

2025 Assessment Overview

“The assessor shall assess property at its full and true value as of January 1 of the assessment year...”

Alaska State Statute 29.45.110



Full and True Value

“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 prevailing general price levels.”

Alaska State Statute 29.45.110

International Association of Assessing Officers (IAAO)

Referred to as “I – double A – O”

“IAAO is a nonprofit, educational, and research association. It is a professional membership organization of government assessment officials and others interested in the administration of the property tax.

IAAO was founded in 1934, and now has a membership of more than 8,000 members worldwide from governmental, business, and academic communities.”



Standards
Education
Certifications

Three Approaches to Value



1. Cost Approach

- $\text{Land Value} + \text{RCN} - \text{Depreciation} = \text{Value}$
- Replacement Cost New Less Depreciation (RCNLD)



2. Sales Comparison Approach

- Comparing sale prices of like-properties.
- Adjust for differences



3. Income Approach

- Income potential as an investment property

Market Adjusted Cost Approach

- Replacement Cost New Less Depreciation (RCNLD)
 - $\text{Land Value} + \text{RCN} - \text{Depreciation} = \text{Value}$
- Compare sales of like-properties in each neighborhood
 - Is the market increasing/decreasing since last year?
 - $\text{Assessed Value} / \text{Sales Price} = \text{Ratio study}$
- Apply neighborhood adjustment to all properties in neighborhood
 - Based on median ratio
 - Similar properties within same neighborhood are uniformly assessed



Property Appraisal Mandate

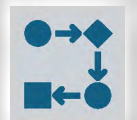
“If the assessor has a reasonable basis for the valuation method, we will approve that method so long as there was no fraud or clear adoption of a fundamentally wrong principle of valuation.”

Alaska Supreme Court Fairbanks vs. Golden Heart Utilities (2000)

Developing the Assessed Value



Visit each property – 5 year cycle



CAMA – Sketch and Improvement specifics to develop the cost approach (RCNLD)

Uniformity – Make sure we are treating like-improvements the same

Accuracy



Review Sales - Qualification

Is the sale an “Arms-Length transaction” that can be utilized it in a ratio study?



Ratio study for like properties

Compare qualified sale prices vs. assessed value

Find median adjustment to reach market value

Property Classes



Residential

Single Family Residence (SFR)

SFR w/Apartment

Multi-Improvement Residences

Zero-Lot / Townhomes

Residential Condos

Plexes (2/3/4)

Manufactured Homes



Commercial

Retail

Office

Medical

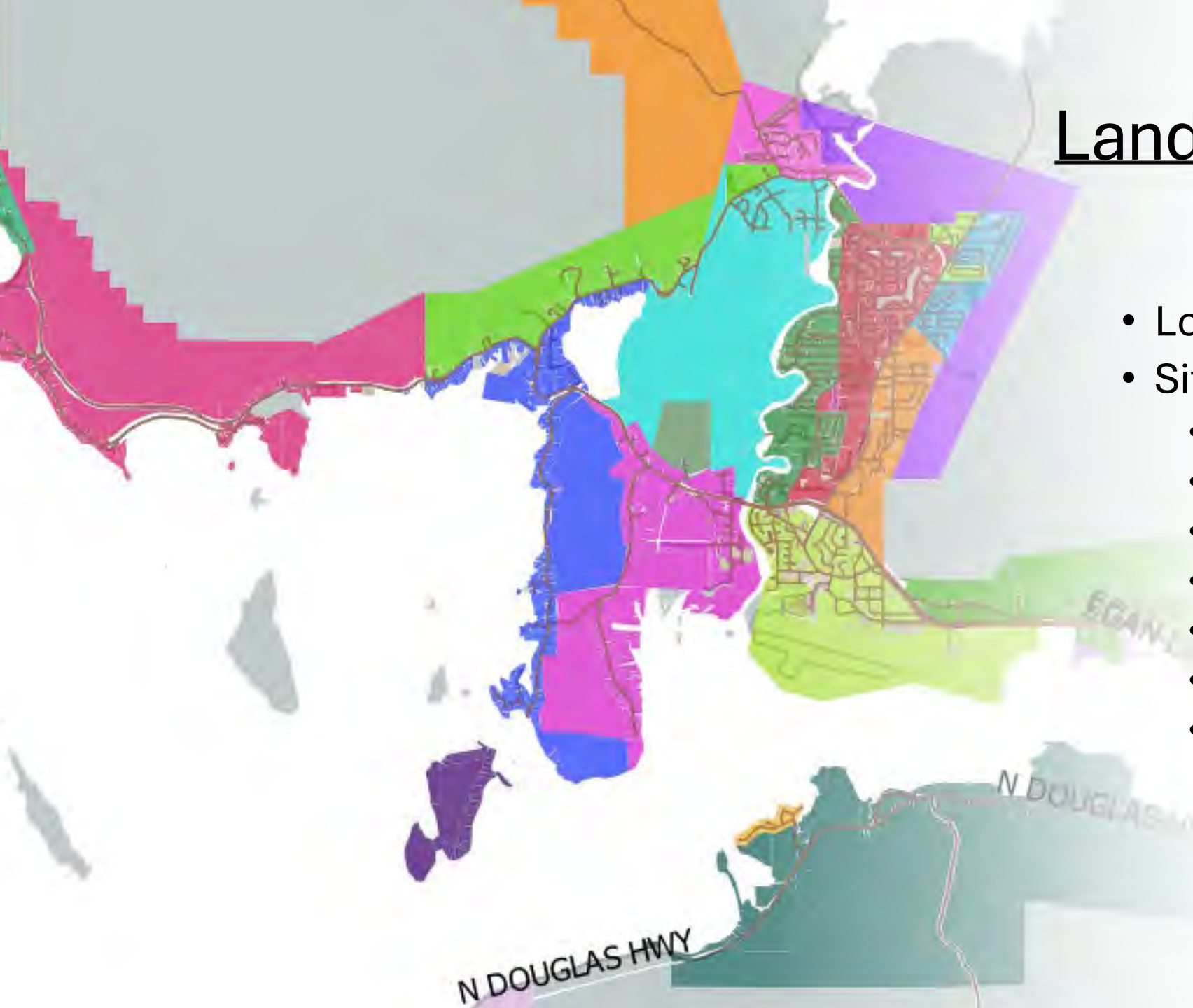
Hotel

Industrial

Multifamily

Land Characteristics

- Location, location, location
- Site Utility
 - Topography
 - Shape
 - View
 - Waterfront
 - Access
 - Wetlands
 - Flood Zones



