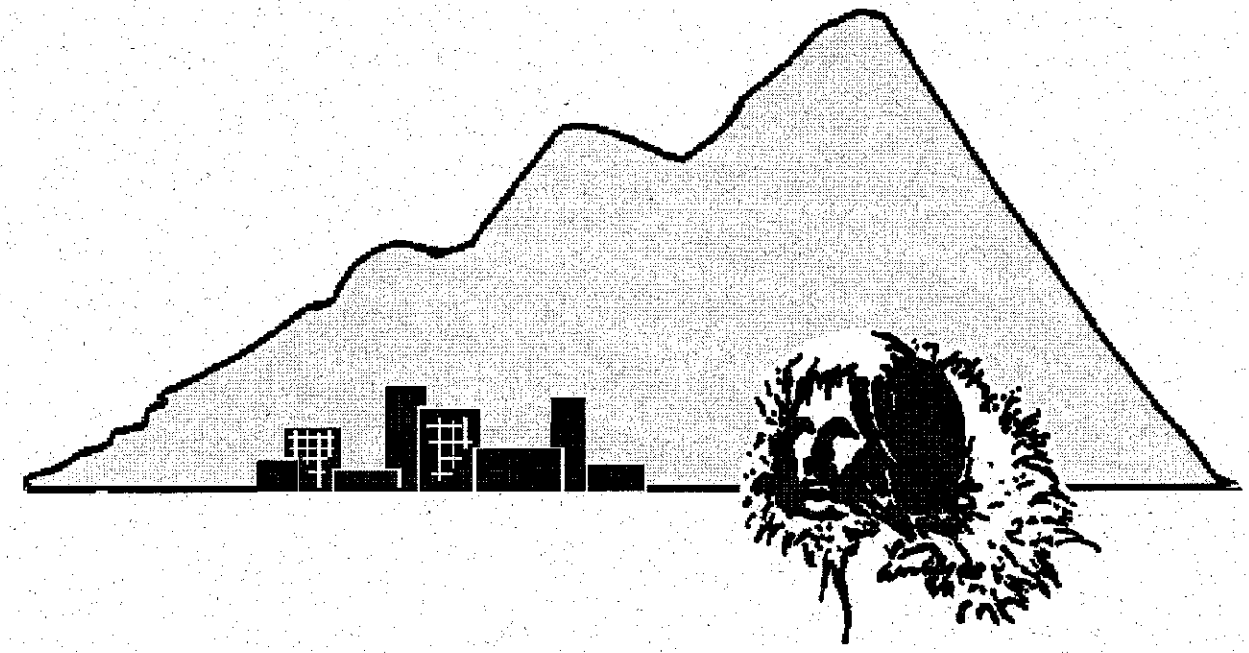
Alaska Taxable 2004



Municipal Taxation - Rates and Policies

Full Value Determination

Population and G.O. Bonded Debt

Volume XLIV
January, 2005

Frank Murkowski, Governor

Edgar Blatchford, Commissioner

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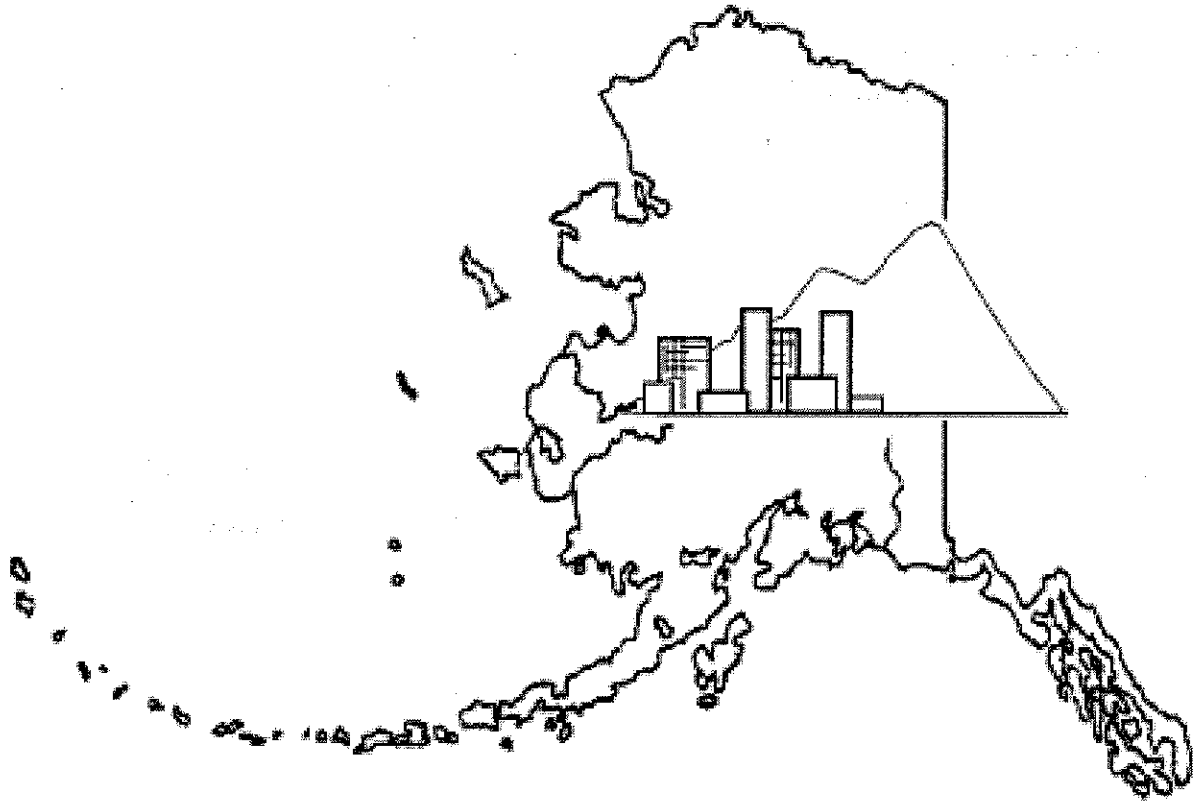

Department of Commerce, Community & Economic Development
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Alaska Taxable 2004

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FOREWORD

The year **2005** marks the **44th** 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, 2004. By the time this publication is printed, the values for 2005 will be out. This publication summarizes assessed values and full values for the prior tax year.

