

Alaska Taxable 2009



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

January 2010

Sean Parnell, Governor
State of Alaska



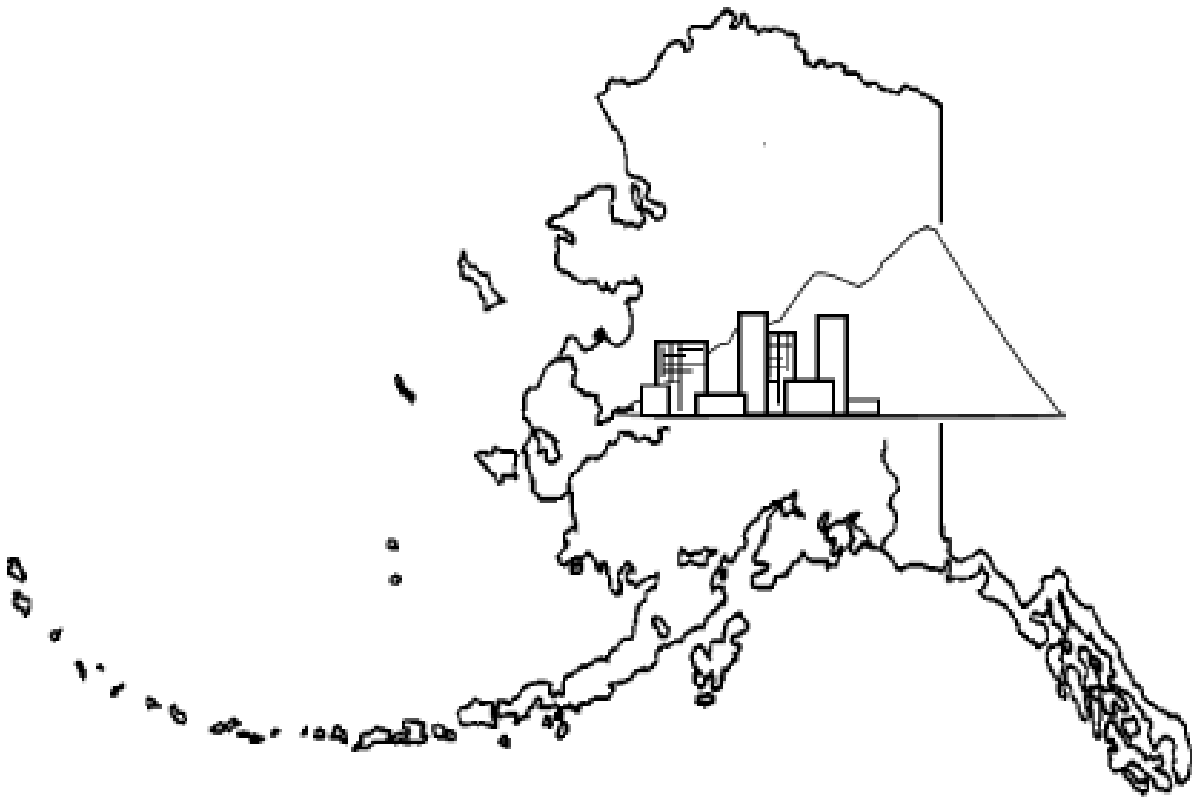
Volume XLIX

Emil Notti, Commissioner
Department of Commerce,
Community & Economic
Development

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Alaska Taxable 2009



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Alaska Taxable 2009

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FOREWORD

The year 2010 marks the 49th edition of Alaska Taxable. This publication is the official annual report to the Alaska State Legislature on property assessments and assessment practices by municipalities. The data presented in this report reflects the values as of January 1, 2009.

Real property assessments have significantly slowed over the last couple of years and 2009 showed a marked decrease. Statewide assessments showed an increase of real property values of slightly over 2% over the 2008 valuations. The Haines Borough, the City and Borough of Juneau and the City of Valdez all showed decreases in their local assessed values in 2009.

The senior citizen/disabled veteran property tax exemption program reflected another year of increase in 2009. Total statewide exempt values increased over 7% from \$3.2 billion to \$3.5 billion and taxes on those amounts increased 9%, from \$43.6 million to \$47.6 million.

Property taxes still make up the bulk of local tax revenues at about 79% of the \$1.38 billion collected last year. This includes property taxes on oil and gas property which is assessed and taxed by the state and reimbursed to municipalities.

Steve Van Sant

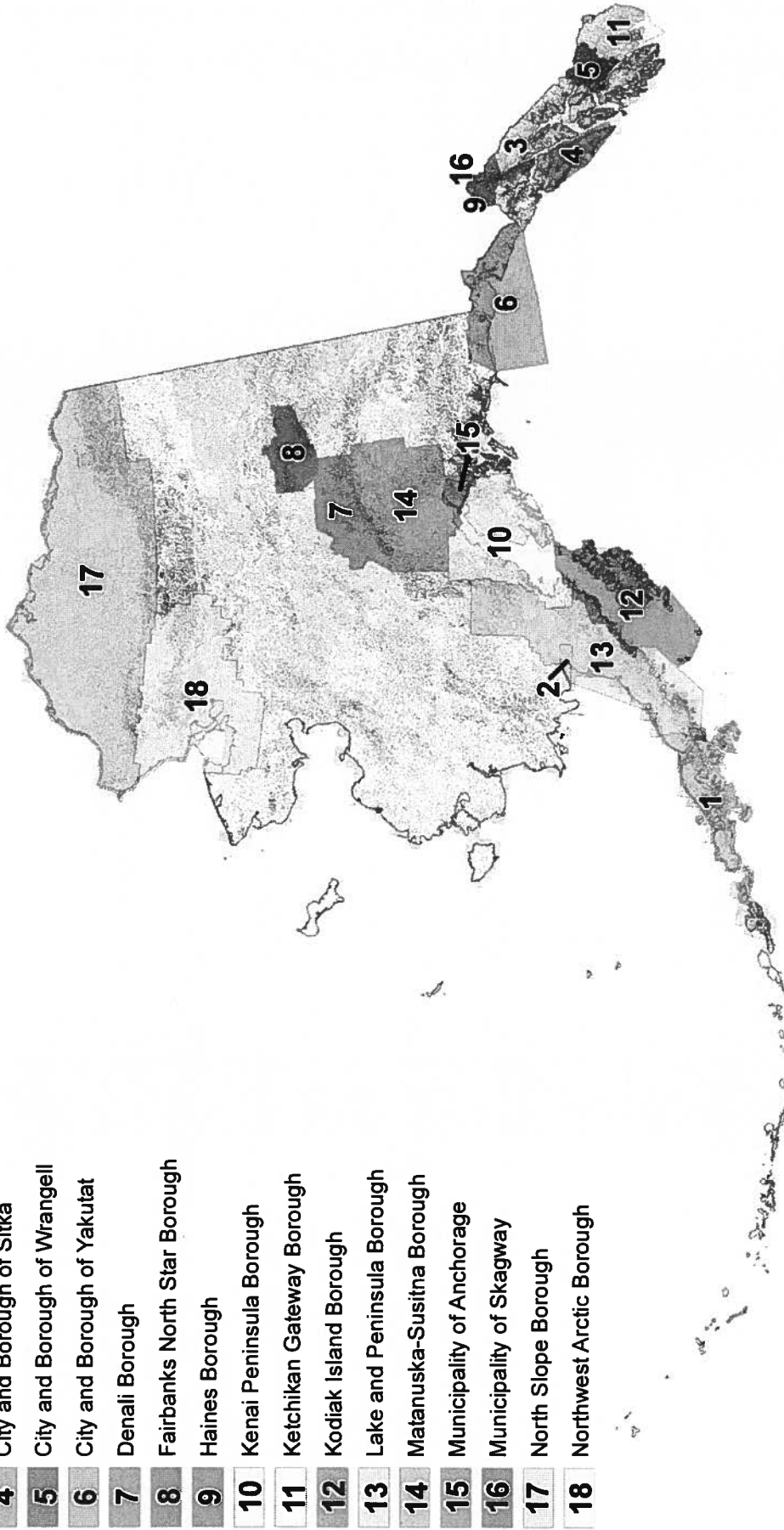
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STATE OF ALASKA

Unified Home Rule Municipalities and Boroughs

Organized Boroughs

- 1 Aleutians East Borough
- 2 Bristol Bay Borough
- 3 City and Borough of Juneau
- 4 City and Borough of Sitka
- 5 City and Borough of Wrangell
- 6 City and Borough of Yakutat
- 7 Denali Borough
- 8 Fairbanks North Star Borough
- 9 Haines Borough
- 10 Kenai Peninsula Borough
- 11 Ketchikan Gateway Borough
- 12 Kodiak Island Borough
- 13 Lake and Peninsula Borough
- 14 Matanuska-Susitna Borough
- 15 Municipality of Anchorage
- 16 Municipality of Skagway
- 17 North Slope Borough
- 18 Northwest Arctic Borough



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	4
Home Rule	6
First Class	1
Second Class	7
<hr/>	
Total Boroughs	18

Incorporated Cities

<u>Type of Entity</u>	<u>Within Boroughs</u>	<u>Within Unorganized Borough</u>	<u>Total*</u>
Home Rule	7	4	11
First Class	7	12	19
Second Class	<u>34</u>	<u>80</u>	<u>114</u>
<hr/>			
Total Cities	48	96	144

* Does not include Metlakatla, a reservation 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
----------	--------------

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

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
Haines Borough	Home Rule
City & Borough of Juneau	Unified Home Rule
City & Borough of Sitka	Unified Home Rule
Municipality of Skagway	First Class
City & Borough of Wrangell	Unified Home Rule
City & Borough of Yakutat	Home Rule



Part 1



Overview:
Municipal Taxation
in Alaska

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Part I - Municipal Taxation in Alaska

A. The Legal Framework

Articles IX and X of the Alaska Constitution and Title 29 of the Alaska Statutes establish the legal framework for municipal taxation in Alaska. A portion of the Alaska tax law (Title 29) is provided in Part 6, page 63 of this publication.

- The Alaska Constitution permits delegation of the State's taxation power to local governments, but limits delegation of that power to only cities and boroughs. (Article X, Section 2)
- The constitution limitation that "no tax shall be levied... except for a public purpose..." applies to both State and municipal taxation. (Article IX, Section 6)
- Home rule municipalities are granted broad governmental powers by the Alaska Constitution, but the constitution also provides that "...standards for appraisal of all property assessed by the State or its political subdivisions shall be prescribed by law..." (Article IX, Section 3)
- General law municipalities are granted the right by state statute to levy a tax or special assessment and impose a lien for its enforcement. (AS 29.35.010)
- Both home rule and general law municipalities are subject to limitations on their taxing powers found in Chapter 29.45 of the Alaska Statutes. Section 29.45.010 authorizes cities, boroughs and unified municipalities to levy a property tax. If a tax is levied on real or personal property, it must be assessed, levied and collected as provided in Chapter 29.45. This chapter also authorizes the implementation of sales and use taxes.
- Based on Article X, Section I of the Alaska Constitution which provides that "...a liberal construction shall be given to the powers of local government...", it is assumed, although not expressly stated in statute, that all real and personal property is taxable unless it is specifically exempted from property taxation. It is also assumed that a municipality may impose severance taxes, as has been done by the Denali and Kodiak Island Boroughs.

B. Classification of Municipalities

All political subdivisions within the State of Alaska are termed "municipalities". The taxation powers and limitations of each type of municipality depend upon its classification. There are five categories of municipalities:

1. Home Rule City
2. Home Rule Borough
3. General Law City
4. General Law Borough
5. Unified Municipality

General law cities are incorporated as either first class cities or second class cities. General law boroughs can be incorporated as first class or second class boroughs. There is only one class of home rule city, home rule borough, or unified municipality. The latter is also a home rule political entity. Areas that are not within the boundaries of an organized borough constitute a single unorganized borough commonly referred to as "The Unorganized Borough."

C. Taxation Limitations on the Various Classes of Municipalities

Home Rule Municipalities. Home rule cities and boroughs have all legislative powers not prohibited by law or charter. AS 29.10.200 lists all of the sections of Title 29 that act as limitations on home rule legislative powers. Among these limitations are:

- AS 29.35.170(b) (assessment and collection of taxes)
- AS 29.45.010.-570 (property taxes)
- AS 29.45.650(c)-(f) (authority to levy sales and use tax); and,
- AS 29.45.700(d) (mandatory exemption from sales and use taxes).

General Law Boroughs. General law boroughs are required to assess and collect property, sales, and use taxes that are approved and levied within their boundaries, subject to the provisions of Chapter 29.45 of the Alaska Statutes.

All Boroughs. Taxes levied by a city within a borough must be collected by a borough and returned in full to the city levying the tax. This provision applies to home rule and general law municipalities.

All Municipalities. Specific limitations on the property taxation powers of all general law and home municipalities are found in Sections 29.45.080 and 29.45.090 of the Alaska Statutes. AS 29.45.080 limits the method by which a municipality may levy and collect taxes on oil and gas production and pipeline property. Under AS 29.45.090, no municipality may levy taxes exceeding 3% (30 mills) of the assessed value of property within the municipality during a year. Nor may a municipality, or a combination of municipalities occupying the same geographic, area levy taxes exceeding \$1,500 per resident of the geographic area in a year. The tax limitation found in AS 29.45.090 has been interpreted by the Alaska Supreme Court to apply only to property tax. (*Keane v. Local Boundary Commission, 893 P.2d 1239, Alaska 1995*). Finally, a municipality, or a combination of municipalities occupying the same geographic area, may not levy taxes upon value that, when combined with the value of property otherwise taxable by the municipality, exceeds the product of 225% of the average per capita assessed full and true value of property in the state, multiplied by the number of residents of the taxing municipality. Section 29.45.100 of the Alaska Statutes provides that limitations on the amount of property tax that may be collected apply only to taxes for operating expenses and not to taxes collected to pay for bonded indebtedness.

Second Class Cities. A second class city may, by referendum, levy property taxes as provided for first class cities. Specific limitations on the property taxation powers of second class cities are found in AS 29.45.590. A special limitation on taxation by second class cities is that the city cannot levy property taxes exceeding 2% (20 mills) of the assessed value of property within the municipality in any one year. This limitation was increased from .5% (5 mills) in 1994.

Compliance by municipalities with the taxation limitations in the state statutes is enforced through the State Assessor's Office under the powers granted by AS 29.45.103 and AS 29.45.105. Under these statutes, the Office of the State Assessor may investigate claims of errors in valuation, assessment of taxation procedures, inspect municipal records and order correction of any procedural errors discovered.

D. The Role of the Department of Commerce, Community, and Economic Development and the Office of the State Assessor.

Section 14 of Article X of the Alaska Constitution provides that:

An agency shall be established by law in the executive branch of the state government to advise and assist local governments. It shall review their activities, collect and publish local government information, and perform other duties as prescribed by law.

This constitutionally mandated agency was initially created as the Local Affairs Agency in the Office of the Governor. In 1972, a separate department of state government, known as the Department of Community and Regional Affairs (DCRA), was created to carry out this constitutional mandate. One of the general powers and duties of DCRA under AS 44.47.050 is to "advise and assist municipalities on procedures of assessment, valuation and taxation, and notify municipalities of major errors in those procedures." The duties of DCRA with regard to assessment, valuation and taxation are performed by the Office of the State Assessor (OSA). Alaska Taxable is an annual publication of DCRA compiled by the Office of the State Assessor. In 1999, the legislature merged the Department of Community & Regional Affairs with the Department of Commerce and Economic Development. The "new" department is now the Department of Commerce, Community & Economic Development, or DCCED.

Another DCCED function performed by the Office of the State Assessor is the establishment of the full value of real and personal property in each city and borough school district in consultation with the assessor in each school district. (AS 14.17.510)

E. Municipal Taxation of Property

With certain limitations, all cities, boroughs and unified municipalities in the State of Alaska may chose to levy a property tax. Property taxation is not mandatory nor even generally practiced in the State. Of the eighteen (18) organized boroughs and unified municipalities, only fourteen (14) levy a property tax; and, of the one hundred forty-four (144) home rule, first and second class cities, only eleven (11), which are located outside boroughs, and thirteen (13) located within organized boroughs, levy a property tax. If a municipality chooses to levy a property tax, it may only do so on property that is "taxable".

What property is taxable?

All real and personal property is taxable unless it is exempted from property taxation. Required exemptions from municipal property taxation are specified in AS 29.45.030. Examples of property exempted from property taxation are household furniture and personal effects of members of a household, natural resources in place, and property used exclusively for nonprofit religious, charitable, cemetery, hospital, or educational purposes. Property owned by Alaska Native Claims Settlement Act (ANCSA) Native corporations is also exempt from municipal property tax unless the property is leased or developed. In addition to these exemptions from property taxation, AS 43.56 provides for certain exemptions of oil and gas production and pipeline property, including oil and gas reserves in place.

While oil and gas property is exempt from local municipal taxation the State levies a 20 mill tax against this property and reimburses each municipality which has oil and gas property located within its boundaries, an amount equal to taxes which it would have levied, up to the 20 mill limit. All of the exemptions discussed in this paragraph are mandatory exemptions.

Section 29.45.050 of the Alaska Statutes provides for optional exemptions and exclusions from local property taxation which the taxing authority may choose to exempt or exclude typically by ordinance. Some optional exemptions and exclusions, however, do require approval of the voters. Two examples of optional exemptions are the exemption of any or all categories of personal property and the exemption of up to \$20,000 of value of a residence, which is sometimes referred to as a "homestead exemption".

All taxable real and personal property within a municipality is included in its full value determination, which is a key element in the calculation of state aid to schools and municipal assistance and revenue sharing.

What is the "Full Value Determination (FVD)"?

In brief, the Full Value Determination (FVD) is the sum total of the full and true value established for every piece of taxable real and personal property within a municipality's boundary regardless of any optional exemption which may have been enacted by local ordinance. AS 29.45.110 specifies that the full and true value is the "estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with the prevailing general

price levels." This section also requires the assessor to assess property at its full and true value as of January 1 of the assessment year.

All assessors provide an annual report to the State Assessor which contains, among other items, a summary of all assessed values of all real and personal property within their jurisdictional boundaries, the results of all ratio studies and estimates of all exempt property. If a municipality does not provide an estimated value of exempt property, the State Assessor will estimate the value by using valuation models built for the various categories of property. Not all municipalities levy property taxes, therefore, not all municipalities have assessors. For those municipalities, the State Assessor must estimate the full and true value without the assistance of a local assessor.

The State assessor then compiles the full value determination for each municipality annually and notifies each of the FVD. The full and true value of all taxable property, whether the property is actually taxed or not, is included in the full value determination for the municipality.

F. The Full Value Determination Affects the Educational Local Contribution

The Full Value Determination plays a significant role in State aid for education. Chapter 14.17 of the Alaska Statutes establishes the Public School Foundation Program. Under this program, a school district is determined to have a "basic need" dollar amount determined according to a formula contained in AS 14.17.410. The local government is required to make a "local contribution" toward this basic need. This local contribution is defined as at least the equivalent of a 4 mill tax levy on the full and true value of all taxable property within the district unless a 4 mill levy on the taxable value exceeds 45 % of the district's basic need. A municipality will not receive its school foundation aid payment unless it makes its local contribution. As can be seen, as the FVD increases, the local contribution for education increases up to the point where the 4 mill levy on the FVD exceeds the 45% of the districts basic need. Historically, only in the North Slope Borough and the City of Valdez has the 4 mill equivalency exceeded 45% of the basic need.

In FY 2000, the legislature amended the local contribution laws to require the FVD to reflect only 50% of the increase in value from the current value and the base year value of 1999. Consequently, if a municipality's FVD for the current year is \$1,000,000 more than the 1999 base year value, only \$500,000 would be added to the base year value when calculating the current year local 4 mill funding amount.

G. Municipal Sales, Use and Excise, Severance Taxation

Sales and Use Taxes

Alaska Statutes 29.45.650-710 authorizes the levy of sales and use taxes at the municipal level. The statutes give broad authority to municipalities to levy taxes on sales, rents and services provided within the municipality. In 2005, the sales tax laws changed to allow a borough to exempt any source from the borough sales tax if it is taxed by a city within the borough. This allows a borough to assure that an item in the city costs the consumer no more than it would cost in the borough. This tends to "level" the playing field when purchasing certain items in both the city and the borough.

There are only a couple of limitations placed upon municipalities in regards to levying a sales tax. Orbital space facilities are exempt from the levy of sales tax and alcohol may not be taxed unless other items are similarly taxed. Also, a municipality may not levy a sales tax on a construction contract awarded to a contractor or subcontractor that has been awarded by a state agency or on a subcontract awarded in connection with a project funded under the construction contract. Other exemptions may be granted on by a local ordinance.

A general law municipality which levies a sales tax may also levy a use tax on the storage, use or consumption of tangible personal property, however, the use tax rate must be equal to the rate of the sales tax and may only be levied on buyers. These limitations do not apply to home rule municipalities.

There are no limits, by statute, on the rate of levy for sales or use taxes for either type of municipality, however, if interest is charged on sales taxes if not paid, the interest may not exceed 15%.

Excise Taxes

Under the liberal construction of local government powers required by Section 1 of Article X of the Alaska Constitution, municipal governments have broad taxing powers which are not specifically enumerated in State law. An Alaska Attorney General's opinion issued on April 29, 1986, concluded that a first class borough would have the legal authority to levy severance taxes within its municipal boundaries. At the present time, two boroughs, the Denali Borough and the Kodiak Island Borough, levy severance taxes against the activity of harvesting or extracting natural resources within their jurisdictions. And the Lake and Peninsula Borough has in its code, a section that authorizes a severance tax on resources. Severance taxes are a type of excise tax. An excise tax is a tax on the performance of an act, in this case, the severing of natural resources from the place in which they are located. Although there has not been an Attorney General's opinion specifically on the subject of municipal excise taxation, under the same reasoning relied upon in the 1986 opinion, it appears logical to assume that other types of excise taxes other than severance taxes could be levied.

There have been few municipalities which have enacted a form of excise tax. Some have enacted a tax on the enjoyment of certain privileges and occupations, which appears to fall in line with the broad taxing powers.