Residential Property



Cost Report - Residential

10264		Record	1
Parcel Code Number	5B2401170200	Building Type	R- Single-family Residence
Owner Name		Quality	3
Parcel Address		Construction	Stud Frame
Effective Year Built	2004	Total Livable	1631
Year Built	1961	Style	One Story

Improvement	Description	Quantity	Unit Cost	Percent	+/-	Total
Base						
Exterior	Frame, Cement Fiber Siding		89.60	80%		
Exterior	Frame, Siding, Wood		22.20	20%		
Roof	Metal, Formed Seams		9.64	100%		
Heating	Forced Air Furnace		0.00	100%		
Adjusted Base Cost		1,631	121.44			198,069

Exterior Improvement(s)						
Other Garage	Attached Garage (SF)	338	36.25			12,253
Other Garage	Garage Finish, Attached (SF)	338	8.22			2,778
Porch	Wood Deck (SF)	144	24.90			3,586
Porch	Slab Porch (SF) with Roof	44	28.75			1,265
Total						19,881

Additional Feature(s)						
Feature	Fixture	8				14,400
Total						14,400

Sub Total						232,350
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Condition	Average					
Local Multiplier		1.22	[X]			283,467
Current Multiplier		1.14	[X]			323,152
Quality Adjustment			[X]			323,152
Neighborhood Multiplier				1.00	[X]	323,152
Depreciation - Physical		1.00	[X]	20.00	[+]	64,630
Depreciation - Functional					[+]	0
Depreciation - Economic					[+]	0
Percent Complete				100.00	[+]	258,522
Cost to Cure						
Neighborhood Adjustment				132	[X]	82,727

Replacement Cost less Depreciation						341,249
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5/2/2023 Appeal. Exterior photos and 2019 Appraisal. Chng metal preformed -> formed, Chng EYB 2006 -- 2004, chng siding wood 100 --> wood 80 & cement fiber 20. Revalued -JC						
2023 Original Value: Site: \$124,800	Improvements: \$345,200	Total: \$470,000				
2023 Proposed Value: Site: \$124,800	Improvements: \$339,100	Total: \$463,900				
Appellant accepted via email						

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LOT 183						
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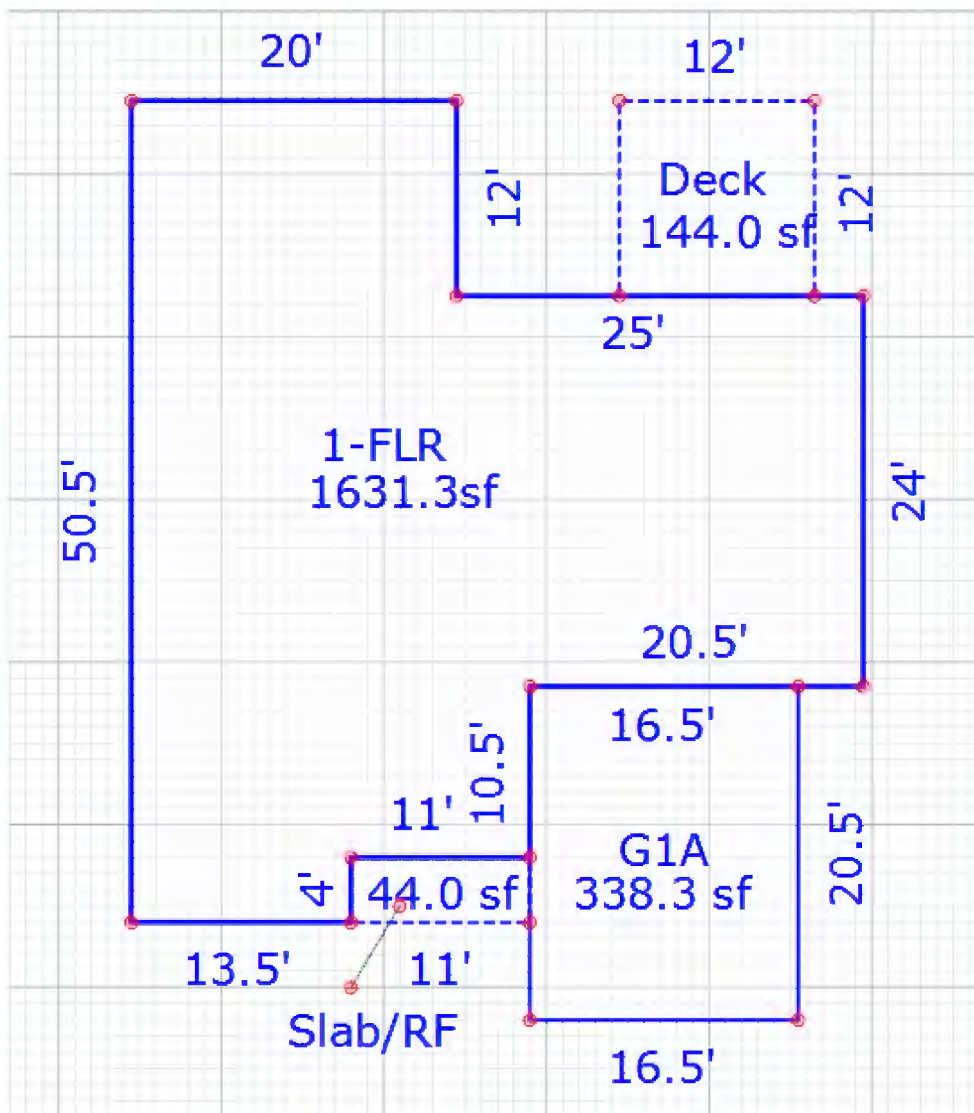
02/22/13 F/I per area canvas, updated file, sketch, photo & cost data. dw						
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canvass updated photo, sketch and revalued. removed OR.						
jack_albrecht - 4/15/2016 1:42:47 PM						

08/29/22 Canvas, photos 08/24/22. Chg EYB from 2009 to 2006, p/u shed, db, SFH & slb w/rt. Chg wd siding to fiber. Revalued.						
Dora_Prince - 8/29/2022 2:33:04 PM						