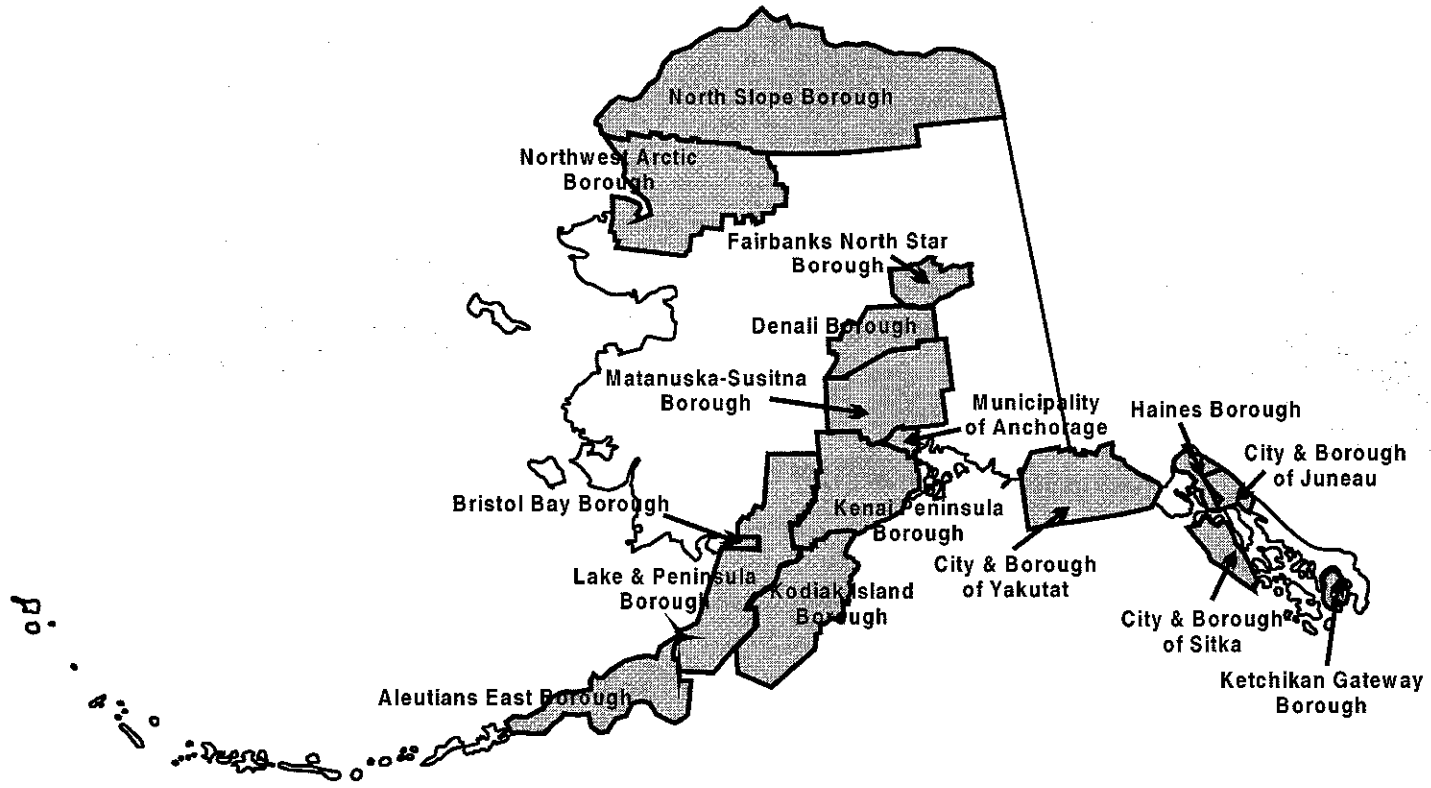
This year saw a modest increase in overall values over last year of about 5.5% percent. Alaska's largest city, Anchorage, saw an increase of almost seven percent (7%) while the Matanuska-Susitna Borough saw a value growth of almost 18%. This is the state's fastest growing community in values and new construction. The City if Valdez reflected an increase in 24% however, this value growth is due primarily to the new assessment policy towards oil related vessels that had not been assessed in prior years. This issue is in litigation and could change in the future.

The sometimes, controversial senior citizen; disabled veteran property tax exemption program has, again, reflected an increase in revenue loss to municipalities. The total value of this exemption has increased 6.9%, to $2.45 billion. The revenue loss to municipalities is just over $37 million, and the number of program participants increased to a little over 20,000. (This includes both senior citizens and disabled veterans). Details of this program can be found in Tables 14A and 14B.

Steve Van Sant

State Assessor

State of Alaska Unified Home Rule Municipalities and Boroughs



Alaska Municipal Government Entities

Organized Boroughs and Unified Home Rule Municipalities

Type Of Entity	Number Located in State
Unified Home Rule	3
Home Rule	6
First Class	0
Second Class	7
Total Boroughs	**16**

Incorporated Cities

Type of Entity	Within Boroughs	Within Unorganized Borough	Total*
Home Rule	7	5	12
First Class	7	13	20
Second Class	34	80	114
Total Cities	**48**	**98**	**146**

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

INCORPORATED CITIES WITHIN ORGANIZED BOROUGHS

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

Denali Borough	Home Rule
Anderson	Second Class

Fairbanks North Star Borough	Second Class
Fairbanks	Home Rule
North Pole	Home Rule

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

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

Matanuska-Susitna Borough	Second Class
Houston	Second Class
Palmer	Home Rule
Wasilla	First Class