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Part 2



Municipal Tax Types, Rates, and Revenues

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TABLE 1

2009 Municipalities: Class, Populations and Tax Types

Municipality	Type of Municipality	Population	Property Tax	Sales Tax	Special Tax
Adak	Second Class City	178	No	3%	No
Akhiok	Second Class City	48	No*	NR	NR
Akiak	Second Class City	341	No	NR	NR
Akutan	Second Class City	796	No	No	No
Alakanuk	Second Class City	670	No	NR	NR
Aleknagik	Second Class City	242	No	NR	NR
Aleutians East Borough	Second Class Borough	2,699	No	No	2% Raw Fish Tax
Allakaket	Second Class City	96	No	NR	NR
Ambler	Second Class City	259	No	NR	NR
Anaktuvuk Pass	Second Class City	284	No*	NR	NR
Municipality of Anchorage	Unified Home Rule	284,994	Yes	No	12% Bed Tx/ 8%Car Rental/72.6 mill Tobacco
Anderson	Second Class City	295	No	No	8% Utility Tax
Angoon	Second Class City	430	No	NR	NR
Aniak	Second Class City	494	No	2%	No
Anvik	Second Class City	84	No	NR	NR
Atka	Second Class City	73	No	No	2% Raw Fish Tax/ 10% Bed Tax
Atkasuk	Second Class City	219	No*	NR	NR
Barrow	First Class City	4,054	No*	No	5% Room/3%Alcohol/\$1Tobacco/12%Smokeless
Bethel	Second Class City	5,665	No	NR	NR
Bettles	Second Class City	22	No	NR	NR
Brevig Mission	Second Class City	350	No	NR	NR
Bristol Bay Borough	Second Class Borough	1,029	Yes	No	3% Raw Fish Tax/8% Bed Tax
Buckland	Second Class City	458	No	6%	No
Chefornak	Second Class City	470	No	2%	No
Chevak	Second Class City	922	No	NR	NR
Chignik	Second Class City	59	No	NR	NR
Chuathbaluk	Second Class City	88	No	No	No
Clarks Point	Second Class City	54	No	NR	NR
Coffman Cove	Second Class City	141	No	No	No
Cold Bay	Second Class City	90	No	No	10% Bed Tax / \$.04/gal. Fuel Tax
Cordova	Home Rule City	2,161	Yes	6%	6% Bed Tax/6% Vehicle Rental Tax
Craig	First Class City	1,117	Yes	5%	6% Liquor Tax
Deering	Second Class City	133	No	NR	NR
Delta Junction	Second Class City	1,058	No	No	No
Denali Borough	Home Rule Borough	1,848	No	No	Sev.Tax \$.05/yd gravel-\$.05 ton-coal; Bed Tax 7%
Dillingham	First Class City	2,347	Yes	6%	10% Bed & Liquor Tax / 6% Gaming Tax
Diomedea	Second Class City	128	No	NR	NR
Eagle	Second Class City	129	Yes	No	No
Eek	Second Class City	272	No	2%	No
Egegik	Second Class City	62	No	No	3% Raw Fish Tax
Ekwok	Second Class City	121	No	NR	NR
Elim	Second Class City	280	No	3%	No
Emmonak	Second Class City	794	No	3%	No
Fairbanks	Home Rule City	30,367	Yes	No	8% Bed Tax/ 5% Alcohol Tax/ 8% Tobacco Tax
Fairbanks North Star Borough	Second Class Borough	89,896	Yes	No	8% Bed Tax/ 5% Alcohol Tax/ 8% Tobacco Tax
False Pass	Second Class City	39	No	NR	NR
Fort Yukon	Second Class City	587	No	NR	NR
Galena	First Class City	580	No	3%	No
Gambell	Second Class City	673	No	NR	NR
Golovin	Second Class City	160	No	No	No
Goodnews Bay	Second Class City	225	No	NR	NR
Grayling	Second Class City	152	No	No	No
Gustavus	Second Class City	473	No	NR	NR
Haines Borough**	Home Rule Borough	2,310	Yes	5.5%	4% Bed Tax
Holy Cross	Second Class City	194	No	NR	NR
Homer	First Class City	5,390	Yes	4.50%	No

Note: Municipal populations are from the State Department of Labor

*Indicates that City does not levy property tax, but Borough in which City is located does

** The City of Haines and the Haines Borough consolidated in 2002, into a single Home Rule Government

TABLE 1

2009 Municipalities: Class, Populations and Tax Types - continued

Municipality	Type of Municipality	Population	Property Tax	Sales Tax	Special Tax
Hoonah	First Class City	823	No	6%	No
Hooper Bay	Second Class City	1,160	No	4%	No
Houston	Second Class City	1,755	Yes	2%	Liquor License Tax
Hughes	Second Class City	81	No	No	No
Huslia	Second Class City	277	No	No	No
Hydaburg	First Class City	341	No	NR	NR
Juneau, City & Borough of	Unified Home Rule	30,427	Yes	5%	7% Bed Tx/ 3% Liquor Tx/ 12% Tobacco Tax
Kachemak	Second Class City	453	Yes	No	No
Kake	First Class City	519	No	5%	No
Kaktovik	Second Class City	272	No*	NR	NR
Kaltag	Second Class City	188	No	No	No
Kasaan	Second Class City	54	No	No	No
Kenai	Home Rule City	7,134	Yes	3%	No
Kenai Peninsula Borough	Second Class Borough	52,990	Yes	3%	No
Ketchikan	Home Rule City	7,508	Yes	3.50%	7% Bed Tax
Ketchikan Gateway Borough	Second Class Borough	12,993	Yes	2.5%	4% Bed Tax
Kiana	Second Class City	383	No	NR	NR
King Cove	First Class City	750	No	4%	Fisheries Impact Tax (Flat Amt)
Kivalina	Second Class City	406	No	NR	NR
Klawock	First Class City	785	No	NR	NR
Kobuk	Second Class City	109	No	NR	NR
Kodiak	Home Rule City	5,974	Yes	6%	5% Bed Tax
Kodiak Island Borough	Second Class Borough	13,373	Yes	No	1.05% Severance/5% Bed
Kotlik	Second Class City	610	No	NR	NR
Kotzebue	Second Class City	3,126	No	6%	6% Bed Tax / 6% Alcohol Tax / 6% Gaming Tax
Koyuk	Second Class City	333	No	2%	No
Koyukuk	Second Class City	88	No	NR	NR
Kupreanof	Second Class City	27	No	No	No
Kwethluk	Second Class City	741	No	5%	No
Lake & Peninsula Borough	Home Rule Borough	1,552	No	No	2% Raw Fish Tax / 6% Bed Tax
Larsen Bay	Second Class City	67	No*	3%	\$5 per day / per person bed tax
Lower Kalskag	Second Class City	256	No	NR	NR
Manokotak	Second Class City	430	No	NR	NR
Marshall	Second Class City	417	No	4%	No
Matanuska-Susitna Borough	Second Class Borough	82,515	Yes	No	5% Bed Tax, Tobacco Excise Tax 5.29%
McGrath	Second Class City	317	No	NR	NR
Mekoryuk	Second Class City	195	No	NR	NR
Metlakatla	Federal Law	1,318	No	No	No
Mountain Village	Second Class City	765	No	NR	NR
Napakiak	Second Class City	348	No	NR	NR
Napaskiak	Second Class City	435	No	No	No
Nenana	Home Rule City	347	Yes	4%	No
New Stuyahok	Second Class City	491	No	NR	NR
Newhalen	Second Class City	162	No	No	No
Nightmute	Second Class City	249	No	NR	NR
Nikolai	Second Class City	90	No	No	No
Nome	First Class City	3,570	Yes	5%	6% Bed Tax
Nondalton	Second Class City	202	No	NR	NR
Noorvik	Second Class City	642	No	4%	4% Utility Tax / 4% Landfill Tax
North Pole	Home Rule City	2,099	Yes	4%	No
North Slope Borough	Home Rule Borough	6,706	Yes	No	No
Northwest Arctic Borough	Home Rule Borough	7,407	No	No	No
Nuiqsut	Second Class City	383	No*	NR	NR

Note: Municipal populations are from the State Department of Labor

* Indicates that City does not levy property tax, but Borough in which City is located does

TABLE 1
2009 Municipalities: Class, Populations and Tax Types - continued

Municipality	Type of Municipality	Population	Property Tax	Sales Tax	Special Tax
Nulato	Second Class City	274	No	No	No
Nunam Iqua (Sheldon Point)	Second Class City	156	No	4%	No
Nunapitchuk	Second Class City	540	No	NR	NR
Old Harbor	Second Class City	184	No*	3%	No
Ouzinkie	Second Class City	167	No*	3%	No
Palmer	Home Rule City	5,559	Yes	3%	No
Pelican	First Class City	113	Yes	4%	10% Bed Tax
Petersburg	Home Rule City	3,009	Yes	6%	4% Bed Tax
Pilot Point	Second Class City	72	No	No	3% Raw Fish
Pilot Station	Second Class City	587	No	4%	No
Platinum	Second Class City	47	No	NR	NR
Point Hope	Second Class City	689	No*	NR	NR
Port Alexander	Second Class City	51	No	4%	6% Bed Tax
Port Heiden	Second Class City	90	No	No	No
Port Lions	Second Class City	190	No*	NR	NR
Quinhagak	Second Class City	661	No	3%	No
Ruby	Second Class City	160	No	No	No
Russian Mission	Second Class City	362	No	NR	NR
St. George	Second Class City	112	No	NR	NR
St. Mary's	First Class City	541	No	3%	Alcohol Use Tax 3%
St. Michael	Second Class City	434	No	NR	NR
Saint Paul	Second Class City	450	No	3%	Fish Tax 3%
Sand Point	First Class City	958	No	NR	NR
Savoonga	Second Class City	722	No	3%	No
Saxman	Second Class City	420	No*	3.5%	No
Scammon Bay	Second Class City	533	No	NR	NR
Selawik	Second Class City	846	No	NR	NR
Seldovia	First Class City	257	Yes	2%/4.5%	No
Seward	Home Rule City	2,619	Yes	4%	4% Bed Tax
Shageluk	Second Class City	102	No	NR	NR
Shaktolik	Second Class City	223	No	NR	NR
Shishmaref	Second Class City	587	No	NR	NR
Shungnak	Second Class City	272	No	NR	NR
Sitka, City & Borough of	Unified Home Rule	8,615	Yes	5%/6%	6% Bed Tax/50 mill tobacco
Municipality of Skagway	First Class Borough	846	Yes	3%/5%	8% Bed Tax
Soldotna	First Class City	4,061	Yes	3%	No
Stebbins	Second Class City	577	No	3%	No
Tanana	First Class City	252	No	2%	No
Teller	Second Class City	260	No	NR	NR
Tenakee Springs	Second Class City	99	No	2%	Bed Tax 6%
Thorne Bay	Second Class City	440	No	5%	Bed Tax 4%
Togiak	Second Class City	802	No	2%	2% Raw Fish Tax
Toksook Bay	Second Class City	605	No	NR	NR
Unalakleet	Second Class City	723	No	NR	NR
Unalaska	First Class City	3,551	Yes	2%	2% Raw Fish Tax/ 5% Bed Tx
Upper Kalskag	Second Class City	235	No	NR	NR
Valdez	Home Rule City	4,498	Yes	No	6% Bed Tax
Wainwright	Second Class City	534	No*	NR	NR
Wales	Second Class City	138	No	NR	NR
Wasilla	First Class City	7,176	Yes	2.5%	No
White Mountain	Second Class City	191	No	NR	NR
Whittier	Second Class City	161	Yes	5%	Sales tax summer only / \$2.50 Pass. Trans. Tax
Wrangell, City & Borough of	Home Rule Borough	2,112	Yes	7%	6% Bed Tax
Yakutat, City & Borough of	Home Rule Borough	592	Yes	4%	1% Fish Tax/8% Bed & Car Rent/4% Sevr. Tax

Note: Municipal populations are from the State Department of Labor

*Indicates that City does not levy property tax, but Borough in which City is located does

62 Municipalities (reporting) levy a General Sales Tax – Rates range from 1% to 7%

78 Municipalities (reporting) levy either a General Sales Tax , Special Tax (bed tax, fish tax, etc.) or a combination of the two

38 Municipalities (cities & boroughs) levy a property tax

64 Municipalities did not provide a report this year

14 Boroughs & 13 cities within boroughs, levy a property tax

11 Cities in the Unorganized Borough levy a property tax

TABLE 2

2009 Municipal Sales Tax, Special Tax and Revenues

Municipality	Sales Tax	Revenues	Special Tax	Revenues
Adak	3%	\$128,212	No	
Akhiok	NR		NR	
Akiak	NR		NR	
Akutan	No		No	
Alakanuk	NR		NR	
Aleknagik	NR		NR	
Aleutians East Borough	No		2% Raw Fish Tax	\$3,421,781
Allakaket	NR		NR	
Ambler	NR		NR	
Anaktuvuk Pass	NR		NR	
Municipality of Anchorage	No		12% Bed Tx/ 8%Car Rental/72.6 mill Tobacco	\$22,081,280/\$5,339,159/\$16,524,753
Anderson	No		8% Utility Tax	\$51,305
Angoon	NR		NR	
Aniak	2%	\$53,464	No	
Anvik	NR		NR	
Atka	No		2% Raw Fish Tax/ 10% Bed Tax	\$15,181/\$3,065
Atkasuk	NR		NR	
Barrow	No		5% Room/3%Alcohol/\$1Tobacco/12%Smokeless	\$49,135 / \$179,281 / \$134,795
Bethel	NR		NR	
Bettles	NR		NR	
Brevig Mission	NR		NR	
Bristol Bay Borough	No		3% Raw Fish Tax/8% Bed Tax	\$1,441,628 / \$99,978
Buckland	6%	\$73,792	No	
Chefornak	2%	\$40,935	No	
Chevak	NR		NR	
Chignik	NR		NR	
Chuathbaluk	No		No	
Clarks Point	NR		NR	
Coffman Cove	No		No	
Cold Bay	No		10% Bed Tax / \$.04/gal. Fuel Tax	\$14,679 / \$35,415
Cordova	6%	\$2,669,455	6% Bed Tax/6% Vehicle Rental Tax	\$141,812 / \$9,752
Craig	5%	\$1,450,799	6% Liquor Tax	\$103,666
Deering	NR		NR	
Delta Junction	No		No	
Denali Borough	No		Sev.Tax \$.05/yd grvl-\$.05 ton-coal; Bed Tax 7%	\$79,068 / \$2,723,130
Dillingham	6%	\$2,132,402	10% Bed & Liquor Tax / 6% Gaming Tax	\$50,885 / \$218,711 / \$66,690
Diomede	NR		NR	
Eagle	No		No	
Eek	2%	\$28,000	No	
Egegik	No		3% Raw Fish Tax	\$1,045,587
Ekwok	NR		NR	
Elim	3%	\$58,303	No	
Emmonak	3%	\$181,396	No	
Fairbanks	No		8% Bed Tax/ 5% Alcohol Tax/ 8% Tobacco Tax	\$2,750,491 / \$1,571,876 / \$620,617
Fairbanks North Star Borough	No		8% Bed Tax/ 5% Alcohol Tax/ 8% Tobacco Tax	\$1,660,698 / \$1,384,230 / \$1,077,166
False Pass	NR		NR	
Fort Yukon	NR		NR	
Galena	3%	\$173,039	No	
Gambell	NR		NR	
Golovin	No		No	
Goodnews Bay	NR		NR	
Grayling	No		No	
Gustavus	NR		NR	
Haines Borough	5.5%	\$2,656,544	4% Bed Tax	\$77,872
Holy Cross	NR		NR	
Homer	4.50%	\$7,600,739	No	

TABLE 2 - continued

2009 Municipal Sales Tax, Special Tax and Revenues

Municipality	Sales Tax	Revenues	Special Tax	Revenues
Hoonah	6%	\$251,644	No	
Hooper Bay	4%	\$252,355	No	
Houston	2%	\$187,445	No	
Hughes	No		No	
Huslia	No		No	
Hydaburg	NR		NR	
Juneau, City & Borough of	5%	\$41,577,389	7% Bed Tx/ 3% Liquor Tx/ 12% Tobacco Tax	\$1,100,000 / \$840,000 / \$525,000
Kachemak	No		No	
Take	5%	\$138,341	No	
Kaktovik	NR		NR	
Kaltag	No		No	
Kasaan	No		No	
Kenai	3%	\$5,372,499	No	
Kenai Peninsula Borough	3%	\$28,585,036	No	
Ketchikan	3.5%	\$10,381,936	7% Bed Tax	\$444,862
Ketchikan Gateway Borough	2.5%	\$8,397,300	4% Bed Tax	\$47,979
Kiana	NR		NR	
King Cove	4%	\$1,775,000	Fisheries Impact Tax (Flat Amt)	\$100,000
Kivalina	NR		NR	
Klawock	NR		NR	
Kobuk	NR		NR	
Kodiak	6%	\$8,878,804	5% Bed Tax	\$146,385
Kodiak Island Borough	No		1.05% Severance/5% Bed	\$1,311,188 / \$86,388
Kotlik	NR		NR	
Kotzebue	6%	\$2,930,225	6% Bed Tax / 6% Alcohol Tax / 6% Gaming Tax	\$48,715 / \$36,166 / \$313,763
Koyuk	2%	\$37,400	No	
Koyukuk	NR		NR	
Kupreanof	No		No	
Kwethluk	5%	\$94,998	No	
Lake & Peninsula Borough	No		2% Raw Fish Tax / 6% Bed Tax	\$1,260,995 / \$140,862
Larsen Bay	3%	\$9,231	\$5 per day / per person bed tax	\$11,050
Lower Kalskag	NR		NR	
Manokotak	NR		NR	
Marshall	4%	\$92,827	No	
Matanuska-Susitna Borough	No		5% Bed Tax, Tobacco Excise Tax 5.29%	\$1,015,063 / \$4,600,675
McGrath	NR		NR	\$20,107
Mekoryuk	NR		NR	
Metlakatla	No		No	
Mountain Village	NR		NR	
Napakiak	NR		NR	
Napaskiak	No		No	
Nenana	4%	\$208,745	No	
New Stuyahok	NR		NR	
Newhalen	No		No	
Nightmute	NR		NR	
Nikolai	No		No	
Nome	5%	\$4,642,605	6% Bed Tax	\$100,888
Nondalton	NR		NR	
Noorvik	4%	\$121,959	4% Utility Tax / 4% Landfill Tax	\$6,807 / \$1,757
North Pole	4%	\$2,432,917	No	
North Slope Borough	No		No	
Northwest Arctic Borough	No		No	
Nuiqsut	NR		NR	

TABLE 2- continued

2009 Municipal Sales Tax, Special Tax and Revenues

Municipality	Sales Tax	Revenues	Special Tax	Revenues
Nulato	No		No	
Nunam Iqua (Sheldon Point)	4%	\$1,393	No	
Nunapitchuk	NR		NR	
Old Harbor	3%	\$16,608	No	
Ouzinkie	3%	\$6,866	No	
Palmer	3%	\$4,818,801	No	
Pelican	4%	\$58,601	10% Bed Tax	\$2,303
Petersburg	6%	\$2,870,844	4% Bed Tax	\$51,632
Pilot Point	No		3% Raw Fish	\$518,349
Pilot Station	4%	\$80,921	No	
Platinum	NR		NR	
Point Hope	NR		NR	
Port Alexander	4%	\$22,221	6% Bed Tax	\$2,624
Port Heiden	No			
Port Lions	NR		NR	\$6,049
Quinhagak	3%	\$117,206	No	
Ruby	No		No	
Russian Mission	NR		NR	
St. George	NR		NR	
St. Mary's	3%	\$96,360	Alcohol Use Tax 3%	\$2,472
St. Michael	NR		NR	
Saint Paul	3%	\$551,835	Fish Tax 3%	\$1,349,981
Sand Point	NR		NR	
Savoonga	3%	\$68,840	No	
Saxman	3.5%	\$94,807	No	
Scammon Bay	NR		NR	
Selawik	NR		NR	
Seldovia	2%/4.5%	\$76,970	No	
Seward	4%	\$4,138,995	4% Bed Tax	\$362,004
Shageluk	NR		NR	
Shaktolik	NR		NR	
Shishmaref	NR		NR	
Shungnak	NR		NR	
Sitka, City & Borough of	5%/6%	\$9,761,477	6% Bed Tax/50 mill tobacco	\$376,130 / \$469,762
Municipality of Skagway	3%/5%	\$6,272,760	8% Bed Tax	\$167,223
Soldotna	3%	\$7,717,581	No	
Stebbins	3%	\$71,755	No	
Tanana	2%	\$20,807	No	
Teller	NR		NR	
Tenakee Springs	2%	\$6,843	Bed Tax 6%	\$620
Thorne Bay	5%	\$268,478	Bed Tax 4%	\$17,278
Togiak	2%	\$106,155	2% Raw Fish Tax	\$53,893
Toksook Bay	NR		NR	
Unalakleet	NR		NR	
Unalaska	2%	\$10,431,035	2% Raw Fish Tax/ 5% Bed Tx	\$4,633,809 / \$172,248
Upper Kalskag	NR		NR	
Valdez	No		6% Bed Tax	\$358,349
Wainwright	NR		NR	
Wales	NR		NR	
Wasilla	2.5%	\$12,984,135	No	
White Mountain	NR		NR	
Whittier	5%	\$597,638	Sales tax summer only / \$2.50 Pass. Trans. Tax	\$194,236
Wrangell, City & Borough of	7%	\$2,266,131	6% Bed Tax	\$39,960
Yakutat, City & Borough of	4%	\$742,752	1% Fish Tax/8% Bed & Car Rent/4% Sevr. Tax	\$27,967 / \$165,053 / \$0
TOTAL SALES TAX REPORTED		\$ 197,884,551	TOTAL SPECIAL TAXES REPORTED	\$84,710,222