Miscellaneous Improvements						
Solid Fuel Heater					[+]	2,000
Storage Shed Under 200SF					[+]	1,000
Total Miscellaneous Improvements						3,000

Total Improvement Value					[Rounded]	\$344,200
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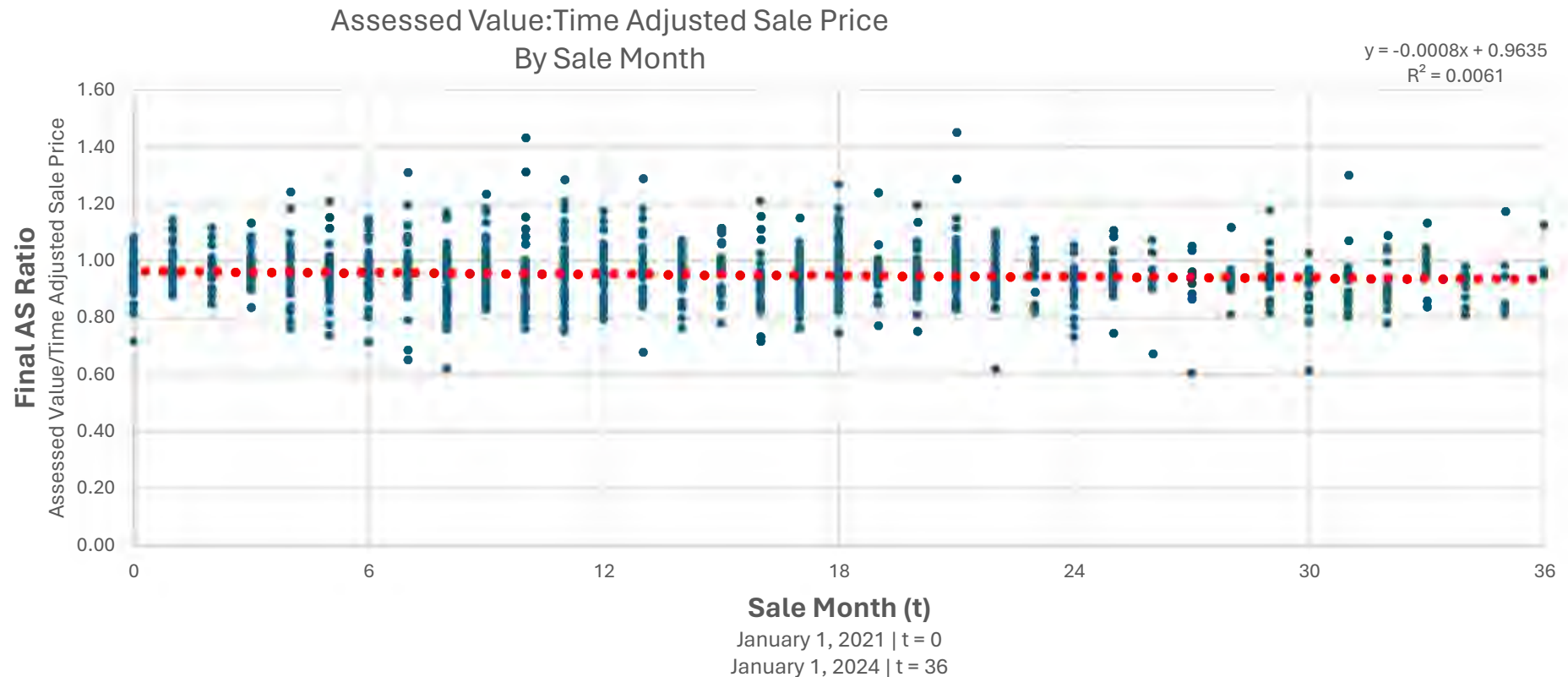
A/S Ratio Study before Time Trend

- Assessed Value / Sale Price
- < 1.00 = assessment undervalued
- > 1.00 = assessed value overvalued



A/S Ratio Study after Time Trend

- The impact of time is removed from the sale
- Compare like-sales and find median A/S
- Adjust median A/S to target ratio (typically 1.00)
- Assessments will be above and below the median: Target is +/-5% of market



Neighborhood (Market) adjustment is applied to all Single Family Residences in the neighborhood.

Condition	Average			
Local Multiplier		1.22	[X]	283,467
Current Multiplier		1.14	[X]	323,152
Quality Adjustment			[X]	323,152
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Depreciation - Functional			[-]	0
Depreciation - Economic			[-]	0
Percent Complete		100.00	[-]	258,522
Cost to Cure				
Neighborhood Adjustment		132	[X]	82,727
Replacement Cost less Depreciation				341,249

2025 Residential Assessments



More of the same, just less of it.....

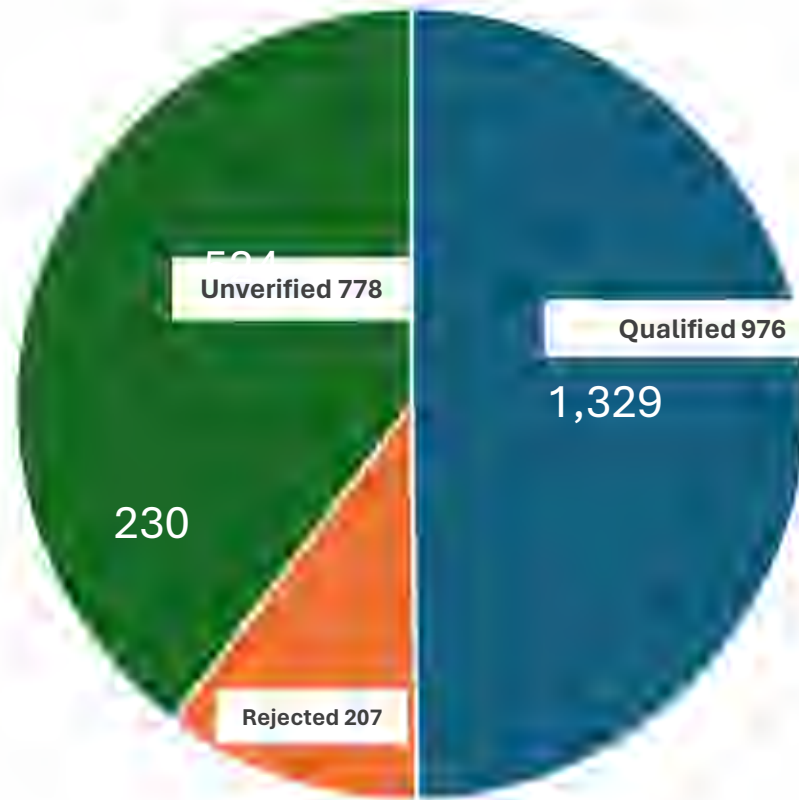
- Residential inventory is low, costs are high
- Cheap mortgage rates result in “The Golden Handcuffs”
- Sale prices have slightly increased in the last year
- Condos continue to appreciate – the new starter home.....