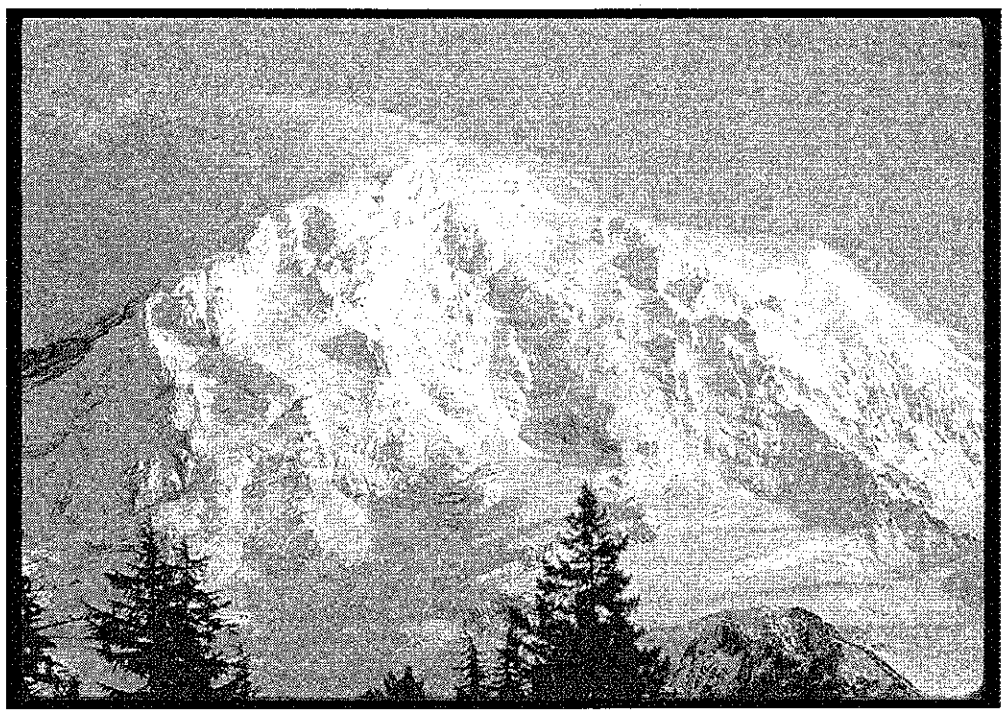
North Slope Borough	Home Rule
Anaktuvuk Pass	Second Class
Atqasuk	Second Class
Barrow	First Class
Kaktovik	Second Class
Nuiqsut	Second Class
Point Hope	Second Class
Wainwright	Second Class

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

Remainder of Alaska Boroughs That Do Not Contain Incorporated Cities

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

PART 1



OVERVIEW: MUNICIPAL TAXATION IN ALASKA

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.

- 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. 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) (sales and use tax); and,
- AS 29.45.700(d) (sales and use taxes).

General Law Boroughs. General law boroughs are required to assess and collect property, sales, and use taxes that are 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 three percent (3%, or 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 $1500 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 percent 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 two percent (2%) of the assessed value of property within the municipality in any one year. This limitation was increased from one half of one percent (.5%) 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. 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 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 tax is not mandatory nor even generally practiced in the State. Of the sixteen (16) organized boroughs and unified municipalities, only twelve (12) levy a property tax and of the one hundred forty-seven(147) home rule, first and second class cities, only thirteen (13), which are located outside 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 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 personal property and the exemption of up to $10,000 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. 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 Two Major State Funding Programs

The Full Value Determination plays a significant role in two state funded programs; state aid for education and the state revenue sharing program.

Education Funding

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.

State Revenue Sharing

Sections 29.60.010-29.60.080 of the Alaska Statutes establish a program for municipal tax resource equalization. This tax equalization program is part of what is commonly referred to as the state revenue sharing program. Its purpose is to equalize differences in taxable wealth among the municipalities in the state by paying relatively more shared revenues to those municipalities that have less value in taxable property.

The formula for determining a municipality's entitlement is fairly complex. It is based on the municipality's population, actual generated revenue, and the local tax base. The formula requires the equivalent of a local contribution, however, in this case, it is called locally generated revenue.

The formula multiplies the population by the product of the locally generated revenue (LGR) divided by one-tenth of one percent of the full and true value of all taxable property within the municipality.

Entitlement = P X R

where;

P = Population

R = LGR / (0.1% X FVD)

Clearly, the product will decrease if the Full Value Determination is increased unless the locally generated revenue is also increased.

G. Municipal Sales, Use and Excise, Severance Taxation

Sales and Use Taxes

Alaska Statutes 29.45.650-710 authorize 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. 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. 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.