TABLE 3
2009 Local Property Tax and Oil & Gas Property Tax Revenues

Municipality	Property Tax Revenues ***	Oil & Gas Property Tax Revenues	Total Property Tax Revenues	Chg. From Previous Year	Population	Municipal Per Capita Revenue	**Per Capita Revenue City & Boro
Municipality of Anchorage	\$439,467,877	\$1,355,207	\$440,823,084	14.44%	284,994	\$1,547	
Bristol Bay Borough	\$1,394,557	\$0	\$1,394,557	-37.74%	1,029	\$1,355	
Cordova	\$1,705,531	\$131,074	\$1,836,605	6.82%	2,161	\$850	
Craig	\$450,665	\$0	\$450,665	1.04%	1,117	\$403	
Dillingham	\$1,941,751	\$0	\$1,941,751	10.27%	2,347	\$827	
Fairbanks, City*	\$12,433,930	\$0	\$12,433,930	-2.10%	30,367	\$409	\$1,442
Fairbanks North Star Borough	\$85,928,976	\$6,876,376	\$92,805,352	1.01%	89,896	\$1,032	
Haines Borough	\$2,385,462	\$0	\$2,385,462	0.45%	2,310	\$1,033	
Homer*	\$2,980,980	\$0	\$2,980,980	19.16%	5,390	\$553	\$1,551
Houston*	\$351,204	\$0	\$351,204	10.49%	1,755	\$200	\$1,461
City & Borough of Juneau	\$40,490,841	\$0	\$40,490,841	7.34%	30,427	\$1,331	
Kachemak City*	\$66,737	\$0	\$66,737	21.93%	453	\$147	\$1,146
Kenai, City*	\$2,550,238	\$90,104	\$2,640,342	14.76%	7,134	\$370	\$1,369
Kenai Peninsula Borough	\$46,286,259	\$6,618,858	\$52,905,117	-0.97%	52,990	\$998	
Ketchikan, City*	\$4,436,520	\$0	\$4,436,520	12.24%	7,508	\$591	\$1,208
Ketchikan Gateway Borough	\$8,016,451	\$0	\$8,016,451	1.26%	12,993	\$617	
Kodiak, City*	\$655,943	\$0	\$655,943	5.30%	5,974	\$110	\$899
Kodiak Island Borough	\$10,559,405	\$0	\$10,559,405	6.22%	13,373	\$790	
Matanuska-Susitna Borough	\$104,020,062	\$62,796	\$104,082,858	13.54%	82,515	\$1,261	
Nenana	\$202,615	\$0	\$202,615	4.40%	347	\$584	
Nome	\$2,025,256	\$0	\$2,025,256	-6.33%	3,570	\$567	
North Pole*	\$909,447	\$0	\$909,447	5.53%	2,099	\$433	\$1,466
North Slope Borough	\$3,929,114	\$235,189,713	\$239,118,827	10.94%	6,706	\$35,657	
Palmer*	\$1,089,518	\$0	\$1,089,518	-1.76%	5,559	\$196	\$1,457
Pelican	\$85,270	\$0	\$85,270	40.12%	113	\$755	
Petersburg	\$2,626,075	\$0	\$2,626,075	-0.28%	3,009	\$873	
Seldovia*	\$126,554	\$0	\$126,554	-20.86%	257	\$492	\$1,491
Seward*	\$953,957	\$0	\$953,957	9.21%	2,619	\$364	\$1,363
City & Borough of Sitka	\$5,882,939	\$0	\$5,882,939	8.27%	8,615	\$683	
Municipality of Skagway	\$1,763,316	\$0	\$1,763,316	-2.63%	846	\$2,084	
Soldotna*	\$803,576	\$0	\$803,576	10.11%	4,061	\$198	\$1,196
Unalaska	\$4,276,777	\$0	\$4,276,777	-0.40%	3,551	\$1,204	
Valdez	\$4,843,772	\$39,572,945	\$44,416,717	5.75%	4,498	\$9,875	
Wasilla*	\$300	\$0	\$300	-99.70%	7,176	\$0	\$1,261
Whittier	\$341,674	\$4,395	\$346,069	9.86%	161	\$2,149	
City & Borough of Wrangell	\$1,411,471	\$0	\$1,411,471	6.71%	2,112	\$668	
City & Borough of Yakutat	\$400,831	\$0	\$400,831	0.80%	592	\$677	
Total Property Taxes	\$797,795,851	\$289,901,467	\$1,087,697,318	10.01%	Overall *	\$1,782	per capita
Overall Chg from Prior Year	8.55%	14.25%	10.01%		Average **	\$1,342	property taxes

Total Local Tax Revenues Generated

Sales Tax Revenues	\$207,558,429	5.39%	Percent Change from Previous Year
Special Tax Revenues	\$85,701,102	3.28%	
Local Property Tax Revenues	\$797,795,851	8.55%	
Oil & Gas Property Tax Revenues	\$289,901,467	14.25%	
Total Local Tax Revenues	\$1,380,956,849	8.85%	

*Includes North Slope & Valdez

**Excludes North Slope & Valdez

The average per capita values are based upon populations only in municipalities that levy a property tax.

* indicates that city is located within a borough that also levies a property tax

**This column adds the borough and city per capita revenues to more accurately reflect the actual per capita tax that a property owner would pay on property located within a city and a borough, both of which levy a property tax.

*** Property Tax Revenues include Motor Vehicle Registration and/or Flat Taxes on airplanes where applicable.

TABLE 3A
2009 Per Capita Tax Revenues

This table lists only those municipalities which levy a sales, severance, property or other type of local tax

Municipality	Property Tax (Inc. Oil & Gas)	Sales Tax	Other Taxes	Total Taxes Reported	Population	Per Capita Revenue	**Per Capita Revenue City & Boro
North Slope Borough	\$ 239,118,827	\$ -	\$ -	\$ 239,118,827	6,706	\$ 35,657	
Egegik	\$ -	\$ -	\$ 1,045,587	\$ 1,045,587	62	\$ 16,864	
Valdez	\$ 44,416,717	\$ -	\$ 358,349	\$ 44,775,066	4,498	\$ 9,954	
Municipality of Skagway	\$ 1,763,316	\$ 6,272,760	\$ 167,223	\$ 8,203,299	846	\$ 9,697	
Pilot Point	\$ -	\$ -	\$ 518,349	\$ 518,349	72	\$ 7,199	
Whittier	\$ 346,069	\$ 597,638	\$ 194,236	\$ 1,137,943	161	\$ 7,068	
Unalaska	\$ 4,276,777	\$ 10,431,035	\$ 4,806,057	\$ 19,513,869	3,551	\$ 5,495	
Saint Paul	\$ -	\$ 551,835	\$ 1,349,981	\$ 1,901,816	450	\$ 4,226	
Bristol Bay Borough	\$ 1,394,557	\$ -	\$ 1,541,606	\$ 2,936,163	1,029	\$ 2,853	
Juneau, City & Borough of	\$ 40,490,841	\$ 41,577,389	\$ 2,465,000	\$ 84,533,230	30,427	\$ 2,778	
King Cove	\$ -	\$ 1,775,000	\$ 100,000	\$ 1,875,000	750	\$ 2,500	
Yakutat, City & Borough of	\$ 400,831	\$ 742,752	\$ 193,020	\$ 1,336,603	592	\$ 2,258	
Haines Borough	\$ 2,385,462	\$ 2,656,544	\$ 77,872	\$ 5,119,878	2,310	\$ 2,216	
Cordova	\$ 1,836,605	\$ 2,669,455	\$ 151,564	\$ 4,657,624	2,161	\$ 2,155	
Soldotna*	\$ 803,576	\$ 7,717,581	\$ -	\$ 8,521,157	4,061	\$ 2,098	\$3,636
Seward*	\$ 953,957	\$ 4,138,995	\$ 362,004	\$ 5,454,956	2,619	\$ 2,083	\$3,621
Ketchikan, City*	\$ 4,436,520	\$ 10,381,936	\$ 444,862	\$ 15,263,318	7,508	\$ 2,033	\$3,300
Homer*	\$ 2,980,980	\$ 7,600,739	\$ -	\$ 10,581,719	5,390	\$ 1,963	\$3,501
Sitka, City & Borough of	\$ 5,882,939	\$ 9,761,477	\$ 845,892	\$ 16,490,308	8,615	\$ 1,914	
Nome	\$ 2,025,256	\$ 4,642,605	\$ 100,888	\$ 6,768,749	3,570	\$ 1,896	
Dillingham	\$ 1,941,751	\$ 2,132,402	\$ 336,586	\$ 4,410,739	2,347	\$ 1,879	
Petersburg	\$ 2,626,075	\$ 2,870,844	\$ 51,632	\$ 5,548,551	3,009	\$ 1,844	
Wasilla*	\$ 300	\$ 12,984,135	\$ -	\$ 12,984,435	7,176	\$ 1,809	\$3,138
Craig	\$ 450,665	\$ 1,450,799	\$ 103,666	\$ 2,005,130	1,117	\$ 1,795	
Wrangell, City & Borough of	\$ 1,411,471	\$ 2,266,131	\$ 39,960	\$ 3,717,562	2,112	\$ 1,760	
Anchorage	\$ 440,823,084	\$ -	\$ 43,945,192	\$ 484,768,276	284,994	\$ 1,701	
Kodiak, City*	\$ 655,943	\$ 8,878,804	\$ 146,385	\$ 9,681,132	5,974	\$ 1,621	\$2,515
North Pole*	\$ 909,447	\$ 2,432,917	\$ -	\$ 3,342,364	2,099	\$ 1,592	\$2,670
Kenai Peninsula Borough	\$ 52,905,117	\$ 28,585,036	\$ -	\$ 81,490,153	52,990	\$ 1,538	
Denali Borough	\$ -	\$ -	\$ 2,802,198	\$ 2,802,198	1,848	\$ 1,516	
Matanuska-Susitna Borough	\$ 104,082,858	\$ -	\$ 5,615,738	\$ 109,698,596	82,515	\$ 1,329	
Pelican	\$ 85,270	\$ 58,601	\$ 2,303	\$ 146,174	113	\$ 1,294	
Aleutians East Borough	\$ -	\$ -	\$ 3,421,781	\$ 3,421,781	2,699	\$ 1,268	
Ketchikan Gateway Borough	\$ 8,016,451	\$ 8,397,300	\$ 47,979	\$ 16,461,730	12,993	\$ 1,267	
Nenana	\$ 202,615	\$ 208,745	\$ -	\$ 411,360	347	\$ 1,185	
Kenai, City*	\$ 2,640,342	\$ 5,372,499	\$ -	\$ 8,012,841	7,134	\$ 1,123	\$2,661
Fairbanks North Star Borough	\$ 92,805,352	\$ -	\$ 4,122,094	\$ 96,927,446	89,896	\$ 1,078	
Kotzebue	\$ -	\$ 2,930,225	\$ 398,644	\$ 3,328,869	3,126	\$ 1,065	
Palmer*	\$ 1,089,518	\$ 4,818,801	\$ -	\$ 5,908,319	5,559	\$ 1,063	\$2,392
Lake & Peninsula Borough	\$ -	\$ -	\$ 1,401,857	\$ 1,401,857	1,552	\$ 903	
Kodiak Island Borough	\$ 10,559,405	\$ -	\$ 1,397,576	\$ 11,956,981	13,373	\$ 894	
Seldovia*	\$ 126,554	\$ 76,970	\$ -	\$ 203,523	257	\$ 792	\$2,330
Thorne Bay	\$ -	\$ 268,478	\$ 17,278	\$ 285,756	440	\$ 649	
Sand Point	\$ -	\$ -	\$ 604,372	\$ 604,372	958	\$ 631	
Fairbanks, City*	\$ 12,433,930	\$ -	\$ 4,942,984	\$ 17,376,914	30,367	\$ 572	\$1,650
Cold Bay	\$ -	\$ -	\$ 50,094	\$ 50,094	90	\$ 557	
Port Alexander	\$ -	\$ 22,221	\$ 2,624	\$ 24,845	51	\$ 487	
Houston*	\$ 351,204	\$ 187,445	\$ -	\$ 538,649	1,755	\$ 307	\$1,636
Hoonah	\$ -	\$ 251,644	\$ -	\$ 251,644	823	\$ 306	
Larsen Bay	\$ -	\$ 9,231	\$ 11,050	\$ 20,281	67	\$ 303	
Galena	\$ -	\$ 173,039	\$ -	\$ 173,039	580	\$ 298	
ake	\$ -	\$ 138,341	\$ -	\$ 138,341	519	\$ 267	
Atka	\$ -	\$ -	\$ 18,246	\$ 18,246	73	\$ 250	
Emmonak	\$ -	\$ 181,396	\$ -	\$ 181,396	794	\$ 228	
Marshall -	\$ -	\$ 92,827	\$ -	\$ 92,827	417	\$ 223	
Hooper Bay	\$ -	\$ 252,355	\$ -	\$ 252,355	1,160	\$ 218	
Elim	\$ -	\$ 58,303	\$ -	\$ 58,303	280	\$ 208	
Noorvik	\$ -	\$ 121,959	\$ 8,564	\$ 130,523	642	\$ 203	
Togiak	\$ -	\$ 106,155	\$ 53,893	\$ 160,048	802	\$ 200	
St. Mary's	\$ -	\$ 96,360	\$ 2,472	\$ 98,832	541	\$ 183	
Quinhagak	\$ -	\$ 117,206	\$ -	\$ 117,206	661	\$ 177	
Anderson	\$ -	\$ -	\$ 51,305	\$ 51,305	295	\$ 174	

TABLE 3A- continued
2009 Per Capita Tax Revenues

This table lists only those municipalities which levy a sales, severance, property or other type of local tax

Municipality	Property Tax (Inc. Oil & Gas)	Sales Tax	Other Taxes	Total Taxes Reported	Population	Per Capita Revenue	**Per Capita Revenue City & Boro
Buckland	\$ -	\$ 73,792	\$ -	\$ 73,792	458	\$ 161	
Kachemak*	\$ 66,737	\$ -	\$ -	\$ 66,737	453	\$ 147	\$ 1,685
Pilot Station	\$ -	\$ 80,921	\$ -	\$ 80,921	587	\$ 138	
Kwethluk	\$ -	\$ 94,998	\$ -	\$ 94,998	741	\$ 128	
Stebbins	\$ -	\$ 71,755	\$ -	\$ 71,755	577	\$ 124	
Koyuk	\$ -	\$ 37,400	\$ -	\$ 37,400	333	\$ 112	
Saxman*	\$ -	\$ 94,807	\$ 845,892	\$ 940,699	8,615	\$ 109	\$1,376
Aniak	\$ -	\$ 53,464	\$ -	\$ 53,464	494	\$ 108	
Eek	\$ -	\$ 28,000	\$ -	\$ 28,000	272	\$ 103	
Savoonga	\$ -	\$ 68,840	\$ -	\$ 68,840	722	\$ 95	
Old Harbor	\$ -	\$ 16,608	\$ -	\$ 16,608	184	\$ 90	
Barrow	\$ -	\$ -	\$ 363,211	\$ 363,211	4,054	\$ 90	
Chefornak	\$ -	\$ 40,935	\$ -	\$ 40,935	470	\$ 87	
Tanana	\$ -	\$ 20,807	\$ -	\$ 20,807	252	\$ 83	
Tenakee Springs	\$ -	\$ 6,843	\$ 620	\$ 7,463	99	\$ 75	
McGrath	\$ -	\$ -	\$ 20,107	\$ 20,107	317	\$ 63	
Ouzinkie*	\$ -	\$ 6,866	\$ -	\$ 6,866	167	\$ 41	\$935
Port Lions*	\$ -	\$ -	\$ 6,049	\$ 6,049	190	\$ 32	\$926
Sheldon Point (Nunam Iqua)	\$ -	\$ 1,393	\$ -	\$ 1,393	156	\$ 9	
Average statewide per capita revenue (Excludes North Slope)						\$ 1,682	
Average statewide per capita revenue (Including North Slope)						\$ 2,017	

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Part 3



Property Taxation

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STATEWIDE VALUATION

as of

JANUARY 1, 2009

Shown below are the statewide total full and true values for taxable property in Alaska. Full values are not shown for the unorganized borough ("outside taxing jurisdictions") because that area of Alaska has never been valued and will not be valued except as jurisdictions are formed and choose to levy property taxes after formation or meet certain criteria whereby the full and true value will be determined by the Office of the State Assessor for the purpose of calculating state revenue sharing and the local share of educational funding.

Shown below are statewide average per capita full and true values both including and excluding values for oil and gas production property. Development of the average per capita full and true value is required under AS 29.45.090.

Area	Local Taxable Full Taxable (AS 29.45)	State Taxable Full Value (Oil and Gas) (AS 43.56)	Full Value Determination (AS 14.17)
Taxing Jurisdictions	\$73,277,020,600	\$18,268,875,295	\$91,545,895,895
Outside Taxing Jurisdictions (AS 43.56 property)	\$0	\$3,813,191,410	\$3,813,191,410
Statewide Total	\$73,277,020,600	\$22,082,066,705	\$95,359,087,305

AVERAGE PER CAPITA FULL AND TRUE VALUE: JANUARY 1, 2009

(including state oil and gas).....\$ 140,292*

(excluding state oil and gas).....\$ 107,805*

*average per capita values are based upon a statewide population of [679,720](#)

TABLE 4

TYPE OF PROPERTY TAX EXEMPTIONS AUTHORIZED

BOROUGH/UNIFIED MUNICIPALITIES	Residential	Business Machinery Equipment	Motor Vehicles	Boats & Vessels	Business Inventory	Aircraft
ANCHORAGE	OP EX ^(10%)	FV	ST COL	EX ⁷	FV ⁹	FV/EX ¹
BRISTOL BAY	OP EX	FV	ST COL	FV	FV	FV/FF
FAIRBANKS NORTH STAR	OP EX ^(20%)	EX	EX	EX	EX	EX
HAINES	FV	EX	EX	EX	EX	EX
JUNEAU	FV	FV	ST COL ¹⁰	EX	EX	FV ⁵
KENAI PENINSULA	OP EX	FV ⁴	ST COL	FF ⁶	EX	FF ⁶
KETCHIKAN GATEWAY	FV	FV	ST COL	FF	EX	FV
KODIAK ISLAND	FV	FV	ST COL	FF ¹¹	EX	FV
MATANUSKA-SUSITNA	FV	EX	ST COL	EX	EX ³	EX ¹
NORTH SLOPE	OP EX	FV	FV	FV	FV	FV
SITKA	FV	FV	ST COL	FF	EX	FV
WRANGELL	FV	EX	EX	EX	EX	EX
YAKUTAT	FV	EX	EX	EX	EX	EX

CITIES

CORDOVA	FV	EX	ST COL	EX	EX	EX
CRAIG	FV	EX	EX	EX	EX	EX
DILLINGHAM	FV	FV	ST COL	FV	FV	FV
EAGLE	FV	EX	EX	EX	EX	EX
NENANA	FV	FV	ST COL	FV ²	FV	FV
NOME	FV	FV	ST COL	FV	FV ⁸	EX
PELICAN	FV	FV	EX	FF	FV	EX
PETERSBURG	FV	EX	ST COL	EX	EX	EX
SKAGWAY	FV	EX	EX	EX	EX	EX
UNALASKA	FV	FV	ST COL	EX	FV	FV ²
VALDEZ	OP EX ^(30%)	EX	EX	EX	EX	EX
WHITTIER	FV	FV	ST COL	FV	EX	EX

- EX Exempt Property
- FV Full and True Value Assessment
- FF Optional, flat fee collected in lieu of property tax (AS 29.45.050(b)(1))
- FV/FF Commercial FV / Private FF
- OP EX (%) Optional, residential exemption up to \$20,000 allowed (AS 29.45.050(a). (%) indicates partial exemption percentage used, if any. For example, 10% of value up to the maximum of \$20,000.
- ST COL State collected, annual motor vehicle tax (AS 28.10.431)
 - ¹ Aircraft are exempt from taxes (except for scheduled carriers.) Exempted aircraft pay a flat tax of \$75-\$125
 - ² Commercial at full value, private exempt
 - ³ The first \$250,000 of inventory is exempt
 - ⁴ The first \$100,000 of personal property is exempt
 - ⁵ Commercial jet passenger service full value, other commercial flights flat rate, personal exempt
 - ⁶ Exempt, Flat Tax or Full Value depending upon location
 - ⁷ Scheduled Commercial Vessels pay a flat fee
 - ⁸ Inventory held for resale is exempt
 - ⁹ Optional Exemption (Up to \$20,000) on personal property,
 - ¹⁰ Commercial Full Value, Private MVRT
 - ¹¹ Over 5 net tons, \$1 per foot, \$30 minimum. All others exempt.

TABLE 5
HISTORICAL SUMMARY OF MUNICIPAL PROPERTY TAX RATES
(2007-2009)

Mill levies are listed for the cities located within the municipality. The mill rates will not be listed for all service areas, however, a range of mill rates is presented for each municipality. For a specific service area mill rate, contact the local municipal assessment office. An assessment jurisdiction mailing list can be found at the end of this publication.

Municipality	2007	2008	2009
MILL RATES			
MUNICIPALITY OF ANCHORAGE			
(Unified Home Rule)			
General Government	0.23	0.37	0.49
Education	6.79	6.94	7.18
Fire	1.73	1.77	1.75
Roads/Drainage	2.59	2.60	2.77
Police	2.60	2.56	2.61
Parks & Recreation	0.60	0.65	0.70
TOTAL	14.54	14.89	15.50
Smallest mill rate reported	7.67		
Largest mill rate reported	15.5		
Total number of service areas reported	42		

Revenue cap set at previous years revenue plus CPI, new construction, bonding, voter approved services, taxes for new judgments and special appropriations on an emergency basis. CPI = Consumer Price Index

BRISTOL BAY BOROUGH			
(Second Class)			
General Government	9.00*	9.00*	9.00*
Education	4.00	4.00	4.00
TOTAL	13.00	13.00	13.00
Mill rate is areawide. *No further breakdown.			
No tax cap			

FAIRBANKS NORTH STAR BOROUGH			
(Second Class)			
City of Fairbanks (Home Rule)			
School & Library Bonds	0.8070	0.6890	0.6550
General Government (Boro)	4.7670	4.1660	4.2310
General Government (City)	6.5940	5.9910	5.9270
Education	6.6350	6.4320	6.3000
TOTAL	18.8030	17.2780	17.1130
Smallest mill rate reported	12.7000		
Largest mill rate reported	28.8780	City of North Pole	15.3070 (includes boro)
Total number of service areas reported	132	Borough Levy	11.1860

Revenue cap set at previous years revenue plus CPI, new construction, bonding, voter approved services, taxes for new judgments and special appropriations on an emergency basis.