.....Except for the Flood

- Properties within the LID received a negative 20% adjustment
- We will continue to refine the adjustment as indicated by market sales.

Residential Sales 2022-2024



Median Sale Price

SalePrice(Median)	Sale Year 		
Row Labels 	2022	2023	2024
 i			
Single Family Residence	\$519,000	\$525,000	\$530,000
SFR w/ Apt	\$685,000	\$687,250	\$675,000
Mobile Home on Land	\$183,750	\$171,913	\$277,500
Mutliple Residential Imp	\$734,500	\$553,500	\$650,000
Duplex	\$547,500	\$597,500	\$606,000
Triplex	\$720,000		
Four-Plex	\$700,000		
Zero-Lot	\$375,000	\$438,000	\$394,950
Townhome	\$423,000	\$421,000	\$420,000
Cabin	\$65,000		\$110,000
Condo	\$280,000	\$335,000	\$275,000
Mobile Home in Park	\$55,400	\$78,000	\$52,500
Grand Total	\$424,500	\$435,000	\$430,000

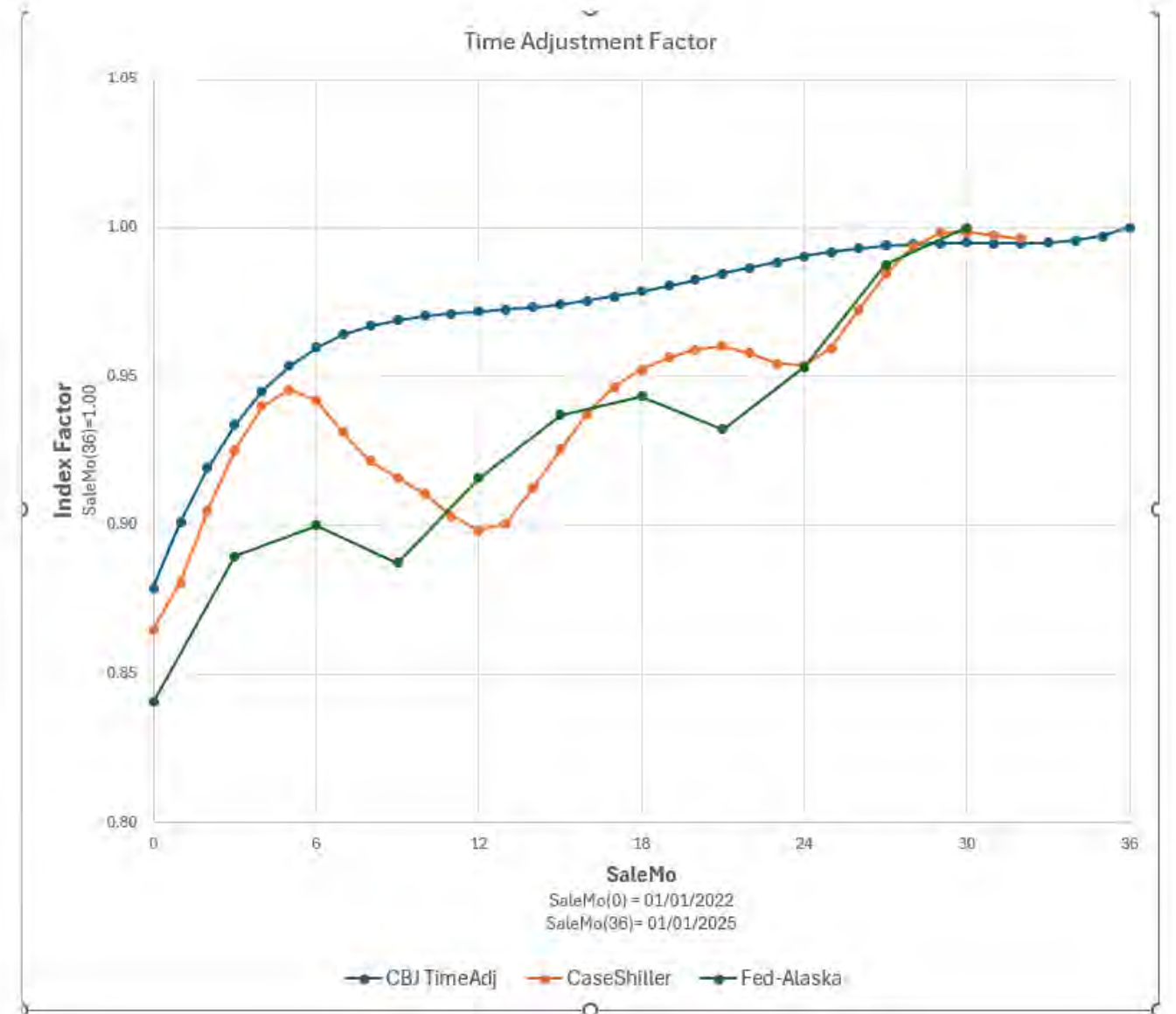
Low Inventory

The golden handcuffs of cheap mortgage rates.....”If we sell where do we go?”

