FOREWORD

The year 2002 marks the 41st edition of Alaska Taxable. This publication is the official annual report to the Alaska State Legislature on property assessments and assessment practices by municipalities.

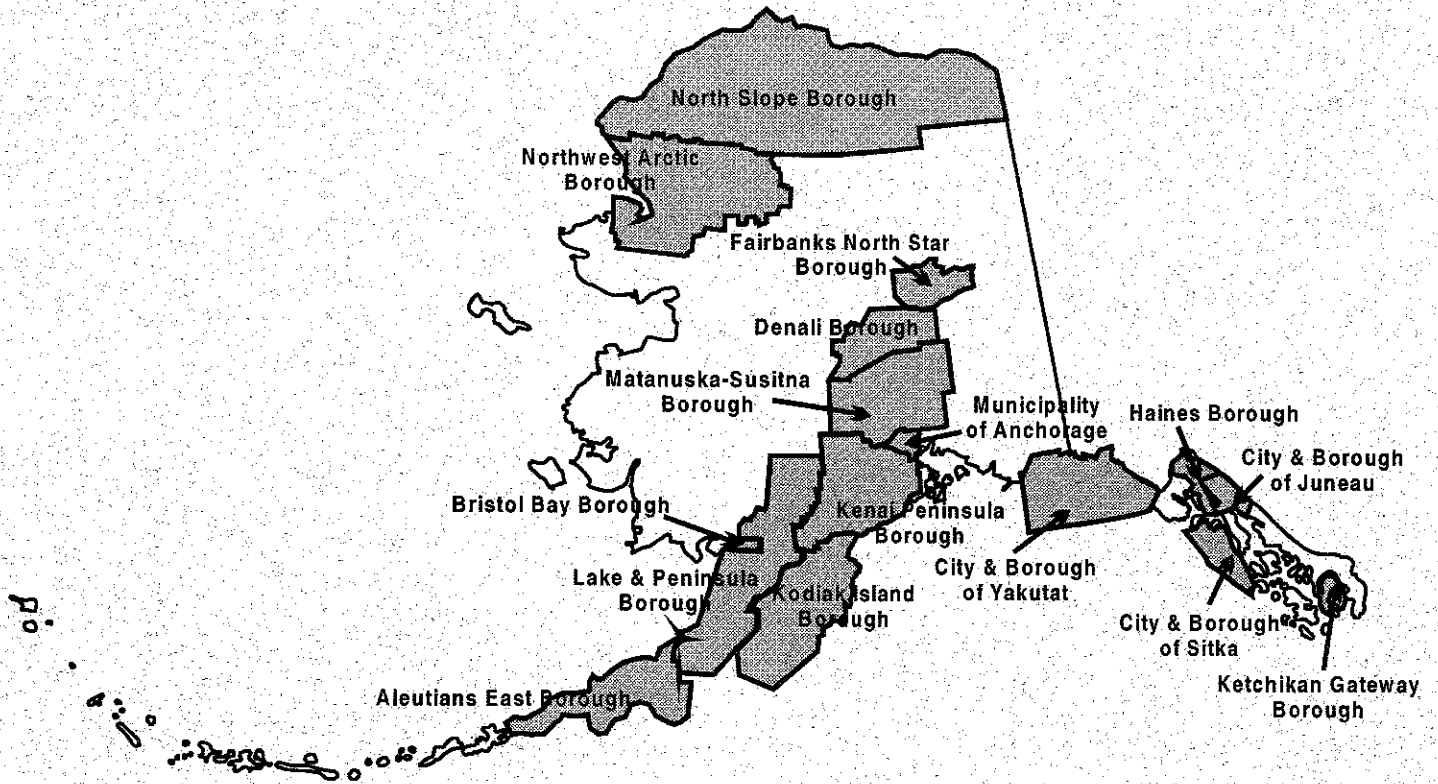
2001 was marred by the tragedy of September 11 and the resulting chaos of those terrible events is still being felt worldwide. However, the collection of data in this publication does not reflect those events as the data relates to conditions existing in Alaska, as of January 1, 2001.

Overall, the 2001 property values in Alaska showed a slight increase from the previous year. While some values decreased slightly, most increased in the 2%-5% range. The values in a couple of municipalities, the Denial Borough and City of Hoonah, showed larger increases. In both cases, it had been several years since this office had done a ground inspection and there was a large amount of new construction and general increases in value since our last visit.

With the anticipated drop in tourism for 2002, the declining price of oil, the uncertainty of the gas line and the downturn of Alaska fisheries, the outlook for property values in 2002 and beyond may seem bleak. However, Alaskans have been down this road before, and somehow always seem to survive against overwhelming odds. Only time will tell if the picture is as bleak as it may appear. We will report that picture in this publication next year.

Steve Van Sant
State Assessor

State of Alaska Unified Home Rule Municipalities and Boroughs



Alaska Municipal Government Entities

Organized Boroughs and Unified Home Rule Municipalities

<u>Type Of Entity</u>	<u>Number Located in State</u>
Unified Home Rule	3
Home Rule	5
First Class	0
Second Class	7
Third Class	1
Total Boroughs	16

Incorporated Cities

<u>Type of Entity</u>	<u>Within Boroughs</u>	<u>Within Unorganized Borough</u>	<u>Total*</u>
Home Rule	7	5	12
First Class	8	13	21
Second Class	<u>34</u>	<u>78</u>	<u>112</u>
Total Cities	49	96	145

* Does not include Metlakatla, a city organized under federal law

INCORPORATED CITIES WITHIN ORGANIZED BOROUGHS

Aleutians East Borough Second Class

Akutan	Second Class
False Pass	Second Class
Cold Bay	Second Class
King Cove	First Class
Sand Point	First Class

Lake & Peninsula Borough Home Rule

Chignik	Second Class
Egegik	Second Class
Newhalen	Second Class
Nondalton	Second Class
Port Heiden	Second Class
Pilot Point	Second Class

Denali Borough Home Rule

Anderson	Second Class
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Matanuska-Susitna Borough Second Class

Houston	Second Class
Palmer	Home Rule
Wasilla	First Class

Fairbanks North Star Borough Second Class

Fairbanks	Home Rule
North Pole	Home Rule

North Slope Borough Home Rule

Anaktuvuk Pass	Second Class
Atkasuk	Second Class
Barrow	First Class
Kaktovik	Second Class
Nuiqsut	Second Class
Point Hope	Second Class
Wainwright	Second Class

Kenai Peninsula Borough Second Class

Homer	First Class
Kachemak	Second Class
Kenai	Home Rule
Seldovia	First Class
Seward	Home Rule
Soldotna	First Class

Northwest Arctic Borough Home Rule

Ambler	Second Class
Buckland	Second Class
Deering	Second Class
Kiana	Second Class
Kivalina	Second Class
Kobuk	Second Class
Kotzebue	Second Class
Noorvik	Second Class
Selawik	Second Class
Shungnak	Second Class

Ketchikan Gateway Borough Second Class

Ketchikan	Home Rule
Saxman	Second Class

Haines Borough Third Class

Haines	First Class
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Kodiak Island Borough Second Class

Akhiok	Second Class
Kodiak	Home Rule
Larsen Bay	Second Class
Old Harbor	Second Class
Ouzinkie	Second Class
Port Lions	Second Class

Remainder of Alaska Boroughs That Do Not Contain Incorporated Cities

Municipality of Anchorage	Unified Home Rule
Bristol Bay Borough	Second Class
City & Borough of Juneau	Unified Home Rule
City & Borough of Sitka	Unified Home Rule
City & Borough of Yakutat	Home Rule