**TABLE 5
Continued**

Municipality	2007	2008	2009
	MILL RATES		
HAINES BOROUGH			
Home Rule Borough			
General Government	5.43	4.55**	4.63**
Education	1.85*	5.63	5.59
Fire District	4.98*	1.08	1.04
TOTAL	12.26	11.26	11.26
Smallest mill rate reported	8.12		
Largest mill rate reported	13.32		
Total number of service areas reported	11		
Borough Tax Cap			
HBC 3.7.010 (D) The Borough may not levy and tax for any purpose in excess of one percent of assessed value			
* Education Rate includes Library, Fire Rate includes Townsite Rate			
** Gen. Govt. rate includes Debt Service			
CITY AND BOROUGH OF JUNEAU			
(Unified Home Rule)			
Education/administration	6.97	6.22	7.11
Fire	0.22	0.34	0.20
Roaded w/fire&police	2.07*	2.60*	1.95*
Bond Debt	1.11	1.21	1.34
TOTAL	10.37	10.37	10.60
Smallest mill rate reported	8.45		
Largest mill rate reported	10.60		
Total number of service areas reported	3		* Roaded area only
Tax Cap set at 12 mills plus new Bond Debt			
KENAI PENINSULA BOROUGH			
(Second Class)			
City of Kenai (Home Rule)			
General Government	4.50	4.50	4.00
Borough	5.50	4.50	4.50
Hospital	1.00	0.90	0.50
TOTAL	11.00	9.90	9.00
Smallest mill rate reported	5.90	City of Seldovia	9.10
Largest mill rate reported	15.30	City of Homer	11.30
Total number of service areas reported	23	City of Seward	8.12
		City of Soldotna	9.10
		City of Kachemak	7.80
		Borough Levy	4.50
Borough tax cap set at 8 mills			

TABLE 5
continued

Municipality	2007	2008	2009
	MILL RATES		
KETCHIKAN GATEWAY BOROUGH			
(Second Class)			
City of Ketchikan (Home Rule)			
General Government	6.10	6.10	6.10
Education	6.80	6.80	6.00
TOTAL	12.90	12.90	12.10
Smallest mill rate reported	6.00		
Largest mill rate reported	12.10	Borough Levy	6.00
Total number of service areas reported	18	City of Saxman	6.00 (no city levy & no borough public works levy)
Borough Tax Cap set at 8 mills			
KODIAK ISLAND BOROUGH			
(Second Class)			
City of Kodiak (Home Rule)			
General Government	2.90	2.90*	1.23*
Borough/Education	9.60	9.60	11.27
TOTAL	12.50	12.50	12.50
Smallest mill rate reported	10.50		
Largest mill rate reported	14.50		
Total number of service areas reported	15	Borough Levy	11.27
* 0.77 to Borough of 2.00 to City of Kodiak			
No borough tax cap			
MATANUSKA-SUSITNA BOROUGH			
(Second Class)			
City of Wasilla (First Class)			
Borough/Education	9.644	10.326	9.98
City	0.00	0.00	3.00
Fire	1.46	1.56	1.72
TOTAL	11.10	11.886	11.886
Smallest mill rate reported	10.409	City of Palmer	13.780
Largest mill rate reported	17.019	City of Houston	16.220
Total number of service areas reported	29	Borough Levy	9.980
No borough tax cap			

**TABLE 5
continued**

Municipality	2007	2008	2009
---------------------	-------------	-------------	-------------

MILL RATES

NORTH SLOPE BOROUGH (Home Rule)**

General Government	9.36*	9.86*	10.16*
Education	N/B	N/B	N/B
Debt Service	9.14	8.64	8.34
TOTAL	18.50	18.50	18.50

*Mill levy is areawide

N/B= No breakdown given for school and general government. 8.09 mills is inclusive of both.

No local tax cap-Use 225% state cap formula-(see mill rate explanation)

CITY & BOROUGH OF SITKA (Unified Home Rule)

General Government	2.00	2.00	2.00
Education	4.00	4.00	4.00
TOTAL	6.00	6.00	6.00

Mill levy is areawide

Tax cap set at 6 mills

CITY & BOROUGH OF WRANGELL (Unified Home Rule)

General Government	10.95	10.95	10.95
Education	1.8	1.80	1.80
TOTAL	12.75	12.75	12.75

Smallest mill rate reported	4.00
Largest mill rate reported	12.75
Total number of service areas reported	2
No tax cap	

CITY & BOROUGH OF YAKUTAT (Home Rule)

General Government / Education	10.00*	10.00*	10.00*
TOTAL	10.00	10.00	10.00

Smallest mill rate reported	10.0
Largest mill rate reported	7.0
Total number of service areas reported	2

No tax cap

** See "Explanation of Millage Rates" on next page.

North Slope Borough

EXPLANATION OF MILLAGE RATES:

AS 29.45.090(a) restricts the mill rate for the municipal operating budget to a maximum of 3% or 30 mills, there is no limit on taxes to pay bonds.

The 30 mill limit on operating revenues is levied against an assessed value not to exceed that produced by the following formula:

Average Per Capita Full Value X 225% X municipal population, for FY **10**:

$$\$133,225 \times 2.25 \times 16,612^* = \$4,979,550,825 \quad (\text{assessed value limit for operating budget})$$

$$\$4,979,550,825 \times 30 \text{ mills} = \$149,386,525 \quad (\text{FY } \mathbf{10} \text{ statutory tax limit for operating budget})$$

Actual FY **10** projected operating budget: \$149,386,525

$$\frac{\$149,386,525}{\$4,979,550,825} = 30.00 \text{ mills (operating budget rate at the 30 mill tax limit)}$$

DEVELOPMENT OF ACTUAL OVERALL RATE (Based on full oil and gas values)

FY **09** projected budget for debt service (payment of bonds): \$115,700,000

Estimated Actual Assessed Value: \$13,388,474,511**

$$\frac{\$126,598,090}{\$14,917,205,353^{**}} = 8.49 \text{ mills (levy to satisfy debt service)}$$

$$\frac{\$149,386,525}{\$14,917,205,353^{**}} = 10.01 \text{ mills (levy to satisfy operating budget)}$$

Mill rates = 8.49 + 10.01 = 18.50 mills (actual overall rate)

<p><u>Mill Rate Calculation Based on the Reduced Values Derived from 225% Formula</u></p>				
<p>Debt service—</p> <table style="width: 100%; border: none;"> <tr> <td style="text-align: right; width: 150px;">\$126,598,090</td> <td style="text-align: right;">25.42 mills</td> </tr> <tr> <td style="text-align: right; border-top: 1px solid black;">\$4,979,550,825</td> <td></td> </tr> </table>	\$126,598,090	25.42 mills	\$4,979,550,825	
\$126,598,090	25.42 mills			
\$4,979,550,825				
<p>Operating Budget—</p> <table style="width: 100%; border: none;"> <tr> <td style="text-align: right; width: 150px;">\$149,386,525</td> <td style="text-align: right;">30.00 mills</td> </tr> <tr> <td style="text-align: right; border-top: 1px solid black;">\$4,979,550,825</td> <td></td> </tr> </table>	\$149,386,525	30.00 mills	\$4,979,550,825	
\$149,386,525	30.00 mills			
\$4,979,550,825				
<p>Total Mills based upon 225% formula values-- <u>55.42 mills</u></p>				

* The population used here is different from the population used in other areas of this publication due to the fact that the North Slope Borough is allowed to use a larger portion of the workforce in Prudhoe Bay to count in the tax cap formula. The revenue sharing calculation uses a smaller population count.

** The Estimated Actual Assessed Value used here may be different from the actual assessed value used in other areas of this publication as this estimate was developed prior to certification of Oil & Gas values for 2009. The estimate used here was provided by North Slope Borough and utilized in developing their current tax rates.

**TABLE 5
continued**

Municipality	2007	2008	2009
	MILL RATES		
CITY OF CORDOVA (Home Rule)			
General Government/Education	13.35	13.00	14.50
TOTAL	13.35	13.00	14.50
Smallest mill rate reported	13.5		
Largest mill rate reported	14.5		
Total number of service areas reported	2		
No tax cap			
CITY OF CRAIG (First Class)			
General Government	6.00	6.00	6.00
TOTAL	6.00	6.00	6.00
Mill rate is areawide			
No tax cap			
CITY OF DILLINGHAM (First Class)			
General Government	13.00	13.00	13.00
TOTAL	13.00	13.00	13.00
Mill rate is areawide			
No tax cap			
CITY OF EAGLE (Second Class)			
General Government	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00
Mill rate is areawide. Note: There has been no property tax levied since 1998.			
CITY OF NENANA (First Class)			
General Government	8.00	8.00	8.00
Education	4.00	4.00	4.00
TOTAL	12.00	12.00	12.00
Mill rate is areawide			
Tax cap 2% value (20 mills)			
CITY OF NOME (First Class)			
General Government	2.25	1.47	2.56
Education	8.75	8.53	7.44
TOTAL	11.00	10.00	10.00
Mill rate is areawide			
No tax cap			

TABLE 5
continued

Municipality	2007	2008	2009
	MILL RATES		
CITY OF PELICAN (First Class)			
General Government	6.00	6.00	6.00
TOTAL	6.00	6.00	6.00
Mill rate is areawide			
No tax cap			
CITY OF PETERSBURG (Home Rule)			
General Government	11.02	10.31	10.115
TOTAL	11.02	10.31	10.115
Tax cap set at 1% (10 mills) for School & Gen. Government. Does not apply to Bonds.			
CITY OF SKAGWAY (First Class)			
General Government	8.00	8.00	7.25
TOTAL	8.00	8.00	7.25
Smallest mill rate reported	1.31		
Largest mill rate reported	7.25		
Total number of service areas reported	5		
No tax cap			
CITY OF UNALASKA (First Class)			
General Government	11.78	10.50	10.50
TOTAL	11.78	10.50	10.50
Mill rate is areawide			
No tax cap			
CITY OF VALDEZ (Home Rule)**			
General Government	14.37	15.90	16.36
Education	5.63	4.10	3.64
TOTAL	20.00	20.00	20.00
Tax cap set at 20 mills – cap does not apply to bonds			
CITY OF WHITTIER (Second Class)			
General Government	5.00	5.00	5.00
TOTAL	5.00	5.00	5.00
Mill rate is areawide			
No tax cap			

**See "Explanation of Millage Rates" on next page

City of Valdez

EXPLANATION OF MILLAGE RATES

AS 29.45.090(a) restricts the mill rate for the municipal operating budget to a maximum of 3% or 30 mills, there is no limit on taxes to pay bonds.

The 30 mill limit on operating revenues is levied against an assessed value not to exceed that produced by the following formula:

Average Per Capita Full Value X 225% X municipal population; for **FY10**:

$\$133,225 \times 2.25 \times 4,498 = \$1,348,303,613$ (assessed value limit for operating budget)

$\$1,348,303,613 \times 30 \text{ mills} = \$40,449,108$ (FY **10** statutory tax limit for operating budget)

FY **10** operating budget: $\$40,449,108$ (property tax portion)

$\frac{\$ 40,449,108}{\$ 1,348,303,613} = 30.00 \text{ mills}$ (effective operating rate)

DEVELOPMENT OF ACTUAL OVERALL RATE:

FY **10** budget for debt service (payment of bonds): $\$3,929,159$

Actual assessed value: $\$2,218,913,348$

$\frac{\$ 3,929,159}{\$ 2,218,913,348} = 1.77 \text{ mills}$ (levy to satisfy debt service)

$\frac{\$ 40,449,108}{\$ 2,218,913,348} = 18.23 \text{ mills}$ (levy to satisfy operating budget)

$1.77 + 18.23 = 20.00 \text{ mills}$ (actual overall rate for operating & debt service only)

The mill rate calculated here may be somewhat different than the one shown on page 27 due to the differences in actual assessed values at the time of this calculation and the city calculation.

ASSESSMENT STATISTICS AND RATIO STUDIES

Local assessors have a legal, professional and ethical responsibility to uniformly value all property within their jurisdiction. They must also make sure all values on the assessment roll represent "full and true value" in accordance with AS 29.45.110.

Assessment ratio studies measure the level and uniformity of assessments and can be further used to analyze assessed values in and among jurisdictions. The ratios can be used in tests to see if unequal taxation exists and how, and if, assessments need to be adjusted. There are two types of ratio studies: sales ratio studies and appraisal ratio studies. The sales ratio study is commonly used in Alaska and is the method discussed here.

A sales ratio is simply the correlation of the assessed value of recently sold properties to their respective sales prices. This correlation is expressed as a ratio. In order for the ratios to be meaningful, all sales need to be verified and the time frame for accepting sales should be predetermined. To obtain the ratio, a simple mathematical equation is used where the numerator is the assessed value and the denominator is the sales price:

$$\frac{\text{ASSESSED VALUE}}{\text{SALES PRICE}} = \text{RATIO}$$

For example, if a residence assessed at \$90,000 sells for \$100,000, the correlation or ratio of assessed value to the sales price is 90%.

$$\frac{\$90,000}{\$100,000} = 90\%$$

If this ratio were typical of all assessed values in the jurisdiction, the assessor would need to adjust all the assessments upwards to reflect the "full and true value". Full and true value is considered to be 100% of market value.

Preparation of a Sales Ratio Study

1. Assemble Sales Data

- a. Collect sales data from all sources such as recorders' offices, Realtors, developers and bankers.
- b. Verify sales data by contacting the seller, buyer, Realtor or banker. Verification by two of the contacts is preferred.

2. Select Samples

- a. Check disbursement of sales to insure uniform coverage of total areas and try to avoid collecting too much information from any one single area to the exclusion of other areas.
- b. Restrict selections to individual classes of property, i.e., residential, commercial, industrial, vacant, and farm land.

3. Compile Usable Data

- a. Correlate usable sales information into a usable listing by class.
- b. Divide current assessed values by sales price to obtain individual ratios.
- c. Array ratios so outliers can be pin-pointed. Typically, outliers fall into two categories, explained and unexplained. An example of an explained outlier is a sale that occurs of a improved piece of property but the assessed value may represent only the vacant land due to construction occurring after the assessment was made, causing the ratio to be low. An example of an unexplained ratio is one that may have included property other than the real property being analyzed.

4. Compute Statistical Data

- a. Computation of the mean, median and weighted mean ratios describe the general levels of assessment. The weighted mean is computed by dividing the sum of all assessed values by the sum of all sales prices. This ratio is used by the Office of the State Assessor for calculating the full and true value due to the weighting of each sample by its total dollar amount, thus giving the same weighting to each dollar of the transaction regardless of the sale price.

Uses of Ratio Studies

Sales ratio studies are commonly used in state equalization and/or full value determinations. Typically, the weighted mean ratio is used to determine the full value, for the reason stated previously. The local assessor can use the studies to determine the level of assessments and internal equity or to show areas which may need further analysis.

EXAMPLE OF SALES RATIOS

<u>Assessed Value</u>	<u>Sales Price</u>	<u>Ratio</u>	
\$100,000	\$106,000	94.34%	
\$106,000	\$100,000	106.00%	
\$107,000	\$109,000	98.17%	
\$125,000	\$132,000	94.70%	
\$130,000	\$127,000	102.36%	
\$122,500	\$122,500	100.00%	
\$140,000	\$141,000	99.29%	Median (Middle) Ratio
\$830,500	\$837,500	99.16%	Weighted Mean Ratio
		99.27%	Mean (Average) Ratio

Limitations of Use

Assessment ratio studies show the relation between market values and assessed values, and assessed values within and among areas. These studies may show inequities, if they exist; however, they do not correct inequities among individual properties. Once the determination is made that inequities exist, the assessor will take the necessary action to make the corrections, based upon the findings of the ratio study.

A sales ratio study is only as accurate as the information used. Care in selecting, screening, and verifying information is essential and should be of primary importance to the assessor. Without verified sales data, any interpretation of sales ratio studies will be of little use.

A study should not be overloaded with specific types of properties. Segregating by class (commercial, residential, industrial) and type (vacant, improved, water front) will allow for proper analysis of each class and type of property.

ASSESSMENT RATIO STUDIES (cont.)

Price Related Differential

Property assessments sometimes result in unequal tax burdens between high and low valued properties within the same property groupings. If higher valued properties are assessed at higher levels than lower valued properties, they are considered *progressive*. Conversely, if lower valued properties are over-assessed in relation to higher valued properties the assessments are considered to be *regressive*.

The **Price Related Differential (**PRD**)** is a statistic for measuring regressivity or progressivity. It is calculated by dividing the mean ratio by the weighted mean ratio. If the PRD is over 1.00, it suggests that higher valued properties are under assessed. On the other hand, a PRD under 1.00 suggests that higher valued properties are over assessed, when compared to lower valued properties. In accordance with the I.A.A.O.* Standard on Ratio Studies (1990), an acceptable PRD should be between 0.98 and 1.03.

Appraisal Level

The overall level of appraisal, not necessarily assessments, should be within 10 percent of the legal level, that is, between 0.90 and 1.10. The reason for consideration of the appraisal level instead of the assessment level is that the granting of property tax exemptions is a political decision, not an appraisal decision and does not affect the appraisal quality.

Appraisal Uniformity

The most commonly used measure of uniformity is the Coefficient of Dispersion (COD). The COD is based on the average absolute deviation from the median, expressed as a percentage. The COD is calculated by dividing the average absolute deviation by the median ratio and multiplying by 100 to convert the ratio to a percentage. The COD is a relative measure of dispersion which means that direct comparisons can be made between property groupings. With it, the assessor can measure the amount of dispersion around the typical level of assessment among different property groups.

- ◆ Single family residences; CODs should be 15.0 or less*
- ◆ Income producing properties; CODs should be 20.0 or less*
- ◆ Vacant land and other properties; CODs should be 20.0 or less*

* from the International Association of Assessing Officers (I.A.A.O.)
Standard on Ratio Studies (1990) recommendations in which *current* market value is the legal basis of assessment.

TABLE 6
SUMMARY OF ASSESSED VALUES
FOR MUNICIPALITIES LEVYING A PROPERTY TAX
As of January 1, 2009

Boroughs/Unified Municipalities	Locally Assessed Real Property	Locally Assessed Personal Property	State Assessed	Total Assessed	Reported A/V Ratio	Reported COD
Anchorage (Municipality of)	\$28,633,930,448	\$2,583,564,266	\$235,854,000	\$31,453,348,714	94.1%	5.3%
Bristol Bay Borough	\$104,797,970	\$91,902,290	\$0	\$196,700,260	79.0%	5.7%
Fairbanks North Star Borough	\$6,532,469,752	\$0	\$694,077,720	\$7,226,547,472	92.2%	8.6%
Fairbanks (City of)	\$2,137,647,381	\$0	\$0	\$2,137,647,381	92.0%	N/R
North Pole	\$311,311,138	\$0	\$0	\$311,311,138	90.7%	N/R
Outside Cities	\$4,083,511,233	\$0	\$694,077,720	\$4,777,588,953	92.4%	N/R
Haines Borough	\$228,516,871	\$0	\$0	\$228,516,871	80.8%	25.9%
Juneau (City & Borough)	\$3,673,832,414	\$259,532,028	\$0	\$3,933,364,442	97.9%	5.7%
Kenai Peninsula Borough	\$5,440,126,949	\$251,487,906	\$703,062,980	\$6,394,677,835	89.2%	8.3%
Homer	\$631,527,262	\$31,030,146	\$0	\$662,557,408	93.4%	9.3%
Kachemak	\$65,852,700	\$0	\$0	\$65,852,700	84.1%	2.6%
Kenai (City of)	\$569,463,200	\$40,835,540	\$19,915,040	\$630,213,780	92.2%	6.7%
Seldovia	\$34,082,500	\$3,627,043	\$0	\$37,709,543	80.6%	9.6%
Seward	\$227,291,070	\$74,492,996	\$0	\$301,784,066	93.0%	8.9%
Soldotna	\$458,971,467	\$33,039,679	\$0	\$492,011,146	93.2%	6.5%
Outside Cities	\$3,452,938,750	\$68,462,502	\$683,147,940	\$4,204,549,192		
Ketchikan Gateway Borough	\$1,240,433,600	\$67,594,600	\$0	\$1,308,028,200	89.0%	12.1%
Ketchikan (City of)	\$694,440,800	\$50,913,200	\$0	\$745,354,000	N/R	N/R
Saxman	\$13,047,900	\$888,100	\$0	\$13,936,000	N/R	N/R
Outside Cities	\$532,944,900	\$15,793,300	\$0	\$548,738,200		
Kodiak Island Borough	\$805,190,144	\$102,323,206	\$0	\$907,513,350	78.7%	12.5%
Akhiok	\$582,600	\$40,391	\$0	\$622,991	N/R	N/R
Kodiak (City of)	\$332,658,365	\$65,631,806	\$0	\$398,290,171	N/R	N/R
Larsen Bay	\$4,499,500	\$2,392,312	\$0	\$6,891,812	N/R	N/R
Old Harbor	\$3,373,600	\$334,094	\$0	\$3,707,694	N/R	N/R
Ouzinkie	\$2,663,790	\$111,637	\$0	\$2,775,427	N/R	N/R
Port Lions	\$6,752,800	\$717,039	\$0	\$7,469,839	N/R	N/R
Outside Cities	\$454,659,489	\$33,095,927	\$0	\$487,755,416		
Matanuska-Susitna Borough	\$7,391,856,759	\$71,376,819	\$6,032,810	\$7,469,266,388	96.8%	9.0%
Houston	\$108,216,312	\$1,343,288	\$0	\$109,559,600	101.2%	9.2%
Palmer	\$379,854,712	\$7,735,548	\$0	\$387,590,260	98.4%	10.3%
Wasilla	\$903,941,570	\$50,238,446	\$0	\$954,180,016	95.2%	8.6%
Outside Cities	\$5,999,844,165	\$12,059,537	\$6,032,810	\$6,017,936,512		

TABLE 6- continued
SUMMARY OF ASSESSED VALUES
FOR MUNICIPALITIES LEVYING A PROPERTY TAX
As of January 1, 2009

Boroughs/Unified Municipalities	Locally Assessed Real Property	Locally Assessed Personal Property	State Assessed	Total Assessed	Reported A/V Ratio	Reported COD
North Slope Borough	\$143,632,078	\$135,599,550	\$14,637,973,725	\$14,917,205,353	89.0%	3.1%
Anaktuvak Pass	\$1,838,500	\$0	\$0	\$1,838,500	N/R	N/R
Atkasuk	\$1,837,800	\$0	\$0	\$1,837,800	N/R	N/R
City of Barrow	\$97,965,000	\$36,851,260	\$0	\$134,816,260	N/R	N/R
Kaktovik	\$2,879,000	\$215,850	\$0	\$3,094,850	N/R	N/R
Nuiqsut	\$2,470,300	\$855,240	\$0	\$3,325,540	N/R	N/R
Point Hope	\$1,841,678	\$0	\$0	\$1,841,678	N/R	N/R
Wainwright	\$4,324,200	\$517,900	\$0	\$4,842,100	N/R	N/R
Outside Cities	\$30,475,600	\$97,159,300	\$14,637,973,725	\$14,765,608,625		
Sitka (City & Borough)	\$960,005,200	\$51,609,680	\$0	\$1,011,614,880	93.7%	9.4%
Skagway (Municipality of)	\$320,156,959	\$0	\$0	\$320,156,959	91.9%	6.6%
Wrangell (City & Borough)	\$125,079,196	\$0	\$0	\$125,079,196	83.0%	5.9%
Yakutat (City & Borough)	\$40,167,917	\$0	\$0	\$40,167,917	73.0%	11.4%
Total Assessed Value-Boroughs	\$55,640,196,257	\$3,614,990,345	\$16,277,001,235	\$75,532,187,837		
Unorganized Borough			\$3,813,191,410			

The A/V Ratio represents the ratio expressed by dividing the municipal assessed value (A) by the sales price (V). The ratio reported is the Median ratio. This ratio does NOT apply to the state assessed, oil and gas property values. The COD (Coefficient of Dispersion) represents the average dispersion (difference) from the indicated ratios. The ratios and COD's in this table are supplied by the municipal assessment official. N/R indicates that no statistical data was received.