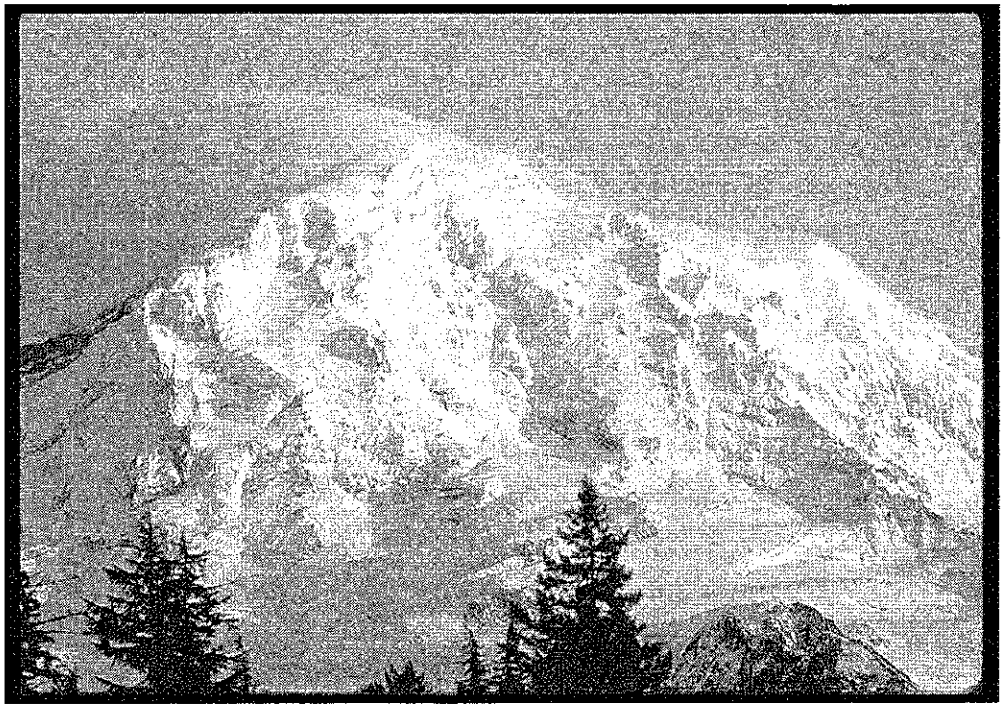
There are no limits, by statute, on the rate of levy for sales or use taxes for either type of municipality.

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. 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 grow. 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 a 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.

