



Property Assessment Workshop

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Areas of Interest

- Updates & Field Work
- Real Estate Market Overview
 - Real Estate Trends
 - Sales Ratio Study
 - Supply / Demand & Construction Costs
 - Current Listings
- Property Valuation – Real & Personal
- Alaska State Statutes
- Appeals
- Exemptions



2025 Updates & Field Work

- Annual discovery of new/changed property via permits, imagery, deeds, and field work
- Reinspection/Reappraisal: municipalities follow a cyclical plan; state guidance recommends ≤ 6 -year cycle
- Access: exterior observations during reasonable hours; interior only with permission
- If access is denied, valuation proceeds using best available data and standard assumptions

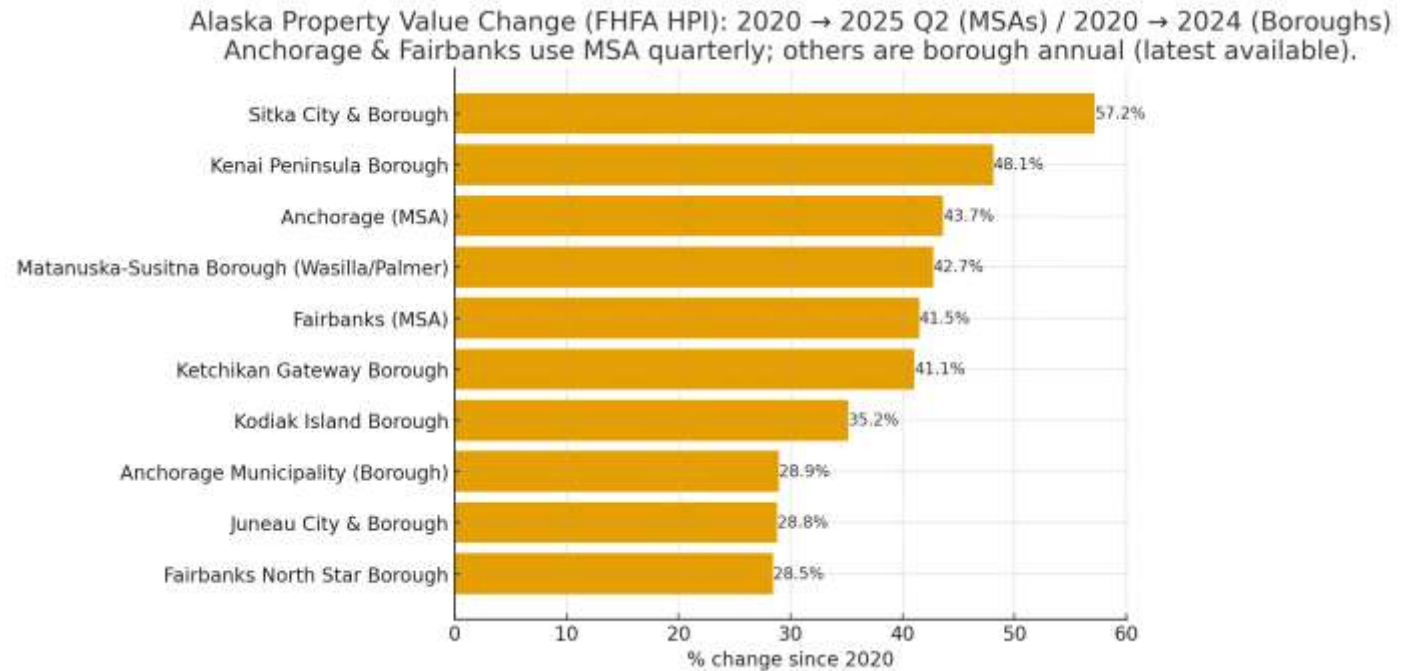


What Inspectors Collect

- Site & structure basics: location, use, quality, condition, measurements, photos
- Permits & progress-of-construction; outbuildings and site improvements
- Verification with owners when possible; document changes to CAMA

Market Trends

- Smaller communities typical market appreciation is about 4...8% per year, but can be as high as 18%.
- Dillingham





Market Trends Cont.