TABLE 6-continued
SUMMARY OF ASSESSED VALUES
FOR MUNICIPALITIES LEVYING A PROPERTY TAX

As of January 1, 2009

Cities	Locally Assessed Real Property	Locally Assessed Personal Property	State Assessed	Total Assessed	Reported A/V Ratio	Reported COD
Cordova	\$137,305,360	\$0	\$9,039,560	\$146,344,920	78.4%	6.0%
Craig	\$81,256,800	\$0	\$0	\$81,256,800	94.0%	1.4%
Dillingham	\$111,780,477	\$36,190,636	\$0	\$147,971,113	91.1%	13.2%
Eagle	\$9,038,766	\$0	\$0	\$9,038,766	N/R	N/R
Nenana	\$12,886,571	\$6,176,976	\$0	\$19,063,547	84.0%	7.4%
Nome	\$195,817,223	\$19,861,025	\$0	\$215,678,248	72.2%	20.9%
Pelican	\$9,948,433	\$918,371	\$0	\$10,866,804	NR	NR
Petersburg	\$259,133,404	\$0	\$0	\$259,133,404	88.4%	12.9%
Unalaska	\$283,871,441	\$124,923,306	\$0	\$408,794,747	88.6%	11.4%
Valdez	\$240,266,098	\$0	\$1,978,647,250	\$2,218,913,348	95.5%	4.1%
Whittier	\$77,881,500	\$29,152,847	\$1,524,420	\$108,558,767	84.9%	17.1%
TOTALS	\$1,419,186,073	\$217,223,161	\$1,989,211,230	\$3,625,620,464		

SUMMARY

	Locally Assessed Real Property	Locally Assessed Personal Property	State Assessed	Total Assessed
Cities in the Unorganized Borough	\$1,419,186,073	\$217,223,161	\$1,989,211,230	\$3,625,620,464
Unorganized Borough	\$0	\$0	\$3,813,191,410	\$3,813,191,410
Boroughs/Unified Municipalities	\$55,640,196,257	\$3,614,990,345	\$16,277,001,235	\$75,532,187,837
Totals	\$57,059,382,330	\$3,832,213,506	\$22,079,403,875	\$82,970,999,711

The A/V Ratio represents the ratio expressed by dividing the municipal assessed value (A) by the sales price (V). The ratio report is the Median ration. This ratio does NOT apply to the state assessed, oil and gas property values. The COD (Coefficient of Dispersion) represents the average dispersion (difference) from the indicated ratio. The ratios and COD's in this table are supplied by the municipal assessment official.
N/R indicates that no statistical data was received.

TABLE 6A
Breakdown of Property Values by Use
 Values Reflected are Actual Assessed (in millions)*
 As of January 1, 2009

Boroughs	Residential	Vacant Land	Farm	Commercial	Industrial	Apts	Condos	Mbl Hms Mbl.Hm.Pks	Misc	Total
Anchorage	\$ 17,108.8	\$ 1,162.8	\$ -	\$ 4,943.8	\$ 1,882.7	\$ 917.6	\$ 2,252.9	\$ 201.3	\$ 164.1	\$ 28,633.9
Bristol Bay Borough	\$ 32.3	\$ 9.3	\$ -	\$ 29.2	\$ 31.8	\$ -	\$ -	\$ -	\$ 2.1	\$ 104.8
Fairbanks North Star Borough	\$ 3,747.6	\$ 373.6	\$ 14.1	\$ 1,076.4	\$ 925.5	\$ 325.1	\$ -	\$ 37.8	\$ 32.4	\$ 6,532.5
Fairbanks (city)	\$ 730.1	\$ 86.0	\$ 1.0	\$ 764.9	\$ 348.5	\$ 201.2	\$ -	\$ 0.7	\$ 5.3	\$ 2,137.6
North Pole	\$ 90.7	\$ 8.0	\$ 0.1	\$ 34.0	\$ 167.8	\$ 10.1	\$ -	\$ 0.4	\$ 0.1	\$ 311.3
Haines Borough	\$ 228.5	NR	NR	NR	NR	NR	NR	NR	NR	\$ 228.5
City & Borough of Juneau	\$ 2,115.8	\$ 204.2	\$ 1.1	\$ 758.9	\$ 49.8	\$ 70.1	\$ 158.3	\$ 77.6	\$ 238.0	\$ 3,673.8
Kenai Peninsula Borough	\$ 3,137.4	\$ 730.7	\$ 3.0	\$ 852.2	\$ 246.5	\$ 48.1	\$ 46.9	\$ 105.9	\$ 269.4	\$ 5,440.1
Homer	\$ 334.5	\$ 87.7	\$ -	\$ 135.4	\$ -	\$ 8.0	\$ 26.1	\$ 9.1	\$ 30.7	\$ 631.5
Kachemak	\$ 51.9	\$ 6.5	\$ 0.4	\$ 3.5	\$ 0.7	\$ -	\$ -	\$ 1.1	\$ 1.6	\$ 65.9
Kenai (city)	\$ 342.6	\$ 50.0	\$ 0.2	\$ 147.6	\$ 2.5	\$ 12.9	\$ 2.8	\$ 5.0	\$ 5.8	\$ 569.5
Seldovia	\$ 20.6	\$ 5.0	\$ -	\$ 6.3	\$ -	\$ -	\$ -	\$ 0.4	\$ 1.8	\$ 34.1
Seward	\$ 97.1	\$ 14.5	\$ -	\$ 71.3	\$ 3.6	\$ 10.4	\$ 3.1	\$ -	\$ 1.8	\$ 201.8
Soldotna	\$ 237.7	\$ 35.4	\$ -	\$ 154.0	\$ -	\$ 14.6	\$ 8.1	\$ 5.3	\$ 3.9	\$ 459.0
Ketchikan Gateway Borough	\$ 734.8	\$ 88.0	\$ -	\$ 254.4	\$ 75.7	\$ 17.7	\$ 34.4	\$ 5.5	\$ 30.0	\$ 1,240.4
Ketchikan (city)	\$ 310.6	\$ 31.6	\$ -	\$ 229.9	\$ 60.5	\$ 17.5	\$ 34.4	\$ 3.4	\$ 6.5	\$ 694.5
Saxman	\$ 6.7	\$ 3.2	\$ -	\$ 1.8	\$ 0.7	\$ -	\$ -	\$ -	\$ 0.6	\$ 13.0
Kodiak Island Borough	\$ 496.5	\$ 66.2	\$ 3.1	\$ 109.8	\$ 65.6	\$ 21.6	\$ 8.8	\$ 21.1	\$ 12.5	\$ 805.2
Kodiak (city)	\$ 164.8	\$ 10.9	\$ -	\$ 87.4	\$ 49.7	\$ 14.8	\$ 1.7	\$ 1.5	\$ 2.0	\$ 332.8
Matanuska-Susitna Borough	\$ 5,248.2	\$ 2,143.6	NR	NR	NR	NR	NR	NR	NR	\$ 7,391.9
Houston	\$ 67.9	\$ 40.3	NR	NR	NR	NR	NR	NR	NR	\$ 108.2
Palmer	\$ 287.0	\$ 92.9	NR	NR	NR	NR	NR	NR	NR	\$ 379.9
Wasilla	\$ 656.2	\$ 247.7	NR	NR	NR	NR	NR	NR	NR	\$ 903.9
North Slope Borough	NR	NR	NR	NR	NR	NR	NR	NR	NR	\$ 143.6
City & Borough of Sitka	\$ 729.1	\$ 47.8	\$ -	\$ 99.5	\$ 48.3	\$ 15.6	\$ 7.3	\$ 9.4	\$ 3.0	\$ 960.0
Municipality of Skagway	\$ 85.2	\$ 21.3	\$ -	\$ 89.9	\$ 109.2	\$ 3.1	\$ -	\$ 9.7	\$ 1.8	\$ 320.2
City & Borough of Wrangell	\$ 83.1	\$ 14.5	\$ -	\$ 18.0	\$ 4.1	\$ 3.6	\$ -	\$ 1.6	\$ -	\$ 125.0
City & Borough of Yalutut	\$ 17.6	\$ 3.0	\$ -	\$ 9.6	\$ 10.0	\$ -	\$ -	\$ -	\$ -	\$ 40.2
Borough Totals	\$ 37,163.4	\$ 5,584.8	\$ 23.0	\$ 9,877.8	\$ 4,083.3	\$ 1,712.1	\$ 2,584.8	\$ 496.8	\$ 813.6	\$ 62,483.2
Totals (by Percent)	59.48%	8.94%	0.04%	15.81%	6.54%	2.74%	4.14%	0.80%	1.30%	100%

Cities	Residential	Vacant Land	Farm	Commercial	Industrial	Apts	Condos	Mbl Hms Mbl.Hm.Pks	Misc	Total
Cordova	\$ 74.2	\$ 11.3	\$ -	\$ 42.3	\$ -	\$ 5.2	\$ -	\$ 4.1	\$ 0.3	\$ 137.3
Craig	\$ 38.2	\$ 3.6	\$ -	\$ 18.5	\$ 15.8	\$ 0.5	\$ 0.9	\$ 3.7	\$ 0.0	\$ 81.3
Dillingham	\$ 71.0	\$ 4.5	\$ -	\$ 31.2	\$ -	\$ 5.1	\$ -	\$ -	\$ -	\$ 111.8
Nenana	\$ 8.0	\$ 2.2	\$ -	\$ 2.3	\$ -	\$ 0.3	\$ -	\$ 0.1	\$ -	\$ 12.9
Nome	\$ 102.5	\$ 11.3	\$ -	\$ 51.9	\$ 13.1	\$ 14.3	\$ 0.8	\$ 1.7	\$ 0.2	\$ 195.8
Pelican	\$ 5.3	\$ 1.2	\$ -	\$ 2.4	\$ 1.0	\$ -	\$ -	\$ -	\$ -	\$ 9.9
Petersburg	\$ 159.2	\$ 22.2	\$ -	\$ 55.6	\$ 15.5	\$ 3.1	\$ -	\$ 3.5	\$ -	\$ 259.1
Unalaska	\$ 55.2	\$ 25.6	\$ -	\$ 39.8	\$ 148.4	\$ 13.9	\$ -	\$ 1.0	\$ -	\$ 283.9
Valdez	\$ 113.1	\$ 15.5	\$ -	\$ 71.6	\$ 27.0	\$ 3.5	\$ -	\$ 9.5	\$ -	\$ 240.3
Whittier	\$ 3.9	\$ 7.8	\$ -	\$ 11.7	\$ 15.6	\$ -	\$ 38.9	\$ -	\$ -	\$ 77.9
City Totals	\$ 630.5	\$ 105.2	\$ -	\$ 327.2	\$ 236.4	\$ 45.8	\$ 40.7	\$ 23.7	\$ 0.6	\$ 1,410.1
Totals (by Percent)	44.71%	7.46%	0.00%	23.20%	16.77%	3.25%	2.89%	1.68%	0.04%	100.00%

Overall Total	37,793.89	5,690.06	22.97	10,205.00	4,319.73	1,757.88	2,625.55	520.45	814.18	63,893.34
Overall Percentages	59.15%	8.91%	0.04%	15.97%	6.76%	2.75%	4.11%	0.81%	1.27%	99.78%

*The values reflected on this page reflect actual assessed values and have not been equalized. Therefore, any optional exemptions authorized by local code are not included in these values.

The definitions for categories are not standardized statewide, therefore, not all municipalities will report exactly the same for the various categories. However, the values reflects what is assessed in those categories by each individual municipality.

The values reflected in this table also include any general or commercial personal property values supplied by the municipality.

The Haines, Matanuska-Susitna and North Slope Borough did not provide this detail for the 2009 tax year. Note that some calculations will not sum to 100% due to rounding.

TABLE 7
LOCAL ASSESSMENTS vs FULL VALUE

The following three tables list the municipal assessed value compared to the full value. The first, Part A, compares real property, Part B compares personal property, and Part C compares the total of real property & personal property

PART A - REAL PROPERTY - 2009

Boroughs/Unified Municipalities	Locally Assessed Value	Full Value	Ratio
Municipality of Anchorage	\$28,633,930,448	\$30,810,229,500	92.94%
Bristol Bay Borough	\$104,797,970	\$129,412,100	80.98%
Fairbanks North Star Borough	\$6,532,469,752	\$7,343,527,100	88.96%
City of Fairbanks	\$2,137,647,381	\$2,336,010,200	91.51%
City of North Pole	\$311,311,138	\$335,936,500	92.67%
Outside Cities	\$4,083,511,233	\$4,671,580,400	87.41%
Haines Borough	\$228,516,871	\$285,861,100	79.94%
City & Borough of Juneau	\$3,673,832,414	\$3,768,644,800	97.48%
Kenai Peninsula Borough	\$5,440,126,949	\$6,463,287,700	84.17%
City of Homer	\$631,527,262	\$720,155,700	87.69%
City of Kachemak	\$65,852,700	\$71,579,000	92.00%
City of Kenai	\$569,463,200	\$631,123,700	90.23%
City of Seldovia	\$34,082,500	\$42,603,100	80.00%
City of Seward	\$227,291,070	\$244,392,800	93.00%
City of Soldotna	\$458,971,467	\$487,291,000	94.19%
Outside Cities	\$3,452,938,750	\$4,266,142,400	80.94%
Ketchikan Gateway Borough	\$1,240,433,600	\$1,407,705,000	88.12%
City of Ketchikan	\$694,440,800	\$788,822,100	88.04%
City of Saxman	\$13,047,900	\$18,175,900	71.79%
Outside Cities	\$532,944,900	\$600,707,000	88.72%
Kodiak Island Borough	\$805,190,144	\$983,835,400	81.84%
Akhiok	\$582,600	\$979,400	59.49%
City of Kodiak	\$332,658,365	\$405,445,000	82.05%
Larsen Bay	\$4,499,500	\$6,005,800	74.92%
Port Lions	\$3,373,600	\$5,262,300	64.11%
Old Harbor	\$2,663,790	\$3,884,800	68.57%
Ouzinkie	\$6,752,800	\$8,856,900	76.24%
Outside cities	\$454,659,489	\$553,401,200	82.16%
Matanuska-Susitna Borough	\$7,391,856,759	\$7,735,269,300	95.56%
City of Houston	\$108,216,312	\$99,645,200	108.60%
City of Palmer	\$379,854,712	\$389,892,800	97.43%
City of Wasilla	\$903,941,570	\$912,805,200	99.03%
Outside Cities	\$5,999,844,165	\$6,332,926,100	94.74%
North Slope Borough	\$143,632,078	\$188,655,300	76.13%
Anaktuvak Pass	\$1,838,500	\$3,983,400	46.15%
Atkasuk	\$1,837,800	\$4,004,700	45.89%
City of Barrow	\$97,965,000	\$121,490,400	80.64%
Kaktovik	\$2,879,000	\$5,007,700	57.49%
Nuiqsut	\$2,470,300	\$5,418,900	45.59%
Point Hope	\$1,841,678	\$5,914,700	31.14%
Wainwright	\$4,324,200	\$8,327,900	51.92%
Outside Cities	\$30,475,600	\$34,507,600	88.32%
City & Borough of Sitka	\$960,005,200	\$1,027,506,700	93.43%
Municipality of Skagway	\$320,156,959	\$314,805,300	101.70%
City & Borough of Wrangell	\$125,079,196	\$149,473,200	83.68%
City & Borough of Yakutat	\$40,167,917	\$56,494,500	71.10%
Total Boroughs	\$55,640,196,257	\$60,664,707,000	91.72%

**TABLE 7 - PART A - REAL PROPERTY - 2009
(Continued)**

This table lists only those Cities that are located outside of boroughs and levy a property tax.

CITIES	Locally		
	Assessed Value	Full Value	Ratio
CORDOVA	\$137,305,360	\$164,868,400	83.28%
CRAIG	\$81,256,800	\$84,399,900	96.28%
DILLINGHAM	\$111,780,477	\$129,270,800	86.47%
EAGLE	\$9,038,766	\$9,514,500	95.00%
NENANA	\$12,886,571	\$16,353,200	78.80%
NOME	\$195,817,223	\$261,438,200	74.90%
PELICAN	\$9,948,433	\$10,472,000	95.00%
PETERSBURG	\$259,133,404	\$287,750,700	90.05%
UNALASKA	\$283,871,441	\$353,811,000	80.23%
VALDEZ	\$240,266,098	\$277,946,300	86.44%
WHITTIER	\$77,881,500	\$90,496,700	86.06%
Total Cities	\$1,419,186,073	\$1,686,321,700	84.16%

SUMMARY

	Locally		
	Assessed Value	Full Value	Ratio
Boroughs/Unified Municipalities	\$55,640,196,257	\$60,664,707,000	91.72%
Cities Outside Boroughs	\$1,419,186,073	\$1,686,321,700	84.16%
TOTAL	\$57,059,382,330	\$62,351,028,700	91.51%

LOCALLY ASSESSED VALUE: Actual assessed value of property taxed at the city/borough level.

FULL VALUE: The full value of real and personal property that can be taxed under state law as equalized by the Office of the State Assessor according to standards defined in Attorney General Opinion No. 18, 1962. This includes the value of all municipal assessed values plus the value of any optional exemptions.

RATIO: The relationship between the actual municipal assessed values and the Department's full value determination, expressed as a percentage. This ratio is calculated using both the municipal assessment ratio plus the addition of optionally exempted property.

Note: real property is not assessed in areas outside taxing jurisdictions. The totals in this table exclude values for unorganized areas of the state, and, exclude values for municipalities which do not levy a property tax.

TABLE 7 - PART B - PERSONAL PROPERTY - 2009

This table lists only those municipalities that levy a personal property tax.