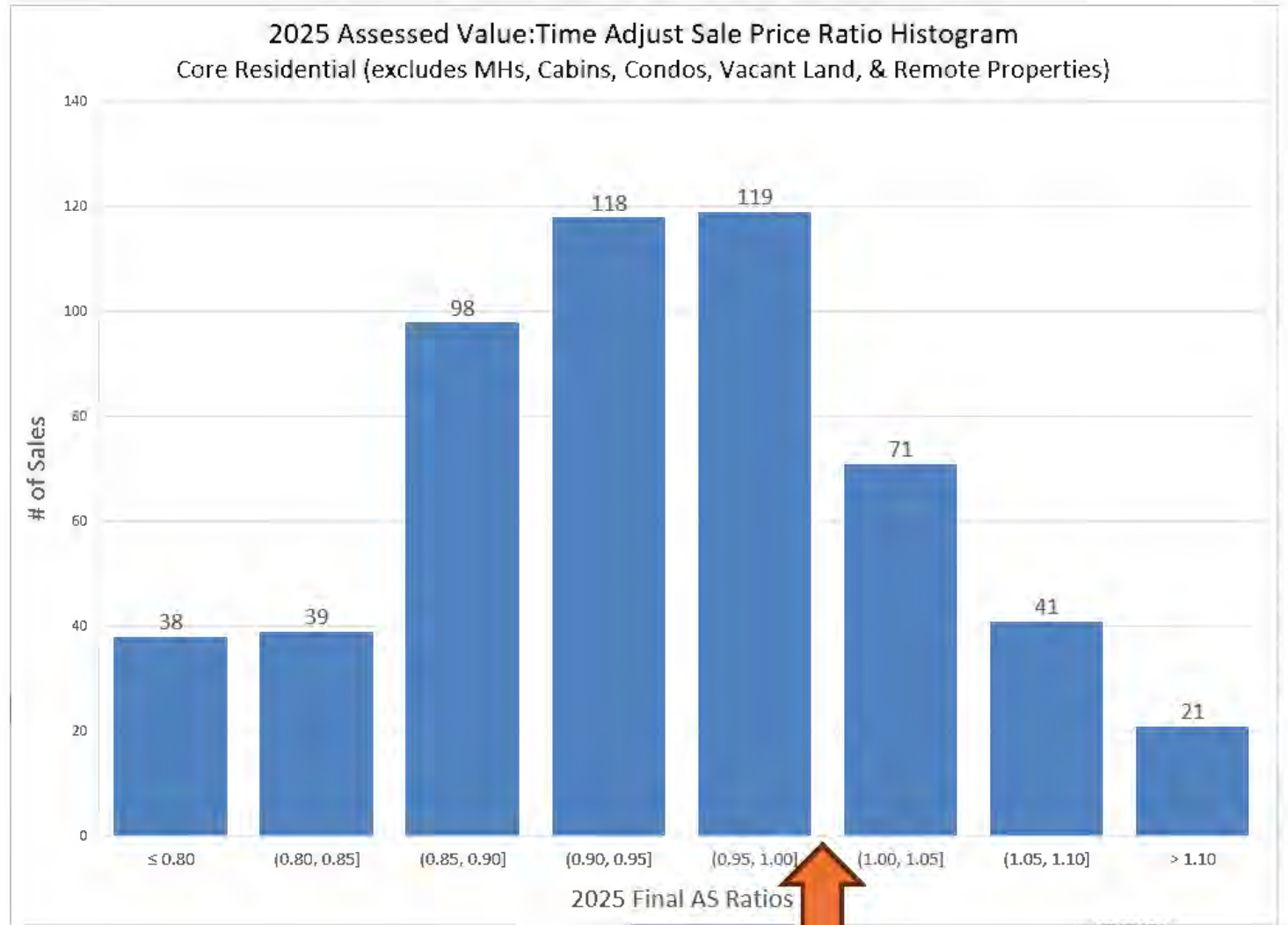
Count of SALE ID	Sale Year			
Row Labels	2022	2023	2024	Grand Total
Single Family Residence	248	159	191	598
SFR w/ Apt	33	30	27	90
Mobile Home on Land	7	8	7	22
Mutliple Residential Imp	9	9	6	24
Duplex	13	8	11	32
Triplex	1		1	2
Four-Plex	5	3	2	10
Zero-Lot	54	36	35	125
Townhome	18	13	16	47
Cabin	2	5	4	11
Condo	123	107	108	338
Mobile Home in Park	64	57	19	140
Vacant Land	36	35	37	108
Grand Total	613	470	464	1547



We are on trend with the Nation



Majority of sales
are at or below
Assessed Value



Sale Price = Assessed Value

Average Year Over Year Change

Row Labels	2024	2025	Avg %	Median %	#
Single Family Residence	\$502,400	\$495,000	-0.4%	0.0%	5026
SFR W/ Apartment	\$665,500	\$659,950	1.0%	0.0%	818
Duplex	\$557,500	\$548,100	1.9%	0.0%	311
Triplex	\$596,400	\$597,000	0.3%	0.0%	44
Fourplex	\$691,750	\$701,900	2.3%	1.4%	106
Multiple Residential Bldgs	\$742,900	\$746,700	4.4%	0.0%	235
Townhouse	\$403,150	\$405,350	0.3%	0.5%	192
Condominium	\$268,100	\$279,300	6.0%	4.2%	1341
Cabin	\$91,100	\$92,100	5.3%	0.0%	175
Mobile on Land	\$221,400	\$218,500	-0.1%	0.0%	219
Mobile in Park	\$49,400	\$49,800	0.5%	0.0%	950
Vacant Land	\$53,700	\$54,596	0.3%	0.0%	1878
Grand Total	\$424,100	\$419,200	1.0%	0.0%	11295

Neighborhood Change in Value

GeoGrp	2024	2025	Avg Chg	Median Chg	#
Auke Bay	\$664,000	\$675,300	2.5%	0.9%	344
Auke Mountain	\$562,600	\$564,000	3.5%	1.0%	171
Back Loop North	\$613,950	\$589,800	-2.9%	-4.0%	282
Back Loop South	\$527,350	\$511,900	-2.2%	-3.0%	242
Casey Shattuck	\$467,300	\$489,100	5.6%	4.3%	158
Central Valley	\$423,900	\$423,350	-0.5%	0.5%	1170
Condo	\$270,500	\$279,300	3.9%	3.8%	1389
Conservation	\$0	\$0	-1.3%	0.0%	19
Douglas	\$476,400	\$480,100	2.5%	0.0%	499
Glacier Spur	\$536,400	\$559,900	3.6%	4.4%	167
Highlands	\$528,500	\$512,700	-2.2%	-2.9%	317
Juneau Townsite	\$457,700	\$452,300	0.0%	-0.9%	363
Lemon Creek	\$407,300	\$402,250	-1.4%	-2.0%	458
Mendenhall Peninsula	\$563,300	\$563,400	3.6%	0.0%	163
Mobile Home in Park	\$48,000	\$48,100	0.1%	0.0%	1012
Montana Creek	\$0	\$0	0.0%	0.0%	7
North Douglas	\$542,150	\$536,350	-0.3%	-0.9%	476
North Douglas Bayview	\$706,600	\$728,200	3.3%	3.5%	61
North Douglas Bonnie Brae	\$396,100	\$410,700	1.9%	3.5%	131
Northeast Valley	\$425,800	\$425,400	3.0%	-0.5%	588
Out the Road	\$360,600	\$383,650	1.2%	0.0%	88
Park Place	\$406,500	\$408,700	0.6%	0.5%	61
Pederson Hill	\$516,300	\$536,300	5.1%	3.6%	44
Point Louisa	\$724,100	\$755,700	4.6%	3.8%	353
Remote	\$20,000	\$20,000	1.6%	0.0%	593
South Valley	\$474,500	\$469,400	-0.5%	-0.6%	361
Southeast Valley	\$488,000	\$483,100	-0.8%	-1.7%	345
Tee Harbor	\$565,200	\$574,000	2.0%	-0.4%	287
Thane	\$439,100	\$439,100	0.2%	0.0%	105
Twin Lakes	\$510,300	\$524,200	6.7%	5.5%	327
West Juneau	\$496,300	\$509,850	2.0%	2.6%	426
West Valley	\$493,400	\$442,300	-11.6%	-17.8%	617
Grand Total	\$422,700	\$418,200	0.7%	0.0%	11624