- Sales Ratio Study
- Supply / Demand & Construction Costs

Sales Ratio

Sales Date	Assessed Value 2025	Sales Price	Ratio		Time Adjusted Sales	Ratio Adjusted
10/23/2023	\$ 297,100.00	\$ 299,900.00	99.07%		\$ 329,890	90.06%
9/25/2023	\$ 517,300.00	\$ 500,000.00	103.46%		\$ 550,000	94.05%
10/3/2023	\$ 305,600.00	\$ 360,000.00	84.89%		\$ 396,000	77.17%
9/19/2023	\$ 382,600.00	\$ 450,000.00	85.02%		\$ 495,000	77.29%
3/31/2023	\$ 483,600.00	\$ 440,000.00	109.91%		\$ 484,000	99.92%
1/6/2023	\$ 230,500.00	\$ 240,000.00	96.04%		\$ 264,000	87.31%
3/15/2024	\$ 290,200.00	\$ 280,000.00	103.64%		\$ 294,000	98.71%
10/8/2024	\$ 433,100.00	\$ 395,000.00	109.65%		\$ 414,750	104.42%
5/3/2024	\$ 201,400.00	\$ 250,000	80.56%		\$ 262,500	76.72%
4/30/2024	\$ 332,000.00	\$ 420,000.00	79.05%		\$ 441,000	75.28%
6/17/2024	\$ 244,200.00	\$ 279,900	87.25%		\$ 293,895	83.09%
6/13/2024	\$ 149,200.00	\$ 135,000	110.52%		\$ 141,750	105.26%
7/10/2024	\$ 208,800.00	\$ 270,000	77.33%		\$ 283,500	73.65%
8/30/2024	\$ 419,700.00	\$ 575,000	72.99%		\$ 603,750	69.52%
9/26/2024	\$ 201,700.00	\$ 270,000	74.70%		\$ 283,500	71.15%
1/27/2025	\$ 420,200.00	\$ 615,000	68.33%			
1/3/2025	\$ 465,800.00	\$ 495,000	94.10%			
		Average	90.38%			
		Average Adjusted	91.76%			

Current Listings / Assessed Value

Real Estate & Homes For Sale

6 results

Sort: Homes for You



Price cut: \$52,000 (9/17)

\$543,000 ~~\$431,200~~

3 bds | 3 ba | 2,080 sqft - House for sale
4101 Aleknagik Lake Rd, Dillingham, AK 99576
DIP REALTY, LLC ANCHORAGE



Energy efficiency upgrades

\$230,000 ~~\$142,900~~

4 bds | 1 ba | 1,152 sqft - House for sale
334 Okstokok Cir, Dillingham, AK 99576
JACK WHITE REAL ESTATE



Corner lot

\$265,000 ~~\$109,500 Appeal~~

3 bds | 1 ba | 1,145 sqft - House for sale
305 Okstokok Cir, Dillingham, AK 99576
ALASKA STATEWIDE REALTY CO



Price cut: \$10,900 (9/16)

\$449,000 ~~Sale 2024 - \$420,000 Assessed - \$332,000~~

4 bds | 3 ba | 1,760 sqft - House for sale
1911 John L Pearson Ln, Dillingham, AK 99576
ALASKA STATEWIDE REALTY CO



129 days on Zillow

\$600,000 ~~\$416,300~~

5 bds | 3 ba | 3,100 sqft - House for sale
1832 Nerka Loop, Dillingham, AK 99576
ALASKA STATEWIDE REALTY CO



12 days on Zillow

Est. \$205.1K

-- bds | -- ba | -- sqft - Auction
3800 Colombine Cir, Dillingham, AK 99576

Property Valuation: Real / Personal

- **Legal Basis:** Property is assessed at its **full and true value** as of **January 1 each year**, in accordance with **AS 29.45.110**.
- **Purpose:** The goal is to estimate **market value** — the price a willing buyer would pay a willing seller under normal conditions.
- **Approaches to Value:** Assessors typically use one or more of the following three approaches, depending on the property type and data available:
 - **Cost Approach:** Estimates what it would cost to replace the property with a similar one, minus depreciation, plus land value.
 - **Sales Comparison Approach:** Compares the property with recent sales of similar properties, adjusting for differences.
 - **Income Approach:** Used mainly for income-producing properties; estimates value based on the property's ability to generate income.
- **Data Sources:** Assessment data may come from:
 - Recent sales reports and market studies
 - Building permits and construction costs
 - On-site inspections and photos
- **Mass Appraisal System:** Municipalities use **mass appraisal models** that apply consistent valuation methods across all properties using statistical analysis and standardized data (SF; number of stories; quality; siding; etc)
- **Review & Equalization:**
 - Preliminary values are mailed to property owners.
 - Owners can review and appeal during the **Board of Equalization** period.
 - Final values are certified after all appeals are resolved.
- **Uniformity:** All properties are valued using the **same standards and methods** to ensure fairness and compliance with state law.