Boroughs/Unified Municipalities	Locally Assessed Value	Full Value**	Ratio
Municipality of Anchorage	\$2,583,564,266	\$4,082,780,100	63.28%
Bristol Bay Borough	\$91,902,290	\$108,715,800	84.53%
Haines Borough	\$0	\$41,633,100	0.00%
City & Borough of Juneau	\$259,532,028	\$566,638,100	45.80%
Kenai Peninsula Borough	\$251,487,906	\$967,319,000	26.00%
City of Homer	\$31,030,146	\$129,912,900	23.89%
City of Kachemak	\$0	\$4,457,800	0.00%
City of Kenai	\$40,835,540	\$160,342,500	25.47%
City of Seldovia	\$3,627,043	\$8,157,100	44.46%
City of Seward	\$74,492,996	\$102,716,300	72.52%
City of Soldotna	\$33,039,679	\$142,238,700	23.23%
Ketchikan Gateway Borough	\$67,594,600	\$199,144,700	33.94%
City of Ketchikan	\$50,913,200	\$153,118,300	33.25%
City of Saxman	\$888,100	\$3,648,600	24.34%
Outside Cities	\$15,793,300	\$42,377,800	37.27%
Kodiak Island Borough	\$102,323,206	\$304,528,900	33.60%
Akhiook	\$40,391	\$342,800	11.78%
City of Kodiak	\$65,631,806	\$250,943,300	26.15%
Larsen Bay	\$2,392,312	\$3,144,500	76.08%
Old Harbor	\$334,094	\$2,274,000	14.69%
Ouzinkie	\$111,637	\$1,082,100	10.32%
Port Lions	\$717,039	\$2,819,700	25.43%
Outside cities	\$33,095,927	\$43,922,500	75.35%
Matanuska-Susitna Borough	\$71,376,819	\$1,187,794,600	6.01%
City of Houston	\$1,343,288	\$17,535,600	7.66%
City of Palmer	\$7,735,548	\$196,949,800	3.93%
City of Wasilla	\$50,238,446	\$386,040,500	13.01%
Outside Cities	\$12,059,537	\$587,268,700	2.05%
North Slope Borough	\$135,599,550	\$161,456,100	83.99%
City of Barrow	\$36,851,260	\$48,521,200	75.95%
Kaktovik	\$215,850	\$1,276,400	16.91%
Nuiqsut	\$855,240	\$2,046,700	41.79%
Wainwright	\$517,900	\$2,142,400	24.17%
Outside Cities	\$97,159,300	\$102,781,300	94.53%
City & Borough of Sitka	\$51,609,680	\$150,894,400	34.20%
TOTAL BOROUGHs	\$3,614,990,345	\$7,770,904,800	46.52%

TABLE 7 - PART B - PERSONAL PROPERTY - 2009
continued

This table lists only those municipalities that levy a personal property tax and are located outside borough boundaries

Boroughs/Unified Municipalities	Locally Assessed Value	Full Value	Ratio
Dillingham	\$36,190,636	\$47,733,700	75.82%
Nenana	\$6,176,976	\$9,727,600	63.50%
Nome	\$19,861,025	\$53,316,900	37.25%
Pelican	\$918,371	\$3,195,200	28.74%
Unalaska	\$124,923,306	\$144,621,000	86.38%
Whittier	\$29,152,847	\$31,183,800	93.49%
Total Cities	\$217,223,161	\$289,778,200	74.96%

SUMMARY

	Locally Assessed Value	Full Value	Ratio
BOROUGHS/UNIFIED MUNICIPALITIES	\$3,614,990,345	\$7,770,904,800	46.52%
CITIES IN THE UNORGANIZED BOROUGH	\$217,223,161	\$289,778,200	74.96%
TOTAL	\$3,832,213,506	\$8,060,683,000	47.54%

** The full value includes the value of all personal property assessed by municipalities including the value of all personal property which has been exempted by the municipality.

TABLE 7 - PART C - REAL & PERSONAL PROPERTY - 2009

Municipalities not listed in Part C do not levy a property tax

Boroughs/Unified Municipalities	Locally Assessed Value	Full Value*	Ratio
Municipality of Anchorage	\$31,217,494,714	\$34,893,009,600	89.47%
Bristol Bay Borough	\$196,700,260	\$238,127,900	82.60%
Fairbanks North Star Borough	\$6,532,469,752	\$8,574,759,100	76.18%
City of Fairbanks	\$2,137,647,381	\$2,998,889,200	71.28%
City of North Pole	\$311,311,138	\$462,833,300	67.26%
Outside Cities	\$4,083,511,233	\$5,113,036,600	79.86%
Haines Borough	\$228,516,871	\$327,494,200	69.78%
City & Borough of Juneau	\$3,933,364,442	\$4,335,282,900	90.73%
Kenai Peninsula Borough	\$5,691,614,855	\$7,430,606,700	76.60%
City of Homer	\$662,557,408	\$850,068,600	77.94%
Kachemak City	\$65,852,700	\$76,036,800	86.61%
City of Kenai	\$610,298,740	\$791,466,200	77.11%
City of Seldovia	\$37,709,543	\$50,760,200	74.29%
City of Seward	\$301,784,066	\$347,109,100	86.94%
City of Soldotna	\$492,011,146	\$629,529,700	78.16%
Outside Cities	\$3,521,401,252	\$4,685,636,100	75.15%
Ketchikan Gateway Borough	\$1,308,028,200	\$1,606,849,700	81.40%
City of Ketchikan	\$745,354,000	\$941,940,400	79.13%
City of Saxman	\$13,936,000	\$21,824,500	63.85%
Outside Cities	\$548,738,200	\$643,084,800	85.33%
Kodiak Island Borough	\$907,513,350	\$1,288,364,300	70.44%
Akhiok	\$622,991	\$1,322,200	47.12%
City of Kodiak	\$398,290,171	\$656,388,300	60.68%
Larsen Bay	\$6,891,812	\$9,150,300	75.32%
Old Harbor	\$3,707,694	\$7,536,300	49.20%
Ouzinkie	\$2,775,427	\$4,966,900	55.88%
Port Lions	\$7,469,839	\$11,676,600	63.97%
Outside Cities	\$487,755,416	\$597,323,700	81.66%
Matanuska-Susitna Borough	\$7,463,233,578	\$8,923,063,900	83.64%
City of Houston	\$109,559,600	\$117,180,800	93.50%
City of Palmer	\$387,590,260	\$586,842,600	66.05%
City of Wasilla	\$954,180,016	\$1,298,845,700	73.46%
Outside Cities	\$6,011,903,702	\$6,920,194,800	86.87%
North Slope Borough	\$279,231,628	\$350,111,400	79.76%
Anaktuvak Pass	\$1,838,500	\$5,102,800	36.03%
Atkasuk	\$1,837,800	\$4,865,500	37.77%
City of Barrow	\$134,816,260	\$170,011,600	79.30%
Kaktovik	\$3,094,850	\$6,284,100	49.25%
Nuiqsut	\$3,325,540	\$7,465,600	44.54%
Point Hope	\$1,841,678	\$8,622,600	21.36%
Wainwright	\$4,842,100	\$10,470,300	46.25%
Outside Cities	\$127,634,900	\$137,288,900	92.97%
City & Borough of Sitka	\$1,011,614,880	\$1,178,401,100	85.85%
Municipality of Skagway	\$320,156,959	\$330,245,100	96.95%
City & Borough of Wrangell	\$125,079,196	\$186,045,900	67.23%
City & Borough of Yakutat	\$40,167,917	\$66,929,700	60.02%
Total Boroughs	\$59,255,186,602	\$69,729,291,500	84.98%

TABLE 7 - PART C - REAL & PERSONAL PROPERTY - 2009
continued

Municipalities not listed in Part C do not levy a property tax

CITIES	Locally Assessed Value	Full Value**	Ratio
City of Cordova	\$137,305,360	\$215,578,600	63.69%
City of Craig	\$81,256,800	\$105,587,400	76.96%
City of Dillingham	\$147,971,113	\$177,004,500	83.60%
City of Eagle	\$9,038,766	\$12,269,600	73.67%
City of Nenana	\$19,063,547	\$26,080,800	73.09%
City of Nome	\$215,678,248	\$314,755,100	68.52%
City of Pelican	\$10,866,804	\$13,667,200	79.51%
City of Petersburg	\$259,133,404	\$362,376,900	71.51%
City of Unalaska	\$408,794,747	\$498,432,000	82.02%
City of Valdez	\$240,266,098	\$343,081,500	70.03%
City of Whittier	\$107,034,347	\$121,680,500	87.96%

SUMMARY

Cities in the Unorganized Borough	\$1,636,409,234	\$2,190,514,100	74.70%
Total Boroughs/ Municipalities	\$59,255,186,602	\$69,729,291,500	84.98%
TOTALS	\$60,891,595,836	\$71,919,805,600	84.67%

* This table excludes oil and gas properties assessed under AS 43.56

TABLE 8
FULL VALUE DETERMINATION
As of January 1, 2009

Boroughs/Unified Municipalities	AS 29.45	AS 43.56	Full Value Determination	Population	Per Capita Full Value
	Local Taxable Full Value	State Taxable Oil & Gas Full Value			
Aleutians East Borough	\$156,158,100	\$0	\$156,158,100	2,699	\$57,858
Akutan	\$29,860,200	\$0	\$29,860,200	796	\$37,513
Cold Bay	\$5,152,900	\$0	\$5,152,900	90	\$57,254
False Pass	\$1,410,200	\$0	\$1,410,200	39	\$36,159
King Cove	\$41,380,600	\$0	\$41,380,600	750	\$55,174
Sand Point	\$53,595,700	\$0	\$53,595,700	958	\$55,945
Outside Cities	\$24,758,500	\$0	\$24,758,500	66	\$375,129
Municipality of Anchorage	\$34,893,009,600	\$235,854,000	\$35,128,863,600	284,994	\$123,262
Bristol Bay Borough	\$238,127,900		\$238,127,900	1,029	\$231,417
Denali Borough	\$230,334,500	\$0	\$230,334,500	1,848	\$124,640
Anderson	\$7,643,800	\$0	\$7,643,800	295	\$25,911
Outside Cities	\$222,690,700	\$0	\$222,690,700	1,553	\$143,394
Fairbanks North Star Borough	\$8,574,759,100	\$694,077,720	\$9,268,836,820	89,896	\$103,106
City of Fairbanks	\$2,998,889,200	\$0	\$2,998,889,200	30,367	\$98,755
City of North Pole	\$462,833,300	\$0	\$462,833,300	2,099	\$220,502
Outside Cities	\$5,113,036,600	\$694,077,720	\$5,807,114,320	57,430	\$101,116
Haines Borough	\$327,494,200	\$0	\$327,494,200	2,310	\$141,772
City & Borough of Juneau	\$4,335,282,900	\$0	\$4,335,282,900	30,427	\$142,481
Kenai Peninsula Borough	\$7,430,606,700	\$703,062,980	\$8,133,669,680	52,990	\$153,494
City of Homer	\$850,068,600	\$0	\$850,068,600	5,390	\$157,712
Kachemak City	\$76,036,800	\$0	\$76,036,800	453	\$167,852
City of Kenai	\$791,466,200	\$19,915,040	\$811,381,240	7,134	\$113,734
City of Seldovia	\$50,760,200	\$0	\$50,760,200	257	\$197,511
City of Seward	\$347,109,100	\$0	\$347,109,100	2,619	\$132,535
City of Soldotna	\$629,529,700	\$0	\$629,529,700	4,061	\$155,018
Outside Cities	\$4,685,636,100	\$683,147,940	\$5,368,784,040	33,076	\$162,317
Ketchikan Gateway Borough	\$1,606,849,700	\$0	\$1,606,849,700	12,993	\$123,670
City of Ketchikan	\$941,940,400	\$0	\$941,940,400	7,508	\$125,458
City of Saxman	\$21,824,500	\$0	\$21,824,500	420	\$51,963
Outside Cities	\$643,084,800	\$0	\$643,084,800	5,065	\$126,966
Kodiak Island Borough	\$1,288,364,300	\$0	\$1,288,364,300	13,373	\$96,341
Akhiok	\$1,322,200	\$0	\$1,322,200	48	\$27,546
City of Kodiak	\$656,388,300	\$0	\$656,388,300	5,974	\$109,874
Larsen Bay	\$9,150,300	\$0	\$9,150,300	67	\$136,572
Old Harbor	\$7,536,300	\$0	\$7,536,300	184	\$40,958
Ouzinkie	\$4,966,900	\$0	\$4,966,900	167	\$29,742
Port Lions	\$11,676,600	\$0	\$11,676,600	190	\$61,456
Outside Cities	\$597,323,700	\$0	\$597,323,700	6,743	\$88,584
Lake & Peninsula Borough	\$73,323,700	\$0	\$73,323,700	1,552	\$47,245
Chignik	\$9,084,700	\$0	\$9,084,700	59	\$153,978
Egegik	\$7,413,300	\$0	\$7,413,300	62	\$119,569
Newhalen	\$4,344,000	\$0	\$4,344,000	162	\$26,815
Nondalton	\$4,779,100	\$0	\$4,779,100	202	\$23,659
Pilot Point	\$2,654,000	\$0	\$2,654,000	72	\$36,861
Port Heiden	\$2,561,600	\$0	\$2,561,600	90	\$28,462
Outside Cities	\$42,487,000	\$0	\$42,487,000	905	\$46,947

TABLE 8 - Continued
FULL VALUE DETERMINATION
As of January 1, 2009

Boroughs/Unified Municipalities	AS 29.45	AS 43.56	Full Value Determination	Population	Per Capita Full Value
	Local Taxable Full Value	State Taxable Oil & Gas Full Value			
Matanuska-Susitna Borough	\$8,923,063,900	\$6,032,810	\$8,929,096,710	82,515	\$108,212
City of Houston	\$117,180,800	\$0	\$117,180,800	1,755	\$66,770
City of Palmer	\$586,842,600	\$0	\$586,842,600	5,559	\$105,566
City of Wasilla	\$1,298,845,700	\$0	\$1,298,845,700	7,176	\$180,999
Outside Cities	\$6,920,194,800	\$6,032,810	\$6,926,227,610	68,025	\$101,819
North Slope Borough	\$350,111,400	\$14,637,973,725	\$14,988,085,125	6,706	\$2,235,026
Anaktuvak Pass	\$5,102,800	\$0	\$5,102,800	284	\$17,968
Atkasuk	\$4,865,500	\$0	\$4,865,500	219	\$22,217
City of Barrow	\$170,011,600	\$0	\$170,011,600	4,054	\$41,937
Kaktovik	\$6,284,100	\$0	\$6,284,100	272	\$23,103
Nuiqsut	\$7,465,600	\$0	\$7,465,600	383	\$19,492
Point Hope	\$8,622,600	\$0	\$8,622,600	689	\$12,515
Wainwright	\$10,470,300	\$0	\$10,470,300	534	\$19,607
Outside Cities	\$137,288,900	\$14,637,973,725	\$14,775,262,625	271	\$54,521,264
Northwest Arctic Borough	\$679,086,900	\$2,662,830	\$681,749,730	7,407	\$92,041
Ambler	\$4,888,600	\$0	\$4,888,600	259	\$18,875
Buckland	\$6,188,200	\$0	\$6,188,200	458	\$13,511
Deering	\$4,255,000	\$0	\$4,255,000	133	\$31,992
Kiana	\$6,282,900	\$0	\$6,282,900	383	\$16,404
Kivalina	\$3,335,200	\$0	\$3,335,200	406	\$8,215
Kobuk	\$2,914,700	\$0	\$2,914,700	109	\$26,740
Kotzebue	\$135,369,200	\$0	\$135,369,200	3,126	\$43,304
Noorvik	\$11,701,400	\$0	\$11,701,400	642	\$18,226
Selawik	\$16,114,400	\$0	\$16,114,400	846	\$19,048
Shungnak	\$4,105,900	\$0	\$4,105,900	272	\$15,095
Outside Cities	\$483,931,400	\$2,662,830	\$486,594,230	773	\$629,488
City & Borough of Sitka	\$1,178,401,100	\$0	\$1,178,401,100	8,615	\$136,785
Municipality of Skagway	\$330,245,100	\$0	\$330,245,100	846	\$390,361
City & Borough of Wrangell	\$186,045,900	\$0	\$186,045,900	2,112	\$88,090
City & Borough of Yakutat	\$66,929,700	\$0	\$66,929,700	592	\$113,057
BOROUGH SUMMARY	\$70,868,194,700	\$16,279,664,065	\$87,147,858,765	602,904	\$144,547

- Local Taxable → The full value of real & personal property that can be taxed under state law as equalized by the Office of the State Assessor according to standards defined in Attorney General Opinion No. 18, 1962.
- State Taxable Oil & Gas Property, AS 43.56 → The assessed value of oil and gas exploration, production and transportation property as determined by the Department of Revenue, Tax Division.
- Full Value Determination → The full value of property taxable under state law (AS 29.45) and oil & gas property assessed by the State Department of Revenue under AS 43.56.
- Per Capita Value → The average per capita value based upon total full value **including** oil and gas property. Populations are from the Department of Labor.
- Population → Population total on this page represents only those municipalities that levy a property tax.

TABLE 8 - Continued
FULL VALUE DETERMINATION
As of January 1, 2009

Cities in the Unorganized Borough	AS 29.45	AS 43.56	Full Value Determination	Population	Per Capita Full Value
	Local Taxable Full Value	State Taxable Oil & Gas Full Value			
Cordova	\$215,578,600	\$9,039,560	\$224,618,160	2,161	\$103,942
Craig	\$105,587,400	\$0	\$105,587,400	1,117	\$94,528
Dillingham	\$177,004,500	\$0	\$177,004,500	2,347	\$75,417
Eagle	\$12,269,600	\$0	\$12,269,600	129	\$95,113
Galena	\$30,397,300	\$0	\$30,397,300	580	\$52,409
Hoonah	\$70,798,300	\$0	\$70,798,300	823	\$86,025
Hydaburg	\$14,036,300	\$0	\$14,036,300	341	\$41,162
Kake	\$27,592,100	\$0	\$27,592,100	519	\$53,164
Klawock	\$53,607,400	\$0	\$53,607,400	785	\$68,290
Nenana	\$26,080,800	\$0	\$26,080,800	347	\$75,161
Nome	\$314,755,100	\$0	\$314,755,100	3,570	\$88,167
Pelican	\$13,667,200	\$0	\$13,667,200	113	\$120,949
Petersburg	\$362,376,900	\$0	\$362,376,900	3,009	\$120,431
St. Mary's	\$12,933,000	\$0	\$12,933,000	541	\$23,906
Tanana	\$8,947,400	\$0	\$8,947,400	252	\$35,506
Unalaska	\$498,432,000	\$0	\$498,432,000	3,551	\$140,364
Valdez	\$343,081,500	\$1,978,647,250	\$2,321,728,750	4,498	\$516,169
Whittier	\$121,680,500	\$1,524,420	\$123,204,920	161	\$765,248

SUMMARY

Cities in the Unorganized Borough	AS 29.45	AS 43.56	Statewide Population		679,720
	Local Taxable Full Value	State Taxable Oil & Gas Full Value	Full Value Determination	Population	Per Capita Full Value
Outside Taxing Jurisdictions	(Not Determined)	\$3,813,191,410	\$3,813,191,410		
Boros/Unified Municipalities	\$70,868,194,700	\$16,279,664,065	\$87,147,858,765	602,904	\$144,547
Cities in the Unorganized Borough	\$2,408,825,900	\$1,989,211,230	\$4,398,037,130	24,844	\$177,026
Statewide Total	\$73,277,020,600	\$22,082,066,705	\$95,359,087,305	679,720	\$140,292

Table 9

FULL VALUE DETERMINATION COMPARISONS FOR TAX YEARS 2007, 2008, 2009

This is a three year comparison of the Department's equalized full value determination figures, including locally assessed properties and state assessed oil & gas properties within cities and boroughs.

Boroughs/Unified Municipalities			% Change		% Change	
	2007	2008	2007 to 2008	2009	2008 to 2009	
Aleutians East Borough	\$116,234,900	\$128,141,100	10.24%	\$156,158,100	21.86%	
Municipality of Anchorage	\$32,815,324,600	\$34,819,636,500	6.11%	\$34,893,009,600	0.21%	
State Assessed	\$264,945,482	\$92,309,400	-65.16%	\$235,854,000	155.50%	
Total	\$33,080,270,082	\$34,911,945,900	5.54%	\$35,128,863,600	0.62%	
Bristol Bay Borough	\$171,623,300	\$201,605,900	17.47%	\$238,127,900	18.12%	
Denali Borough	\$229,069,800	\$228,721,900	-0.15%	\$230,334,500	0.71%	
Fairbanks North Star Borough	\$7,847,173,000	\$8,342,612,900	6.31%	\$8,574,759,100	2.78%	
State Assessed	\$369,500,480	\$508,804,970	37.70%	\$694,077,720	36.41%	
Total	\$8,216,673,480	\$8,851,417,870	7.73%	\$9,268,836,820	4.72%	
Haines Borough	\$301,810,800	\$342,797,800	13.58%	\$327,494,200	-4.46%	
City & Borough of Juneau	\$4,374,884,900	\$4,414,661,600	0.91%	\$4,335,282,900	-1.80%	
Kenai Peninsula Borough	\$6,241,962,100	\$6,910,040,500	10.70%	\$7,430,606,700	7.53%	
State Assessed	\$607,052,230	\$635,271,790	4.65%	\$703,062,980	10.67%	
Total	\$6,849,014,330	\$7,545,312,290	10.17%	\$8,133,669,680	7.80%	
Ketchikan Gateway Borough	\$1,415,713,000	\$1,543,578,500	9.03%	\$1,606,849,700	4.10%	
Kodiak Island Borough	\$1,191,737,300	\$1,240,091,000	4.06%	\$1,288,364,300	3.89%	
Lake & Peninsula Borough	\$63,065,500	\$70,663,200	12.05%	\$73,323,700	3.77%	
Matanuska-Susitna Borough	\$8,578,167,600	\$8,690,647,900	1.31%	\$8,923,063,900	2.67%	
State Assessed	\$2,748,590	\$7,221,050	162.72%	\$6,032,810	-16.46%	
Total	\$8,580,916,190	\$8,697,868,950	1.36%	\$8,929,096,710	2.66%	
North Slope Borough	\$244,674,000	\$257,082,900	5.07%	\$350,111,400	36.19%	
State Assessed	\$11,415,662,280	\$12,712,957,462	11.36%	\$14,637,973,725	15.14%	
Total	\$11,660,336,280	\$12,970,040,362	11.23%	\$14,988,085,125	15.56%	
Northwest Arctic Borough	\$666,491,500	\$671,592,200	0.77%	\$679,086,900	1.12%	
State Assessed	\$0	\$0	0.00%	\$2,662,830	N/A	
Total	\$666,491,500	\$671,592,200	0.77%	\$681,749,730	1.51%	
City & Borough of Sitka	\$1,066,134,900	\$1,166,392,200	9.40%	\$1,178,401,100	1.03%	
Municipality of Skagway	\$303,496,000	\$327,866,300	8.03%	\$330,245,100	0.73%	
City & Borough of Wrangell	\$147,662,600	\$164,465,900	11.38%	\$186,045,900	13.12%	
City & Borough of Yakutat	\$69,973,400	\$71,699,000	2.47%	\$66,929,700	-6.65%	
Borough Totals	\$78,505,108,262	\$83,548,861,972	6.42%	\$87,147,858,765	4.31%	