Condominiums

- Condominiums are valued by the sale comparison model
- Condominiums with no direct sales available are adjusted by a general market trend

2025 Commercial Assessments

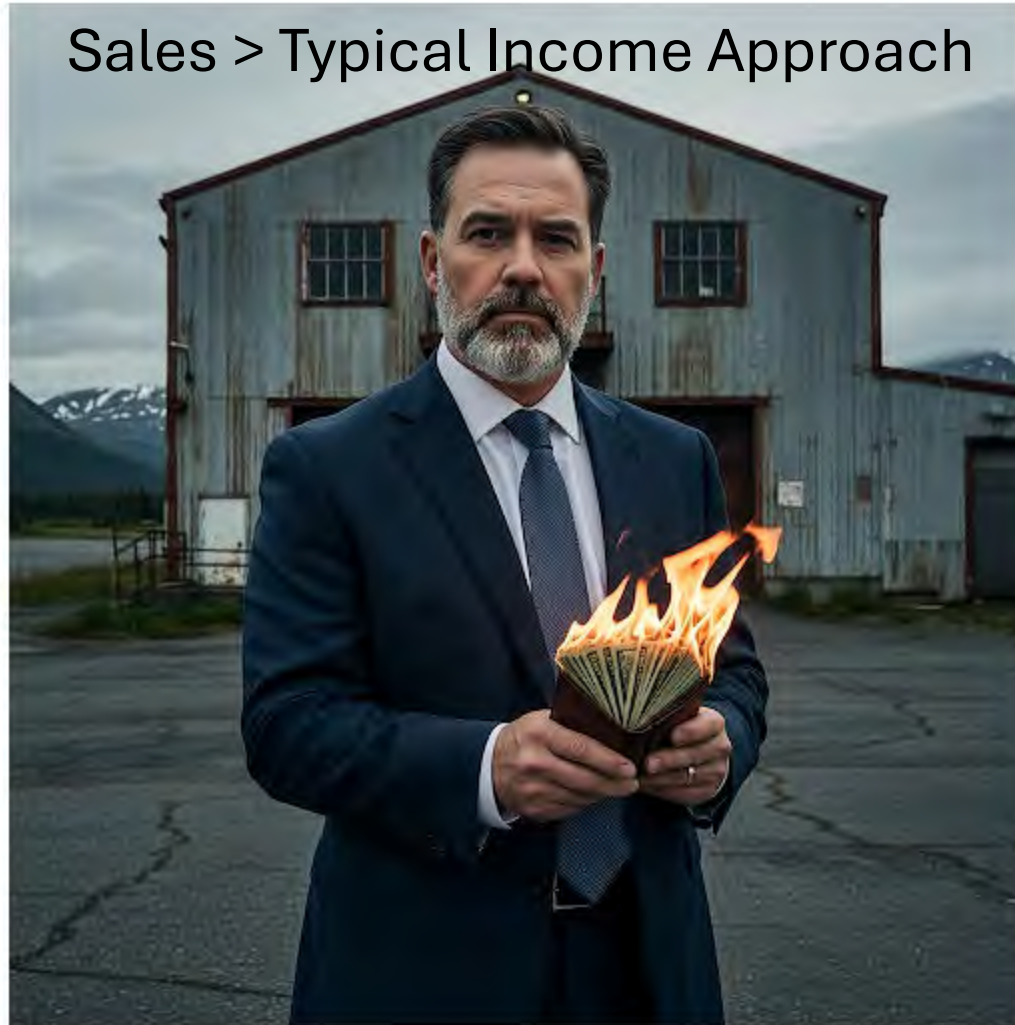


- No overall change for 2025
- Warehouse +18% average change
 - 2024 visited all warehouses, updated cost values, improved uniformity
 - 2025 Study: Compare qualified sales to cost values
 - Adjust to target of 95% of market value

Assessed Value / Time adjusted Sale Price	0.78
DesiredAS	0.95
FinalAS	0.95
Average Change 2025	18%
Median Change 2025	17%

Warehouse sales are on fire!!!