PART 2



MUNICIPAL TAX TYPES, RATES AND REVENUES

TABLE 1

2004 Municipalities: Class, Populations and Tax Types

Municipality	Type of Municipality	Population	Property Tax	Sales Tax	Special Tax
Adak	Second Class City	74	No	3%	2% Fuel Transfer Tax
Akhiok	Second Class City	51	No*	No	No
Akiak	Second Class City	346	No	No	No
Akutan	Second Class City	787	No	NR	NR
Alakanuk	Second Class City	663	No	No	No
Aleknagik	Second Class City	235	No	5%	5% Bed Tax
Aleutians East Borough	Second Class Borough	2,688	No	No	2% Raw Fish Tax
Allakaket	Second Class City	95	No	No	No
Ambler	Second Class City	291	No	3%	No
Anaktuvuk Pass	Second Class City	319	No*	No	No
Municipality of Anchorage	Unified Home Rule	273,565	Yes	No	8% Bed Tx & Car Rental/15% Tobacco Tx/Aircraft (flat)
Anderson	Second Class City	377	No	No	8% Utility Tax
Angoon	Second Class City	507	No	3%	3% Bed Tax
Aniak	Second Class City	541	No	2%	No
Anvik	Second Class City	105	No	No	No
Atka	Second Class City	94	No	No	2% Raw Fish Tax/ 10% Bed Tax
Atqasuk	Second Class City	228	No*	No	No
Barrow	First Class City	4,412	No*	No	No
Bethel	Second Class City	5,886	No	5%	3% Bed/5% Alcohol/5% Gaming/MVRT
Bettles	Second Class City	32	No	No	$.02/gal. Fuel Transfer Tax
Brevig Mission	Second Class City	313	No	3%	No
Bristol Bay Borough	Second Class Borough	1,103	Yes	No	3% Raw Fish Tax/10% Bed Tax
Buckland	Second Class City	409	No	6%	No
Chefornak	Second Class City	434	No	2%	2% Raw Fish Tax
Chevak	Second Class City	883	No	NR	No
Chignik	Second Class City	91	No	No	1%salmon tax/1% other seafood
Chuathbaluk	Second Class City	102	No	No	No
Clarks Point	Second Class City	66	No	NR	No
Coffman Cove	Second Class City	164	No	No	No
Cold Bay	Second Class City	95	No	No	8% Bed Tax/$.04/gal. Fuel Tax
Cordova	Home Rule City	2,298	Yes	6%	6% Bed Tax/6% Vehicle Rental Tax
Craig	First Class City	1,495	Yes	5%	6% Liquor Tax
Deering	Second Class City	131	No	3%	No
Delta Junction	Second Class City	963	No	No	No
Denali Borough	Home Rule Borough	1,917	No	No	Sev. Tax $.05/yd gravel-$.05 ton-coal-$; Bed Tax 7%
Dillingham	First Class City	2,390	Yes	6%	10% Bed Tax / 10% Liquor Tax/6% Gaming
Diomede	Second Class City	137	No	3%	No
Eagle	Second Class City	126	Yes	No	No
Eek	Second Class City	290	No	2%	No
Egegik	Second Class City	82	No	No	2% Raw Fish Tax
Ekwok	Second Class City	128	No	No	No
Elim	Second Class City	342	No	2%	No
Emmonak	Second Class City	758	No	NR	No
Fairbanks	Home Rule City	29,002	Yes	No	8% Bed Tax/ 5% Alcohol Tax/ 8% Tobacco Tax
Fairbanks North Star Borough	Second Class Borough	82,131	Yes	No	8% Bed Tax
False Pass	Second Class City	69	No	2%	6% Bed Tax
Fort Yukon	Second Class City	560	No	3%	No
Galena	First Class City	744	No	3%	No
Gambell	Second Class City	647	No	3%	No
Golovin	Second Class City	156	No	No	No
Goodnews Bay	Second Class City	244	No	No	No
Grayling	Second Class City	162	No	No	No
Gustavus	Second Class City	473	No	2%	4% Bed Tax as of 4-1-04
Haines Borough**	Home Rule Borough	2,319	Yes	5.5%	4% Bed Tax/4% Tour Tax
Holy Cross	Second Class City	204	No	No	No
Homer	First Class City	5,865	Yes	3.50%	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