TABLE 9 - continued
FULL VALUE DETERMINATION COMPARISONS FOR TAX YEARS 2007, 2008, 2009

CITIES	2007	2008	% Change		
			2007 to 2008	2008 to 2009	
Cordova	\$192,728,300	\$206,734,500	7.27%	\$215,578,600	4.28%
State Assessed	\$4,382,650	\$5,884,890	34.28%	\$9,039,560	53.61%
Total	\$197,110,950	\$212,619,390	7.87%	\$224,618,160	5.64%
Craig	\$105,081,400	\$99,438,800	-5.37%	\$105,587,400	6.18%
Dillingham	\$170,283,400	\$169,627,500	-0.39%	\$177,004,500	4.35%
Eagle	\$11,537,300	\$11,909,000	3.22%	\$12,269,600	3.03%
Galena	\$22,170,500	\$29,824,900	34.53%	\$30,397,300	1.92%
Hoonah	\$43,510,900	\$44,198,700	1.58%	\$70,798,300	60.18%
Hydaburg	\$8,790,900	\$8,974,800	2.09%	\$14,036,300	56.40%
Kake	\$19,983,900	\$20,739,000	3.78%	\$27,592,100	33.04%
Klawock	\$34,727,100	\$36,626,900	5.47%	\$53,607,400	46.36%
Nenana	\$27,945,400	\$29,877,100	6.91%	\$26,080,800	-12.71%
Nome	\$252,149,300	\$285,923,800	13.39%	\$314,755,100	10.08%
Pelican	\$12,305,100	\$11,567,400	-6.00%	\$13,667,200	18.15%
Petersburg	\$300,431,600	\$329,983,800	9.84%	\$362,376,900	9.82%
St. Mary's	\$5,007,800	\$12,781,800	155.24%	\$12,933,000	1.18%
Tanana	\$5,974,700	\$8,125,000	35.99%	\$8,947,400	10.12%
Unalaska	\$463,740,100	\$461,636,200	-0.45%	\$498,432,000	7.97%
Valdez	\$663,014,200	\$784,039,000	18.25%	\$343,081,500	-56.24%
State Assessed	\$992,873,760	\$1,327,086,540	33.66%	\$1,978,647,250	49.10%
Total	\$1,655,887,960	\$2,111,125,540	27.49%	\$2,321,728,750	9.98%
Whittier	\$114,685,010	\$122,952,200	7.21%	\$121,680,500	-1.03%
State Assessed	\$654,510	\$879,080	34.31%	\$1,524,420	73.41%
Total	\$115,339,520	\$123,831,280	7.36%	\$123,204,920	-0.51%
<hr/>					
			% Change		% Change
(Oil and Gas Property)			'07 to '08		'08 to '09
Outside Taxing Jurisdictions	\$1,957,452,120	\$2,633,973,100	34.56%	\$3,813,191,410	44.77%
Boroughs/Unified Municipalities	\$78,069,708,362	\$83,384,396,072	6.81%	\$87,147,858,765	4.51%
Cities in the Unorganized Borough	\$3,451,977,830	\$4,008,810,910	16.13%	\$4,398,037,130	9.71%
Totals	\$83,479,138,312	\$90,027,180,082	7.84%	\$95,359,087,305	5.92%

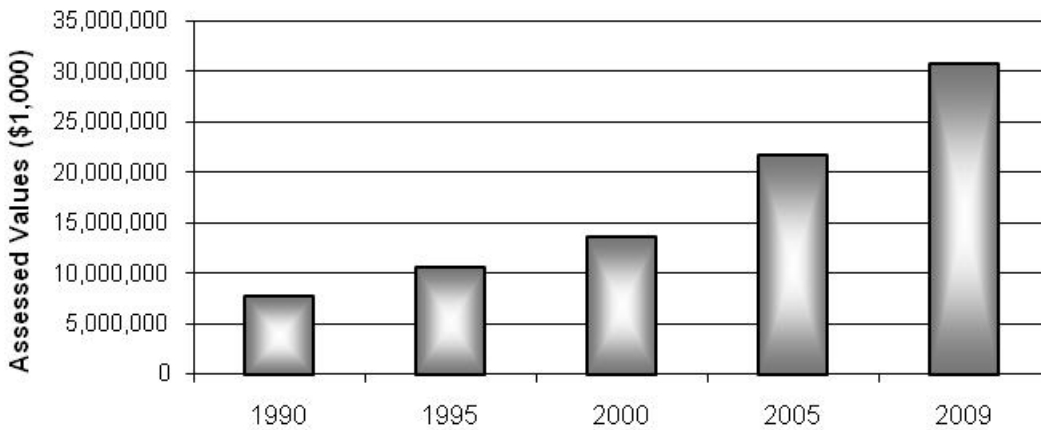
Table 10

Real Property Full Values

These graphs show the pattern of growth of real property full value for municipalities over the past 26 years. Oil and gas values are not included.

In general these graphs reflect the increase in real property throughout Alaska. In almost all municipalities, there is shown a steady growth of real property values since the fall of values that occurred in the late 1980's. Our data does not reveal the percentage of growth that is attributable to new construction and what may be value recovery. For example, Anchorage and Mat-Su have seen millions of dollars of new construction occur in the last several years which has helped increase the real property values from the "pre-bust" era of the mid 1980's. Statewide, current values appear to be stabilizing.

**Real Property Full Values 1990-2009
Municipality of Anchorage- Population Over 250,000**



**Real Property Full Values 1990-2009
Boroughs with Populations of 20,000 or more**

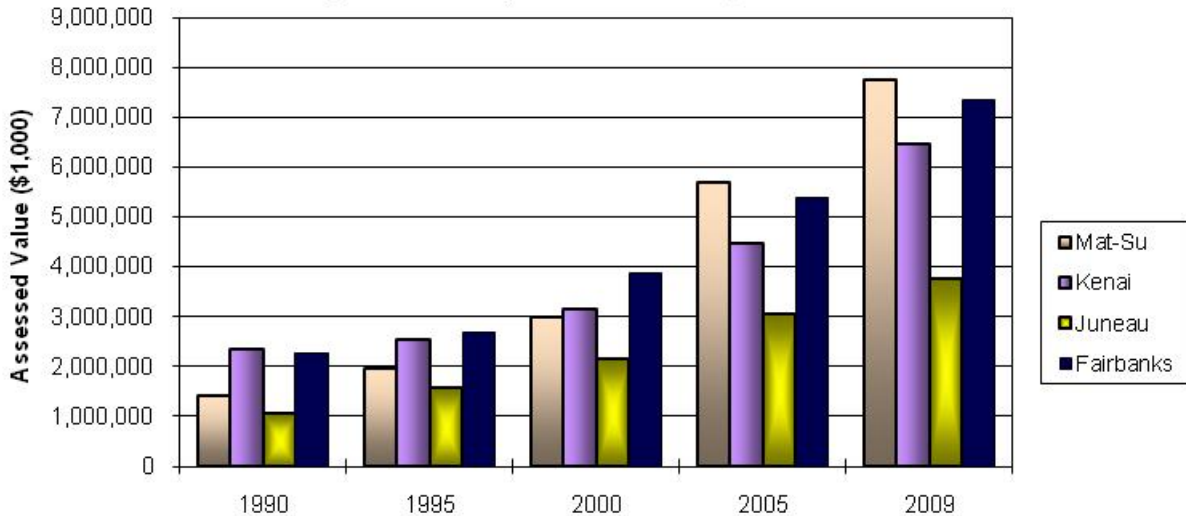


Table 10
continued

**Real Property Full Values 1990-2009
Boroughs with populations of less than 20,000**

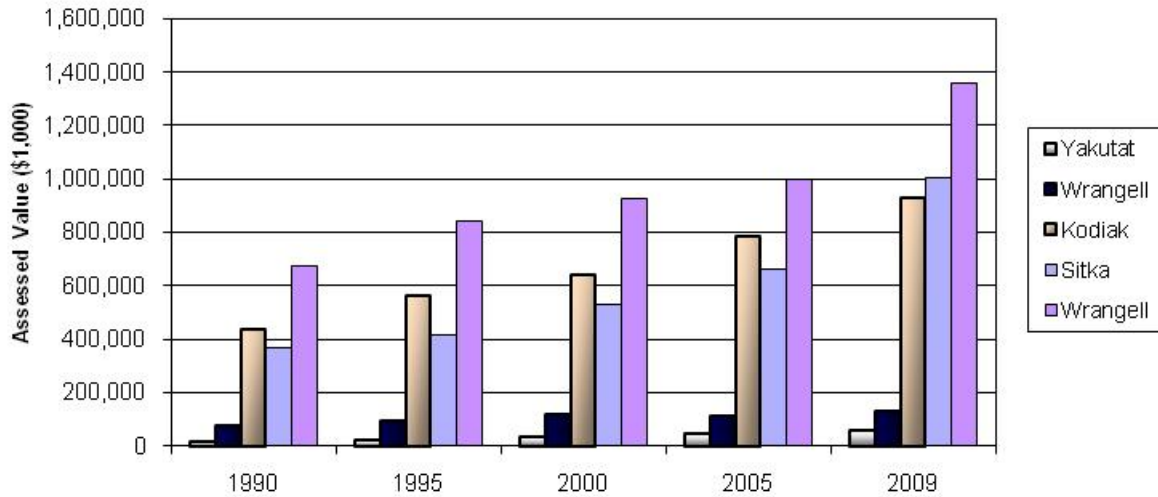
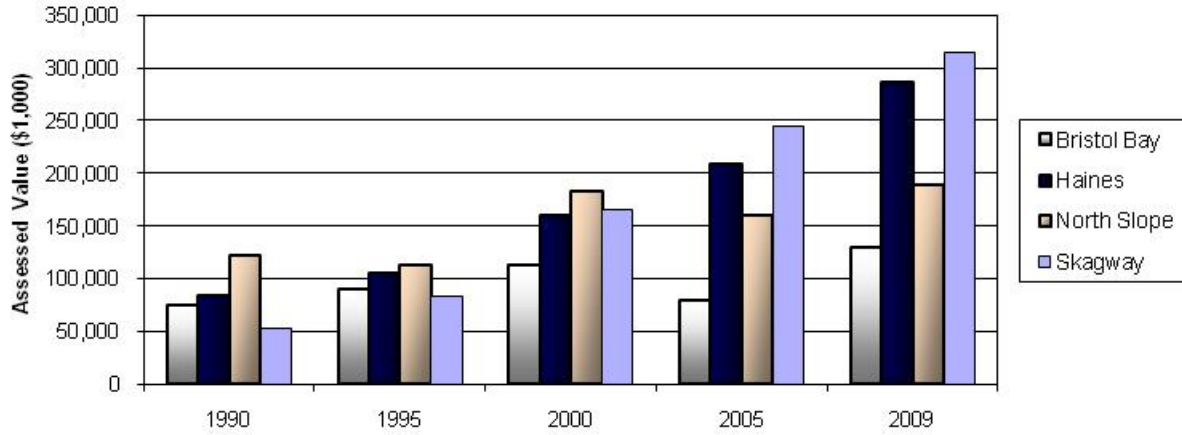


Table 10
continued

Real Property Values 1990-2009
Cities outside Organized Boroughs

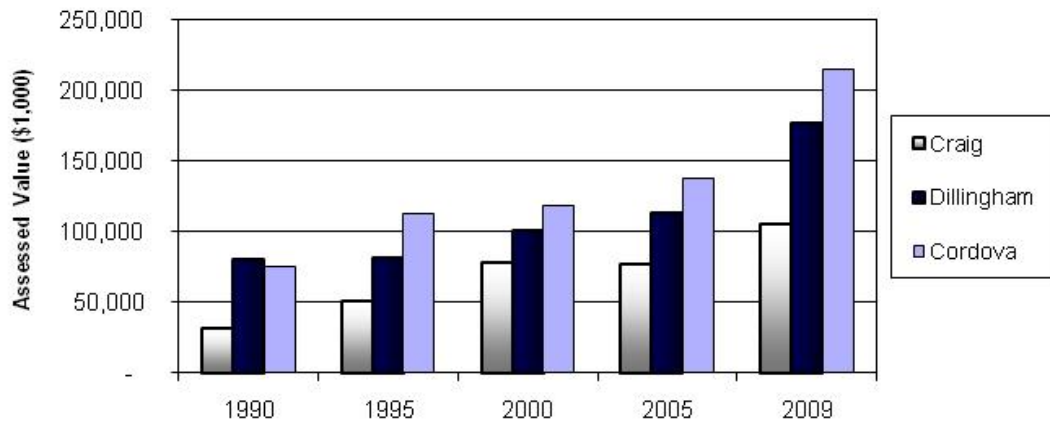
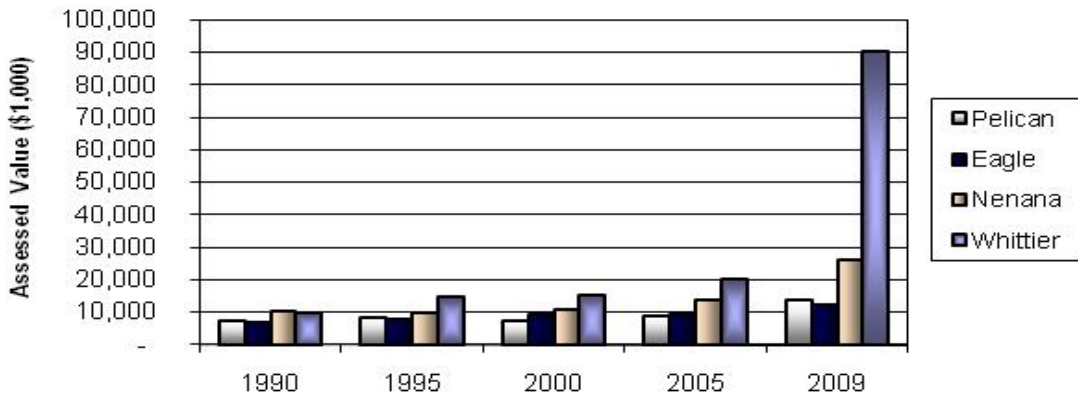
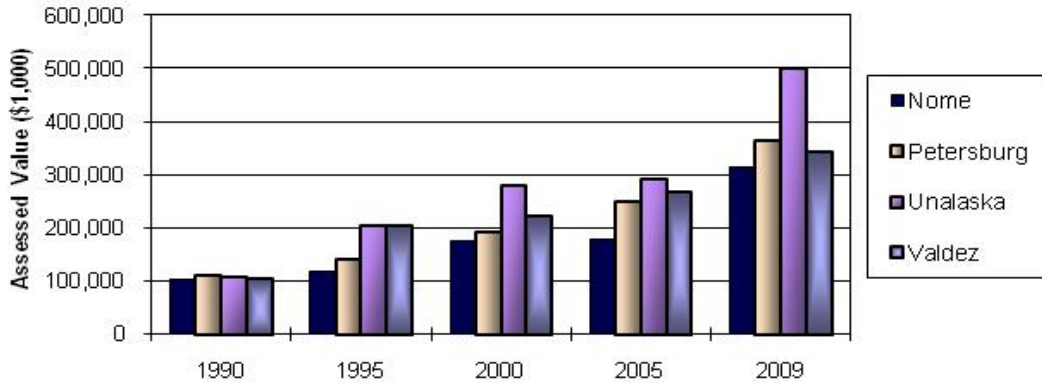


TABLE 11

This table summarizes the State's full and true value figures for the past ten years. The table shows annual percentage changes for municipal full values and state assessed properties.

FULL VALUE DETERMINATION SUMMARY

TEN YEAR HISTORY

1999 - 2009

January 1 Year	Municipal Full Value	Percentage Change	State Assessed Value	Percentage Change	Total Full Value	Percentage Change
1999	\$ 35,612,191,100	6.87%	\$ 13,545,550,690	-4.73%	\$ 49,157,741,790	3.40%
2000	\$ 37,412,684,100	5.06%	\$ 13,310,194,510	-1.74%	\$ 50,722,878,610	3.18%
2001	\$ 39,970,860,700	6.84%	\$ 13,258,682,440	-0.39%	\$ 53,229,543,140	4.94%
2002	\$ 41,725,315,500	4.39%	\$ 13,521,258,640	1.98%	\$ 55,246,574,140	3.79%
2003	\$ 44,918,227,839	7.65%	\$ 13,442,617,020	-0.58%	\$ 58,360,844,859	5.64%
2004	\$ 48,171,839,839	7.24%	\$ 13,299,140,690	-1.07%	\$ 61,470,980,529	5.33%
2005	\$ 53,265,534,577	10.57%	\$ 13,043,228,988	-1.92%	\$ 66,308,763,565	7.87%
2006	\$ 60,754,709,886	14.06%	\$ 14,389,898,170	10.32%	\$ 75,144,608,056	13.33%
2007	\$ 68,668,483,000	13.03%	\$ 15,615,272,102	8.52%	\$ 84,283,755,102	12.16%
2008	\$ 72,267,257,700	5.24%	\$ 17,924,388,282	14.79%	\$ 90,191,645,982	7.01%
2009	\$ 73,277,020,600	1.40%	\$ 18,268,875,295	1.92%	\$ 91,545,895,895	1.50%

Municipal Full Value	The full and true value of all property taxable under state law (AS 29.45). Includes property exempted by local option.
State Assessed Full Value	The value of oil & gas exploration, production and transportation property as determined by the Dept. of Revenue (AS 43.56).
Total Full Value	The full and true value of all property taxable under Alaska Statutes 29.45 and 43.56, as determined by the Department under standards defined in Attorney General Opinion No. 18, 1962.

TABLE 12**REAL PROPERTY ASSESSMENT STAFF STATISTICS - 2009**

The following table describes local municipal office statistics. The total number of parcels are real property parcels identified by each municipality's certified assessment roll. The number of appraisers are real property appraisers, including the assessor. The assessment budget is based on the total budget for the assessing department, including personal property appraisers, assessment support staff, cartographers (if any) and employee benefits.

Those municipalities which do not have assessment personnel on staff and use contract assessors are presented in Table 13.

Municipality	# Real Property		Est. Sq. Mi. Within Jurisdiction	2009 Assessment Budget	Avg. No.		Date Assmnt. Notices Mailed	Board of Equalization Mtg. Date	Date Tax Bills Due *See Note*
	Appraisers Including Assessor	Total # Real Prop. Parcels			Parcels Per Appraiser Per Cycle Year	Assessment Cycle			
Anchorage	28	95,663	1,940	\$5,703,843	569	6-Year Cycle	15-Jan	20-Mar	15-Jun
Fairbanks	13	44,583	7,430	\$2,586,390	857	4-Year Cycle	28-Jan	14-Apr	1-Sep
Haines	1	2,524	2,675	\$124,500	631	4-Year Cycle	27-Mar	20-May	1-Sep
Juneau	5	12,289	3,248	\$750,100	492	5-Year Cycle	10-Apr	14-May	30-Sep
Kenai	11	63,660	21,330	\$2,521,694	965	5 -Year Cycle	27-Feb	26-May	15-Sep
Ketchikan	2	6,830	1,750	\$763,589	854	4-Year Cycle	4-Feb	16-Mar	30-Sep
Kodiak	2	5,716	12,150	\$484,788	953	5-Year Cycle	31-Mar	11-May	17-Aug
Mat-Su	12	74,588	25,260	\$2,478,187	2,072	3-Year Cycle	27-Feb	21-Apr	17-Aug
Sitka	1	3,493	4,530	\$266,146	1,164	3-Year Cycle	2-Mar	4-May	31-Aug

Note 1st Half Taxes Due This Date

TABLE 12A**Personal Property Filing Due Dates**

	F F & E	Vehicles	Boats	Inventory	Aircraft	
Anchorage	20-Apr	N/A	EX	20-Apr	FF	Mobile homes-January 15
Bristol Bay	15-Jan	15-Jan	15-Jan	15-Jan	15-Jan	Non-business filing deadline is Jan. 15
Dillingham	31-Jan	EX	31-Jan	31-Jan	31-Jan	
Haines	EX	EX	EX	EX	EX	
Juneau	20-Jun	20-Jun	EX	EX	20-Jun	
Kenai	15-Feb	N/A	15-Feb	EX	15-Feb	
Ketchikan	1-Dec	N/A	FF	EX	15-Jan	(Retail- Nov 1; Contractors-Dec.1 ; Serv. Ind.-Jan.15)
Kodiak	17-Feb	N/A	N/A	EX	17-Feb	
Mat-Su	16-Mar	N/A	EX	16-Mar	FF	
Nenana	15-Mar	N/A	15-Mar	15-Mar	15-Mar	
Nome	1-Feb	N/A	1-Feb	1-Feb	EX	
North Slope	1-Feb	1-Feb	1-Feb	1-Feb	1-Feb	
Pelican	15-Mar	EX	FF	15-Mar	EX	Non-business filing deadline Feb. 28
Sitka	15-Feb	EX	FF	EX	15-Feb	
Unalaska	2-Mar	EX	EX	2-Mar	2-Mar	
Whittier	27-Feb	N/A	27-Feb	EX	EX	

FF = Flat Fee

**TABLE 13
2009 CONTRACT ASSESSMENT COSTS**

These costs are strictly for services provided by the assessment contractor. Municipal staff time has not been included.