Sales > Typical Income Approach



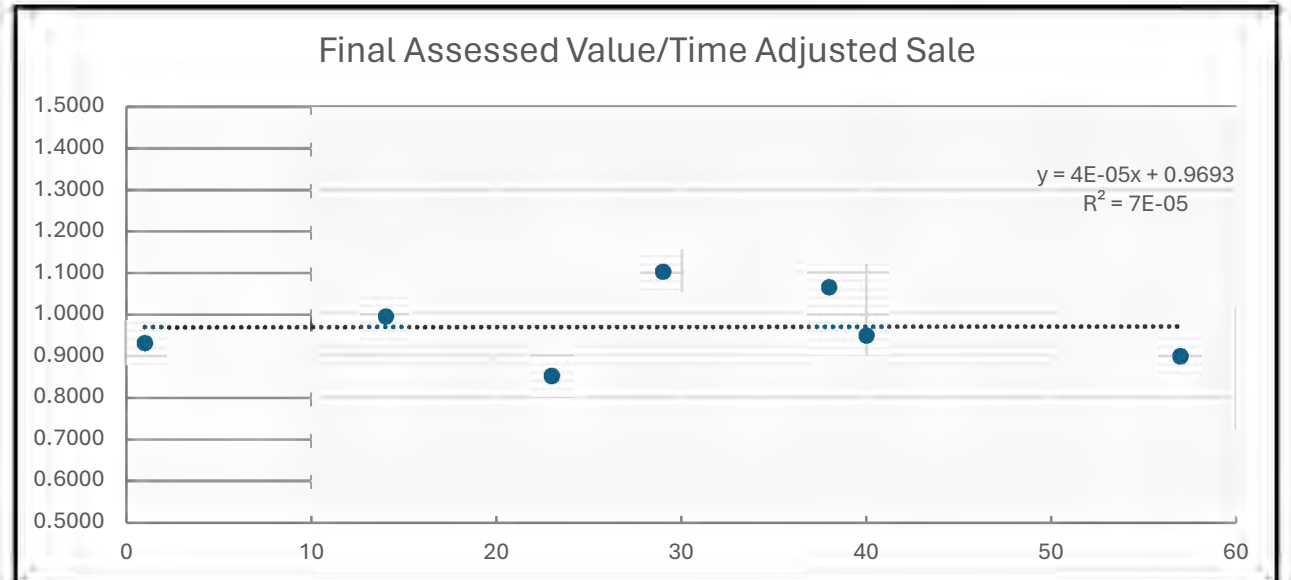
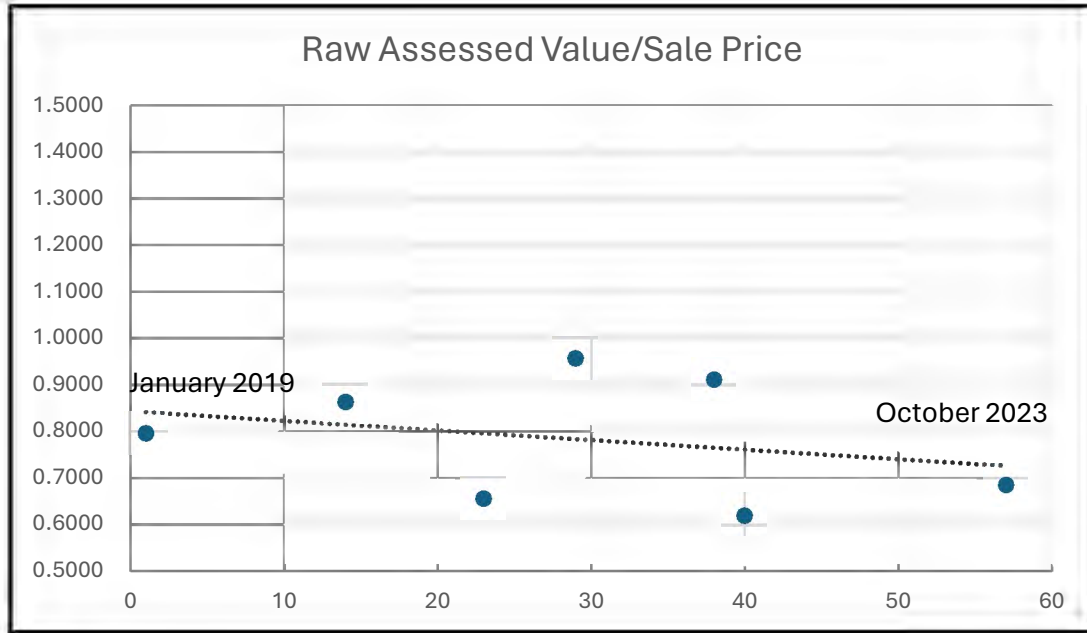
Warehouse Sales

- Related parties ≠ Arms-length transaction
- Multiparcel sales typically do not have specific sales prices assigned to each parcel
- Significant Changes after the sale

Included in Study							
Parcel ID	Address	Sales Price	SALE DATE	Initial A/S	TimeAdjusted A/S	Final A/S	Note
4B1701020020	10011 GLACIER	650,000	11/17/2020	0.83	0.65	0.85	Building value adjusted for condition at time of sale
4B1701080020	10012 CRAZY HORSE	800,000	2/13/2020	0.97	0.85	0.99	
5B1201020041	5433 SHAUNE	1,780,000	1/15/2019	0.91	0.78	0.93	
5B1201020140	5438 SHAUNE	675,000	2/11/2022	1.04	0.90	1.07	
5B1201020211	5338 SHAUNE	2,100,000	4/15/2022	0.91	0.61	0.95	
5B1501050040	8717 MALLARD	1,300,000	5/3/2021	1.07	0.95	1.10	
5B1601210010	2010 RADCLIFFE	1,700,000	9/25/2023	0.87	0.68	0.90	

Removed from Study	
4B1701020010	Inheritance or Will
5B1201020100	Related Party
5B1201040052	Multiparcel, changes after sale
5B1201060171	Changes after sale
6D0701000020	Non market sale, building now damaged
7B0901040090	Outlier, changes after sale. Per conversation with owner, bought above market value due to strategic location.
5B1501040030	Extreme Outlier
5B1201300080	Multiparcel sale, outlier
2D040T320130/	multiparcel sale

Warehouse Ratio Studies



2025 Office and Retail Buildings

- Attempting to move to the Income Approach
- Sentiment appeared high, participation very low for survey data.
- Very limited data
- Complex to value multiple uses per building and location factors