2004 Municipalities: Class, Populations and Tax Types - continued

Municipality	Type of Municipality	Population	Property Tax	Sales Tax	Special Tax
Hoonah	First Class City	850	No	5%	No
Hooper Bay	Second Class City	1,109	No	4%	No
Houston	Second Class City	1,351	Yes	2%	No
Hughes	Second Class City	64	No	No	No
Huslia	Second Class City	284	No	No	No
Hydaburg	First Class City	369	No	4%	No
Juneau, City & Borough of	Unified Home Rule	31,246	Yes	5%	7% Bed Tax/ 3% Liquor Tax/ $.30/pack Tobacco Tx
Kachemak	Second Class City	478	Yes	No	No
Kake	First Class City	683	No	5%	No
Kaktovik	Second Class City	295	No*	No	No
Kaltag	Second Class City	223	No	No	No
Kasaan	Second Class City	57	No	No	No
Kenai	Home Rule City	7,123	Yes	3%	No
Kenai Peninsula Borough	Second Class Borough	51,398	Yes	2%	No
Ketchikan	Home Rule City	7,989	Yes	3.50%	6% Bed Tax
Ketchikan Gateway Borough	Second Class Borough	13,533	Yes	2%	4% Bed Tax
Kiana	Second Class City	408	No	2%	No
King Cove	First Class City	725	No	4%	4% Seafood Proc/Business impact tax-flat rate
Kivalina	Second Class City	388	No	NR	No
Klawock	First Class City	847	No	5.50%	6% Bed Tax
Kobuk	Second Class City	125	No	No	No
Kodiak	Home Rule City	6,113	Yes	6%	5% Bed Tax
Kodiak Island Borough	Second Class Borough	13,797	Yes	No	9.25 mill Severance Tax/5% Bed Tax
Kotlik	Second Class City	605	No	3%	No
Kotzebue	Second Class City	3,070	No	6%	6% Bed Tax/ 6% Alcohol Tax
Koyuk	Second Class City	341	No	2%	No
Koyukuk	Second Class City	108	No	No	No
Kupreanof	Second Class City	30	No	No	No
Kwethluk	Second Class City	709	No	5%	No
Lake & Peninsula Borough	Home Rule Borough	1,627	No	No	2% Raw Fish Tax/Guide Fees/6% Bed Tax
Larsen Bay	Second Class City	96	No*	3%	No
Lower Kalskag	Second Class City	267	No	NR	NR
Manokotak	Second Class City	405	No	2%	No
Marshall	Second Class City	365	No	4%	No
Matanuska-Susitna Borough	Second Class Borough	67,526	Yes	No	5% Bed Tax
McGrath	Second Class City	405	No	No	No
Mekoryuk	Second Class City	205	No	2%	No
Metlakatla	Federal Law	1,397	No	No	No
Mountain Village	Second Class City	753	No	3%	No
Napakiak	Second Class City	380	No	3%	No
Napaskiak	Second Class City	424	No	No	No
Nenana	Home Rule City	385	Yes	4%	No
New Stuyahok	Second Class City	491	No	No	No
Newhalen	Second Class City	171	No	2%	NR
Nightmute	Second Class City	229	No	2%	No
Nikolai	Second Class City	123	No	No	No
Nome	First Class City	3,414	Yes	5%	4% Bed Tax
Nondalton	Second Class City	216	No	NR	No
Noorvik	Second Class City	648	No	3%	No
North Pole	Home Rule City	1,609	Yes	3%	No
North Slope Borough	Home Rule Borough	7,228	Yes	No	No
Northwest Arctic Borough	Home Rule Borough	7,293	No	No	No
Nuiqsut	Second Class City	416	No*	No	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

TABLE 1