MUNICIPALITY	CONTRACTOR	CONTRACT AMOUNT	# REAL PROP. PARCELS	PER PARCEL AMOUNT	SCOPE OF WORK	NOTICES MAILED	BOE MTG DATE	PROPERTY TAX DUE DATE
BRISTOL BAY	Appraisal Company of Alaska	\$25,000	946	\$26.43	Update (Real & Personal)	15-Mar	23-Apr	31-Aug
CORDOVA	Appraisal Company of Alaska	\$12,000	1,142	\$10.51	Reappraisal (Real)	13-Mar	20-Apr	31-Aug
CRAIG	Horan & Company	\$21,000	578	\$36.33	Update (Real)	1-Apr	7-May	30-Sep
DILLINGHAM	Appraisal Company of Alaska	\$12,000	824	\$14.56	Reappraisal (Real)	9-Mar	30-Apr	30-Oct
NENANA	Appraisal Company of Alaska	\$7,000	702	\$9.97	Reappraisal (Real)	1-Mar	14-May	31-Aug
NOME	Appraisal Company of Alaska	\$17,000	1,458	\$11.66	Update (Real)	25-Mar	7-May	15-Jul
NORTH SLOPE BOROUGH	Appraisal Company of Alaska	\$135,000	5,348	\$25.24	Reappraisal	1-Mar	6-Apr	30-Jun
PELICAN	Canary & Associates	\$5,000	116	\$43.10	Update (Real)	10-Apr	5-May	15-Oct
PETERSBURG	Canary & Associates	\$40,000	2,016	\$19.84	Reappraisal (Real)	1-Apr	18-May	30-Sep
MUNICIPALITY OF SKAGWAY	Horan & Company	\$115,000	856	\$134.35	Reappraisal	11-Apr	27-May	31-Aug
UNALASKA	Appraisal Company of Alaska	\$45,000	582	\$77.32	Reappraisal (Real)	30-Mar	12-May	21-Aug
VALDEZ	Appraisal Company of Alaska	\$55,000	2,538	\$21.67	Reappraisal (Real & Personal)	26-Feb	4-May	14-Aug
WHITTIER	Appraisal Company of Alaska	\$20,000	602	\$33.22	Update (Real & Personal)	3-Feb	29-May	31-Oct
CITY & BOROUGH OF WRANGELL	Appraisal Company of Alaska	\$30,000	1,648	\$18.20	Reappraisal (Real) 3 yr contract	20-Mar	5-May	17-Aug
YAKUTAT	Appraisal Company of Alaska	\$10,000	490	\$20.41	Update (Real)	28-Feb	16-Apr	31-Aug

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Part 4



Special Tax Programs

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TABLE 14 (A)

**SENIOR CITIZEN AND DISABLED VETERAN
PROPERTY TAX EXEMPTION HISTORY
AS 29.45.030(e) - (I)**

State law exempts real property owned and occupied as a permanent home by a resident, 65 years of age or older, or, by a disabled veteran with a 50% or greater service-connected disability. The exemption applies to the first \$150,000 of assessed valuation. Applicants must apply directly to their municipality. In 2002 legislation was passed which would allow municipalities to set its filing deadline. It also allows for a "one time filing" for the program. Program costs have exceeded funding levels from the state since 1986 resulting in prorating payments to eligible municipalities. The Alaska Legislature has not funded the reimbursement for the program since FY 1997, Tax Year 1996.

Ten Year Performance Summary

Tax Year	No. of Applications Approved	Total Exempt Assessed Value	Annual Value Percent Change	Total Exempt Taxes	Annual Tax Percent Change	Average Exempt Value \$\$ Per Appl.	Average Exempt Tax \$\$ Per Appl.
2000	16,656	\$1,798,704,610	7.61%	\$28,248,856	5.82%	\$107,991	\$1,696
2001	17,640	\$1,942,143,407	7.97%	\$31,076,097	10.01%	\$110,099	\$1,762
2002	18,435	\$2,115,394,523	8.92%	\$32,515,100	4.63%	\$114,749	\$1,764
2003	19,275	\$2,295,225,136	8.50%	\$34,663,161	6.61%	\$119,078	\$1,798
2004	20,057	\$2,453,661,658	6.90%	\$37,037,282	6.85%	\$122,334	\$1,847
2005	21,044	\$2,659,378,429	8.38%	\$39,849,375	7.59%	\$126,372	\$1,894
2006	22,261	\$2,847,327,700	7.07%	\$40,287,597	1.10%	\$127,907	\$1,810
2007	22,914	\$3,079,969,398	8.17%	\$40,882,527	1.48%	\$134,414	\$1,784
2008	24,075	\$3,333,605,316	8.24%	\$43,851,993	7.26%	\$138,468	\$1,821
2009	25,708	\$3,483,073,314	4.48%	\$47,584,410	8.51%	\$135,486	\$1,851

Note: The numbers reflect the total number of applicants and associated values and taxes for both senior citizens and disabled veterans participating in the exemption program.

TABLE 14 (B)

SENIOR CITIZEN AND DISABLED VETERAN PROPERTY TAX EXEMPTION

**Program Summary
FY 10/Tax Year 2009**

Municipality	Number of Applicants Approved	Total Assessed Value Exempt	% Value Inc./Dec. Over 2008	Total Tax Amount Exempt	% Tax Inc./Dec. Over 2008	Average Value Per Appl	Average Tax Per Appl
Municipality of Anchorage	10,753	\$1,543,616,846	5.39%	\$23,476,935	9.50%	\$143,552	\$2,183
Bristol Bay Borough	22	\$2,435,300	10.40%	\$31,659	10.39%	\$110,695	\$1,439
Fairbanks North Star Borough	3,558	\$471,180,156	6.80%	\$7,377,374	6.86%	\$132,428	\$2,073
Haines Borough	174	\$21,929,290	4.34%	\$236,062	0.95%	\$126,030	\$1,357
City & Borough of Juneau	1,308	\$182,450,500	6.08%	\$1,933,313	8.45%	\$139,488	\$1,478
Kenai Peninsula Borough	3,126	\$406,707,600	12.22%	\$3,752,128	8.31%	\$130,105	\$1,200
Ketchikan Gateway Borough	696	\$90,099,200	4.88%	\$959,391	-2.63%	\$129,453	\$1,378
Kodiak Island Borough	411	\$49,269,670	12.28%	\$628,016	13.94%	\$119,878	\$1,528
Matanuska-Susitna Borough	4,262	\$541,822,189	9.19%	\$7,529,667	8.68%	\$127,129	\$1,767
North Slope Borough	91	\$6,829,800	4.42%	\$126,351	4.42%	\$75,053	\$1,388
City & Borough of Sitka	468	\$69,150,000	14.92%	\$414,900	14.65%	\$147,756	\$887
Municipality of Skagway	52	\$7,824,948	5.61%	\$45,607	-5.21%	\$150,480	\$877
City & Borough of Wrangell	184	\$21,089,254	16.54%	\$265,240	14.96%	\$114,616	\$1,442
City & Borough of Yakutat	31	\$2,722,514	18.16%	\$27,225	18.54%	\$87,823	\$878
Cordova	89	\$11,562,000	8.48%	\$163,935	21.02%	\$129,910	\$1,842
Craig	39	\$3,674,400	1.40%	\$22,046	1.40%	\$94,215	\$565
Dillingham	54	\$6,551,375	14.14%	\$85,168	14.14%	\$121,322	\$1,577
Nenana	25	\$1,111,117	9.99%	\$13,333	9.98%	\$44,445	\$533
Nome	93	\$10,274,700	6.24%	\$71,923	-25.63%	\$110,481	\$773
Pelican	6	\$545,967	37.64%	\$3,276	37.65%	\$90,995	\$546
Petersburg	162	\$21,516,320	-1.79%	\$217,638	-3.65%	\$132,817	\$1,343
Unalaska	7	\$975,800	2.59%	\$10,246	2.59%	\$139,400	\$1,464
Valdez	95	\$9,620,268	2.48%	\$192,405	0.81%	\$101,266	\$2,025
Whittier 2		\$114,100	-61.35%	\$571	-61.31%	\$57,050	\$286
Totals	25,708	\$3,483,073,314	7.25%	\$47,584,409	8.45%	\$135,486	\$1,851

TABLE 15 (A)

**SENIOR CITIZEN AND DISABLED VETERAN
PROPERTY TAX EQUIVALENCY PROGRAM HISTORY
(Renters Rebate Program - AS 29.45.040)**

The Renters Rebate program was created in 1976 as a companion program to the property tax exemption program. The program rebates, to eligible applicants, that portion of their yearly rent on their permanent residence that goes towards the payment of real property taxes. Senior Citizen applicants must be 65 years of age prior to January 1 of the year for which they apply, and Disabled Veterans must be rated with a 50% or greater service connected disability. Applicants apply directly to the Department and payments are issued to each eligible applicant. Program costs have exceeded funding levels since 1992, resulting in prorating payments to eligible applicants. FY00, program year 1999, was the first year the legislature did not fund the program at all. The program still exists in the statutes, however, the legislature failed to fund the necessary revenues for FY 2005, tax year 2004, consequently, there were no applications accepted.

Program History 1990- Present

FISCAL YEAR	NO. OF APPLICATIONS APPROVED	TOTAL FUNDING AMOUNT	AVERAGE PAYMENT PER APPLICANT
1990	873	\$645,600	\$740
1991	970	\$745,605	\$769
1992	1,032	\$820,000	\$795
1993	1,207	\$820,000	\$679
1994	1,233	\$448,234	\$364
1995	1,048	\$336,200	\$321
1996	1,092	\$336,200	\$308
1997	1,111	\$300,000	\$270
1998	1,094	\$300,000	\$274
1999	1,111	\$300,000	\$270
2000-2009	-0-	-0-	-0-

TABLE 15 (B)

**SENIOR CITIZEN AND DISABLED VETERAN
PROPERTY TAX EQUIVALENCY PROGRAM
(Renters Rebate Program)**

**Six (6) Year Average Annual Program Summary - 1993- 1998)
(Representing the last six years the program was funded)**

Tax Jurisdiction	Average Annual Number Seniors Filing	Average Annual Number Veterans Filing	Average Annual Total Applicants Filing	Municipal Average Eligible Rebate	Municipal Average Prorated Rebate	Individual Average Eligible Rebate	Individual Average Prorated Rebate
Anchorage, Municipality of	562.8	87.3	650.2	\$728,663	\$184,098	\$1,121	\$283
Bristol Bay Borough	1.0	0.0	1.0	\$683	\$172	\$683	\$172
Cordova	2.0	0.0	2.0	\$1,292	\$241	\$646	\$121
Craig	0.2	0.0	0.2	\$13	\$4	\$0	\$0
Fairbanks North Star Borough	4.4	2.2	6.6	\$5,627	\$1,557	\$853	\$236
Fairbanks	101.5	15.8	117.3	\$134,892	\$35,285	\$1,150	\$301
North Pole	1.3	3.8	5.2	\$6,622	\$1,788	\$1,282	\$346
Haines Borough	8.8	0.0	8.8	\$5,401	\$1,300	\$611	\$147
Juneau, City & Borough	94.0	4.7	98.7	\$86,911	\$22,235	\$881	\$225
Kenai Peninsula Borough	9.2	0.5	9.7	\$5,610	\$1,094	\$580	\$113
Homer	12.8	1.2	14.0	\$10,521	\$2,969	\$752	\$212
Kenai	15.3	0.3	15.7	\$8,447	\$2,314	\$539	\$148
Seward	6.2	0.0	6.2	\$4,003	\$1,029	\$649	\$167
Soldotna	48.7	0.7	49.3	\$29,289	\$7,328	\$594	\$149
Ketchikan Gateway Borough	21.8	1.2	23.0	\$20,421	\$5,685	\$888	\$247
Kodiak Island Borough	32.3	0.7	33.0	\$17,093	\$4,019	\$518	\$122
Matanuska-Susitna Borough	1.0	0.7	1.7	\$1,569	\$393	\$941	\$236
Palmer	10.3	3.5	13.8	\$11,385	\$3,244	\$823	\$234
Wasilla	27.2	7.0	34.2	\$30,274	\$7,555	\$886	\$221
Nenana	1.8	0.0	1.8	\$906	\$223	\$494	\$122
Nome	0.2	0.2	0.3	\$434	\$116	\$1,301	\$348
Pelican	0.8	0.0	0.8	\$116	\$36	\$139	\$43
Petersburg	2.3	0.2	2.5	\$1,158	\$311	\$463	\$124
Sitka, City & Borough	10.2	0.5	10.7	\$3,217	\$837	\$302	\$78
Skagway, Municipality of	0.8	0.0	0.8	\$204	\$62	\$244	\$75
Wrangell, City & Borough	9.7	0.2	9.8	\$4,732	\$1,241	\$481	\$126
Total - Six Year Average	986.7	130.5	1117.3	\$1,119,485	\$285,132	\$1,002	\$255

This table averages the last six (6) years of data for the renters rebate program. Some municipalities, such as Nome, Skagway and Craig have not always had individuals in the program, consequently their average number of applicants are less than one per year, for the last six years time frame.

TABLE 16

**SENIOR CITIZEN SPECIAL ASSESSMENT
DEFERMENT PROGRAM**

This program was repealed as of January 1, 1987, however, those individuals in the program at that time, will remain until such time as the deferment is repaid to the State.

The law provided for deferred payment of special assessments levied by municipalities to install sewer and/or water systems to homes of eligible applicants. Property owned and occupied by permanent residents of the state, 65 years of age or older, was eligible for the program.

The State reimbursed municipalities for revenue lost in operation of this program. The reimbursement satisfied municipal liens and a lien in favor of the State was recorded. The lien is due and payable when the property is sold or transferred, except to a spouse, widow, widower (60 years of age), or minor heir. Qualification must be verified each year.

Municipality	Total No. Of Liens Outstanding	Total Lien Dollar Amount Outstanding
Anchorage	2	\$18,785
Cordova	1	\$446
Fairbanks North Star Borough	4	\$14,274
City & Borough of Juneau	4	\$2,145
Statewide Totals	11	\$35,650

Total 2009 Liens released and dollars returned to the State of Alaska

No. of Liens Released	Dollars Returned to the State of Alaska in 2009
2	\$10,397

TABLE 17 (A)
FARM USE LAND
ASSESSMENT PROGRAM
AS 29.45.060

The farm use land assessment deferral program requires the assessor to assess "land in a farm unit" different from its highest and best (most profitable) use. Land contained in a farm unit is assessed based on farm use value and shall not be assessed as though subdivided or used for non-farm use purposes. If the land is converted to a use incompatible to farming, the owner must pay the deferred tax (along with 8% interest) for the preceding seven (7) years. The State did reimburse revenues lost to municipalities due to the implementation of this program, however, the program has not been funded by the legislature since 1986.

Ten Year Summary of Program Performance

Tax Year	Number of Applicants	Number of Acres	Full & True Value	Total Farm Value	Total Deferred Value	Average Farm Value Per Acre	Total Deferred Taxes
2000	115	17,382	\$44,517,955	\$22,954,235	\$21,563,720	\$1,321	\$351,240
2001	112	17,555	\$45,567,108	\$23,870,511	\$21,696,597	\$1,360	\$389,018
2002	114	22,679	\$52,320,908	\$26,379,711	\$25,941,197	\$1,163	\$397,233
2003	122	24,180	\$56,237,182	\$28,283,979	\$27,953,203	\$1,170	\$528,585
2004	125	23,822	\$57,794,664	\$28,554,932	\$29,239,732	\$1,199	\$541,946
2005	***	23,149	\$84,659,181	\$47,216,914	\$37,442,267	\$2,040	\$663,114
2006	***	22,615	\$95,517,233	\$54,534,261	\$40,982,972	\$2,411	\$693,116
2007	***	25,030	\$115,190,518	\$67,695,745	\$47,494,773	\$2,705	\$875,760
2008	***	24,697	\$122,339,193	\$72,995,400	\$49,343,793	\$2,956	\$1,002,567
2009	***	24,734	\$130,459,480	\$74,484,079	\$55,975,401	\$3,011	\$1,025,697

** Prior to 2005, the Matanuska-Susitna Borough reported the number of applicants, beginning in 2005 the Borough reported the number of parcels instead. Therefore, the total number of applicants is not available for 2005 and forward.

**TABLE 17 (B)
FARM USE LAND
ASSESSMENT PROGRAM**

AS 29.45.060

**2009 FARM USE ASSESSMENT PROGRAM
MUNICIPAL SUMMARY BREAKDOWN**

Municipality	Number of Applicants	Number of Acres	Full & True Value	Farm Value	Value Deferred	Deferred Tax	Average Farm Value Per Acre	
Anchorage	1	1.22	\$1,199,400	\$635,682	\$563,718	\$8,738	\$521,051	
Fairbanks	128	6,135.00	\$17,898,193	\$10,183,857	\$7,714,336	\$110,101	\$1,660	
Juneau	1	25.90	\$1,886,500	\$935,300	\$951,200	\$9,864	\$36,112	
Kenai	12	1,318.00	\$6,204,200	\$917,100	\$5,287,100	\$50,750	\$696	
Kodiak	3	298.00	\$1,325,300	\$285,248	\$1,040,052	\$10,921	\$957	
**Matanuska-Susitna	308	16,957.00	\$102,245,887	\$61,526,892	\$40,718,995	\$835,323	\$3,628	
Totals	**	145	24,735.12	\$130,759,480	\$74,484,079	\$56,275,401	\$1,025,697	\$3,011

** Prior to 2005, the Matanuska-Susitna Borough reported the number of applicants, beginning in 2005 the Mat-Su Borough reported the number of parcels instead. The number 308 does not represent the number of applicants but the number of parcels

The total number of applicants does not include the Mat-Su Borough

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Part 5



**General Obligation
Bonded Indebtedness**

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TABLE 18

POPULATION AND G.O. BONDED DEBT TEN YEAR HISTORY

1999 - 2009

Per capita valuation and per capita general obligation bonded debt are reported in Tables 18 and 19. All municipalities are included except second class cities without debt or for which no valuation data is available. Data reported for debt and population are as of July 1, 2009.

Year	Municipal Debt	State of Alaska Debt	Total Statewide Debt	Statewide Population	Per Capita G.O. Debt
1999	\$1,831,926,526	\$2,736,000	\$1,834,662,526	622,000	\$2,950
2000	\$1,600,134,486	\$0	\$1,600,134,486	* 622,000	\$2,573
2001	\$1,850,409,407	\$0	\$1,850,409,407	628,800	\$2,943
2002	\$1,980,855,324	\$0	\$1,980,855,324	634,892	\$3,120
2003	\$1,932,585,597	\$461,935,000	\$2,394,520,597	643,786	\$3,719
2004	\$2,106,932,942	\$461,935,000	\$2,568,867,942	648,243	\$3,963
2005	\$2,345,828,555	\$438,370,000	\$2,784,198,555	655,435	\$4,248
2006	\$2,356,822,952	\$414,450,000	\$2,771,272,952	663,661	\$4,176
2007	\$2,400,512,003	\$389,505,000	\$2,790,017,003	670,053	\$4,164
2008	\$2,392,402,172	\$364,100,000	\$2,756,502,172	676,987	\$4,072
2009	\$2,398,381,518	\$502,845,000	\$2,901,226,518	679,720	\$4,268

* It was discovered that the total state population used in past years was actually the subsequent year population. It was decided that beginning with year 2000 this error would be corrected. The population figure used should reflect, as close as possible, the population existing statewide on January 1 of the tax year. Since populations are certified as of July 1 of each year, the figured used in Alaska Taxable will be the prior year's July 1, certified population.

**TABLE 19
POPULATION, VALUATION AND G.O. BONDED DEBT**

Municipality	2009 Population	'09 Full Value Determination	'09 Per Capita Full Value	'09 Municipal G.O. Debt	'09 Per Capita Debt
Boroughs					
Aleutians East Borough	2,699	\$156,158,100	\$57,858	\$4,840,855	\$1,794
Municipality of Anchorage	284,994	\$35,128,863,600	\$123,262	\$1,234,415,000	\$4,331
Fairbanks North Star Borough	89,896	\$9,268,836,820	\$103,106	\$135,260,000	\$1,505
City of Fairbanks	30,367	\$2,998,889,200	\$98,755	\$7,560,000	\$249
City of North Pole	2,099	\$462,833,300	\$220,502	\$1,303,422	\$621
Haines Borough	2,310	\$327,494,200	\$141,772	\$16,533,840	\$7,158
City & Borough of Juneau	30,427	\$4,335,282,900	\$142,481	\$142,543,001	\$4,685
Kenai Peninsula Borough	52,990	\$8,133,669,680	\$153,494	\$20,164,000	\$381
City of Seward	2,619	\$347,109,100	\$132,535	\$3,500,000	\$1,336
Ketchikan Gateway Borough	12,993	\$1,606,849,700	\$123,670	\$24,965,000	\$1,921
City of Ketchikan	7,508	\$941,940,400	\$125,458	\$8,122,508	\$1,082
Kodiak Island Borough	13,373	\$1,288,364,300	\$96,341	\$32,245,000	\$2,411
City of Kodiak	5,974	\$656,388,300	\$109,874	\$8,000,000	\$1,339
Lake & Peninsula Borough	1,552	\$73,323,700	\$47,245	\$5,993,950	\$3,862
Matanuska-Susitna Borough	82,515	\$8,929,096,710	\$108,212	\$179,875,000	\$2,180
City of Palmer	5,559	\$586,842,600	\$105,566	\$2,085,000	\$375
City of Wasilla	7,176	\$1,298,845,700	\$180,999	\$11,265,583	\$1,570
North Slope Borough	6,706	\$14,988,085,125	\$2,235,026	\$385,785,202	\$57,528
City of Kaktovik	272	\$6,284,100	\$23,103	\$730,000	\$2,684
Northwest Arctic Borough	7,407	\$679,086,900	\$91,682	\$61,056,000	\$8,243
City & Borough of Sitka	8,615	\$1,178,401,100	\$136,785	\$34,625,000	\$4,019
Municipality of Skagway	846	\$330,245,100	\$390,361	\$5,109,000	\$6,039
City & Borough of Wrangell	2,112	\$186,045,900	\$88,090	\$2,979,000	\$1,411
Cities					
City of Cordova	2,161	\$224,618,160	\$103,942	\$18,610,705	\$8,612
City of Craig	1,117	\$105,587,400	\$94,528	\$650,000	\$582
City of Dillingham	2,347	\$177,004,500	\$75,417	\$15,105,000	\$6,436
City of Nome	3,570	\$314,755,100	\$88,167	\$6,344,453	\$1,777
City of Petersburg	3,009	\$362,376,900	\$120,431	\$13,375,000	\$4,445
City of Unalaska	3,551	\$498,432,000	\$140,364	\$11,154,999	\$3,141
City of Valdez	3,635	\$2,321,728,750	\$638,715	\$4,185,000	\$1,151

STATEWIDE SUMMARY

	Population	Full Value	Per Capita Full Value**	Total State G.O. Debt	Per Capita G.O. Debt
Municipal Totals (with debt)	616,713	\$90,428,260,745	\$146,629	\$2,398,381,518	\$3,889
State of Alaska G.O. Debt				\$502,845,000	
Statewide Total	679,720	\$95,359,087,305	\$140,292	\$2,901,226,518	\$4,268



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