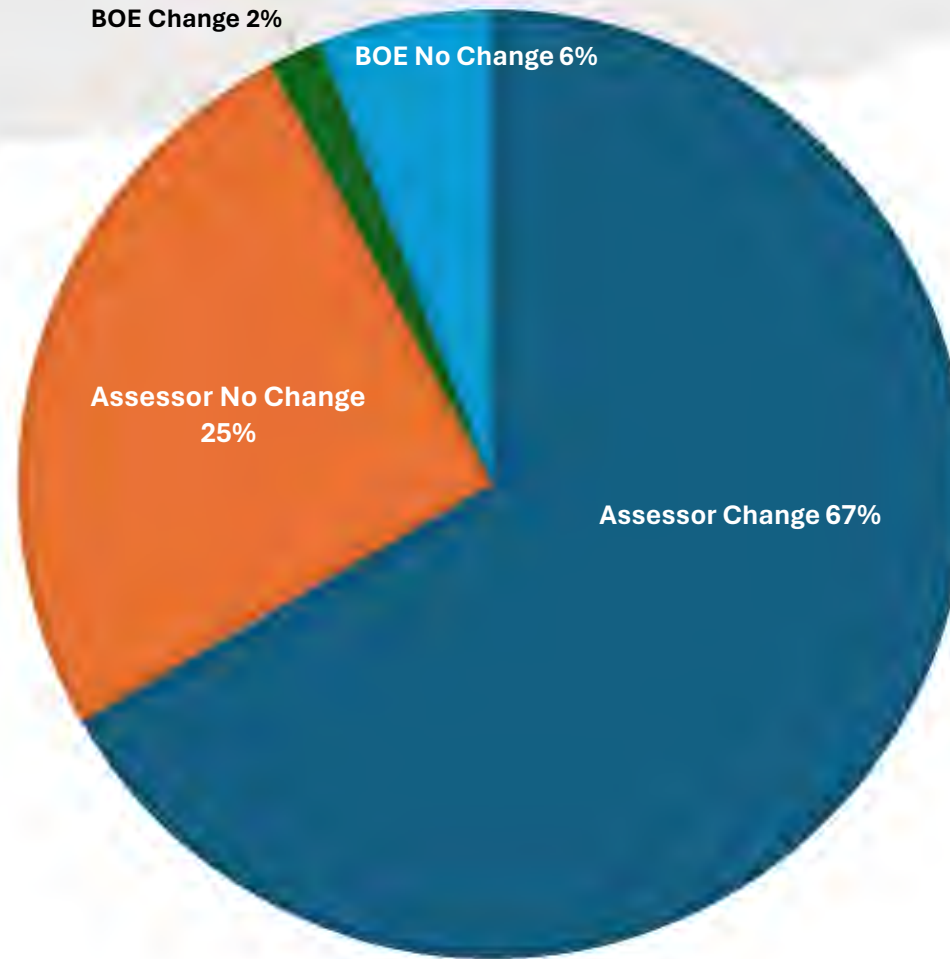
Appeal Time.....



2024 Appeals

Petition For Reviews

- 158 appeals total
- 112 change to value
- 43 no change to value

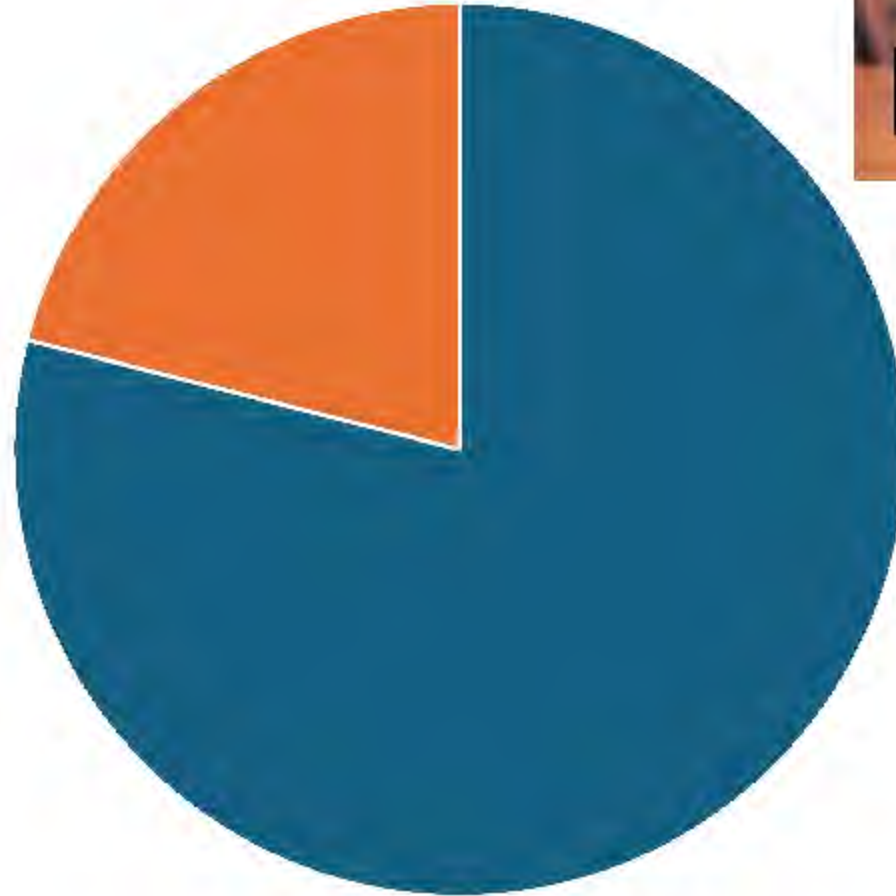


BOE's

- 8% of Appeals resulted in a BOE hearing
- 3 Appellant Estimate of Value Upheld by BOE
- 10 Assessor's Recommended Value Upheld by BOE

2025 Appeals

- 91 Appeals Total
- 62 Residential Appeals
- 29 Commercial Appeals



Appeals

Collect new information and review current information

- Uniformity – similar structures should be valued using the same measuring stick
 - Same approach to value
 - Same considerations (quality, condition, depreciation, features)

Educational process for the Assessor's Office and the Appellant

- Most taxpayers do not know the information we have and considerations we make until we walk through our process
- We collect and review property information and evidence
- Typically, we do not have pictures of the interior of buildings

Appeals

Helpful Evidence

- Appraisals
- Sale Prices
- Pictures
- Rents, Cap Rates, Profit and Loss (Commercial)
- Comparable Properties

Anecdotal evidence is not evidence that we can utilize

- “My neighbor told me that the housing market is plummeting”

Appeals

Burden of Proof rests with the Appellant

- We have spent the year collecting market data and analyzing sales. Unless we find an error or actual evidence is presented to us resulting in a needed change, we stick with our assessment

It is not a negotiation

It is the assembly's role to determine tax burden.

- If you give a “break” to one individual or a group of properties, it is inequitable for the rest of the community, the tax burden moves to others in the community

Fee Appraisals

- Appraisals are estimates of value
- All Shapes and Sizes – Why was the appraisal performed? What was considered?
- Time adjustments are needed to consider market trends as of January 1
- We do not match appraisal values
 - We review for accuracy of our model and adjust building and land elements
 - Typically, we are very close to the appraisal value with necessary adjustments



Thank you!