2004 Municipalities: Class, Populations and Tax Types - continued

Municipality	Type of Municipality	Population	Property Tax	Sales Tax	Special Tax
Nulato	Second Class City	333	No	No	No
Nunam Iqua (Sheldon Point)	Second Class City	174	No	2%	No
Nunapitchuk	Second Class City	498	No	3%	No
Old Harbor	Second Class City	211	No*	3%	No
Ouzinkie	Home Rule City	172	No*	3%	No
Palmer	First Class City	5,267	Yes	3%	No
Pelican	Home Rule City	113	Yes	4%	10% Bed Tax
Petersburg	Second Class City	3,079	Yes	6%	4% Bed Tax
Pilot Point	Second Class City	70	No	3%	3% Fish Tax
Pilot Station	Second Class City	561	No	4%	No
Platinum	Second Class City	40	No	No	No
Point Hope	Second Class City	725	No*	No	No
Port Alexander	Second Class City	70	No	4%	6% Bed Tax
Port Heiden	Second Class City	85	No	No	No
Port Lions	Second Class City	233	No*	No	5% Bed Tax
Quinhagak	Second Class City	578	No	3%	No
Ruby	Second Class City	165	No	No	No
Russian Mission	Second Class City	325	No	No	No
St. George	First Class City	148	No	NR	NR
St. Mary's	First Class City	581	No	3%	No
St. Michael	Second Class City	413	No	NR	No
Saint Paul	First Class City	539	No	3%	3% Raw Fish Tax
Sand Point	Second Class City	947	No	3%	7% Bed Tax/2% Raw Fish Tax
Savoonga	Second Class City	704	No	3%	No
Saxman	Second Class City	424	No*	NR	No
Scammon Bay	Second Class City	467	No	2%	No
Selawik	First Class City	820	No	5%	No
Seldovia	Home Rule City	431	Yes	4%/6.5%	No
Seward	Second Class City	2,745	Yes	4%	4% Bed Tax
Shageluk	Second Class City	141	No	No	No
Shaktoolik	Second Class City	223	No	NR	No
Shishmaref	Second Class City	594	No	2%	No
Shungnak	Second Class City	264	No	NR	No
Sitka, City & Borough of	Unified Home Rule	8,897	Yes	5%/6%	6% Bed Tax/ $.02/gal Fuel Tax
Skagway	First Class City	844	Yes	4%	8% Bed Tax
Soldotna	First Class City	3,992	Yes	3%	No
Stebbins	Second Class City	570	No	3%	No
Tanana	First Class City	283	No	2%	No
Teller	Second Class City	242	No	3%	No
Tenakee Springs	Second Class City	106	No	1%	6% Bed Tax
Thorne Bay	Second Class City	481	No	5%	No
Togiak	Second Class City	820	No	2%	2% Raw Fish Tax
Toksook Bay	Second Class City	571	No	NR	No
Unalakleet	Second Class City	741	No	5%	5% Bed Tax/5% Alcohol Tax
Unalaska	First Class City	4,374	Yes	3%	2% Raw Fish Tax/ 5% Bed Tax
Upper Kalskag	Second Class City	231	No	No	No
Valdez	Home Rule City	3,935	Yes	No	6% Bed Tax
Wainwright	Second Class City	553	No*	No	No
Wales	Second Class City	158	No	NR	NR
Wasilla	First Class City	6,387	Yes	2.5%	No
White Mountain	Second Class City	214	No	1%	No
Whittier	Second Class City	173	Yes	3%	Passenger Trans. Tax/3% Alcohol Tax
Wrangell	Home Rule City	2,123	Yes	7%	$4 per night Bed Tax
Yakutat, City & Borough of	Home Rule Borough	690	Yes	4%	1% Raw Fish Tax/4% Bed & Car Rental Tx