Property Valuation: Personal

Assessment of Reportable Personal and Business Property

The assessment of reportable personal and business property is divided into three main categories:

- **Commercial and personal marine vessels**
- **Commercial and private aircraft**
- **Various types of equipment and reportable office equipment, inventory, etc.**

Valuation Methods

To determine current value, the following types of measurements and sources are used:

Commercial fishing vessels:

- Schedule of values based on manufacturer, hull type, and age
- Sources include vessel brokers, sales data, self-reported values, and professional vessel surveys

Personal watercraft:

- Based upon current “blue books” of value

Commercial aircraft:

- Valued using a formula incorporating time, frequency, and aircraft value

Private aircraft:

- Based upon current “blue books” of value

Office equipment, electronics, and inventory:

- Valued using depreciation schedules and self-reported values

Heavy equipment and similar property:

- Valued using depreciation schedules, self-reported values, and current “blue books” of value

Filing Requirements

- When filing a personal and/or business property return, it is important that the filer or owner provide **definitive and complete information**.
- This includes details on the **current condition, enhancements, and deficiencies** of the property.
- If adequate information is not provided, the property will be assessed using assumptions and may be **assessed at a higher value**.

Legal Framework (Title 29, Alaska Statutes)

AS 29.45.110 — Full & true value; assess as of January 1

AS 29.45.150 — Systematic re-evaluation

AS 29.45.160 — Assessment roll (what must be listed)

AS 29.45.170 — Assessment notice requirements

AS 29.45.180 — Corrections & corrected notices

AS 29.45.190–.210 — Appeals & Board of Equalization (BOE) hearings

AS 29.45.220 — Supplementary rolls for omitted property

AS 29.45.240 — Levy established annually (mill rate deadlines)

AS 29.45.030 & .050 — Required vs. Optional exemptions

Valuation Standard — “Full & True Value” AS 29.45.110

- Defined as the estimated price a willing buyer and willing seller would agree to in an open market
- Assessment date: as of January 1 each year
- Use recognized appraisal methods & techniques:
 - - Sales comparison for market-supported adjustments
 - - Cost approach (replacement cost new less depreciation)
 - - Income approach for income-producing property
- Equity checks: ratio studies and uniform application of models
- **An arm’s length transaction** is a sale where both the buyer and seller act independently, are not related, and have no pressure or special relationship influencing the price. It reflects true market value because both parties are motivated, knowledgeable, and acting in their own best interests. Examples of arm’s length transactions: A homeowner lists their house publicly and sells it to an unrelated buyer at a negotiated price. A business sells equipment to another company after open marketing. **A non–arm’s length transaction** happens when the buyer and seller have a pre-existing relationship (family, business, employer–employee, etc.) or when conditions prevent a fair, open market price. These often do not represent true market value. Examples of non–arm’s length transactions: Parents selling a home to their child at a discounted price. Foreclosure sales or short sales (under duress). Transfers between related corporations or business partners. Estate or divorce settlements where the sale isn’t purely market driven.

Appeals — Board of Equalization (BOE)

Who may appeal: the person on the roll (or agent/assigns)

Deadline: file a written appeal within 30 days of the date the assessment notice was mailed

BOE hears appeals from assessor determinations; governing body sits as BOE (or delegates)

Assessor prepares a summary of assessment data for each appealed parcel/account



Owner Tips to Ensure Accuracy

- Review your notice promptly; review property card; listings; file timely if appealing
- Provide additional info, interior access (optional) or recent data if significant changes occurred
- For income properties: keep rent rolls and expense statements handy for income approach
- **Appeal must include facts to prove your assessment is excessive, unequal, improper, or undervalued. The fact that your taxes are too high or that your assessment went up are not grounds for an appeal and the board can do nothing to alter those facts.**

Exemptions

General Overview

Exemptions reduce or eliminate property tax liability for qualifying properties or owners.

Governed primarily by **AS 29.45.030** (mandatory exemptions) and **AS 29.45.050** (optional exemptions).

Some exemptions are **required by state law**, while others are **adopted at the local level** by ordinance.

Mandatory Exemptions (AS 29.45.030) - These exemptions must be applied by all municipalities:

State, Federal, and Municipal Property — Property owned by the State of Alaska, the U.S. government, or the municipality itself.

Nonprofit Religious, Charitable, and Educational Organizations — Property used exclusively for those purposes.

Senior Citizen and Disabled Veteran Exemption —

- Up to **\$150,000** of assessed value is exempt for qualifying owners.
- Must be a primary residence and permanent place of abode.
- Reference: **AS 29.45.030(e)**.

Cemeteries and Hospitals — Exempt under **AS 29.45.030(a)(3)–(4)**.

Community Purpose Property — When owned by a nonprofit and used for public or community benefit.

Optional Exemptions (AS 29.45.050) - These may be adopted at local discretion through ordinance:

Economic Development Property — Temporary exemption to encourage new business or expansion.

Historic Preservation Property — For restoration or preservation of designated historic sites.

Residential Construction — To promote new housing construction in certain areas.

Farm Use Land — For bona fide agricultural use, per **AS 29.45.060(b)**.