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

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

106 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

15 Municipalities did not provide a report this year

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

13 Cities in the Unorganized Borough levy a property tax

TABLE 2

2004 Municipal Sales Tax, Special Tax and Revenues

Municipality	Sales Tax	Revenues	Special Tax	Revenues
Adak	3%	$660,000	2% Fuel Transfer Tax	$41,374
Akhiok	No		No	
Akiak	No		No	
Akutan	NR		NR	
Alakanuk	No		No	
Aleknagik	5%	$93,429	5% Bed Tax	$618
Aleutians East Borough	No		2% Raw Fish Tax	$2,807,902
Allakaket	No	NR	NR	
Ambler	3%	$22,470	No	
Anaktuvuk Pass	No		No	
Municipality of Anchorage	No		8% Bed Tx & Car Rental/15% Tobacco Tx/Aircraft (flat)	$10,287,972/ $4,456,172/ $4,734,327/$203,390
Anderson	No		8% Utility Tax	$41,357
Angoon	3%	$124,648	3% Bed Tax	$23,073
Aniak	2%	$49,357	No	
Anvik	No		No	
Atka	No		2% Raw Fish Tax/ 10% Bed Tax	$32,795/$1,702
Atqasuk	No		No	
Barrow	No		No	
Bethel	5%	$4,880,743	3% Bed/5% Alcohol/5% Gaming/MVRT	$74,937/$57,003/$489,168/$62,952
Bettles	No		$.02/gal. Fuel Transfer Tax	$4,711
Brevig Mission	3%	$29,781	No	
Bristol Bay Borough	No		3% Raw Fish Tax/10% Bed Tax	$312,605 / $51,132
Buckland	6%	$20,602	No	
Chefornak	2%	24,027	2% Raw Fish Tax	$149
Chevak	NR	NR	No	
Chignik	No		1%salmon tax/1% other seafood	$66,920/$13,303
Chuathbaluk	No		No	
Clarks Point	NR	NR	No	
Coffman Cove	No		No	
Cold Bay	No		8% Bed Tax/$.04/gal. Fuel Tax	$19,900/$30,872
Cordova	6%	$2,033,859	6% Bed Tax/6% Vehicle Rental Tax	$79,030/$13,509
Craig	5%	$1,240,569	6% Liquor Tax	$97,785
Deering	3%	$19,120	No	
Delta Junction	No		No	
Denali Borough	No		Sev. Tax $.05/yd gravel-$.05 ton-coal-$; Bed Tax 7%	$55,862/$1,599,969
Dillingham	6%	$2,014,814	10% Bed Tax / 10% Liquor Tax/6% Gaming	$40,444/$197,039/$91,068
Diomede	3%	$15,564	No	
Eagle	No		No	
Eek	2%	$23,850	No	
Egegik	No		2% Raw Fish Tax	$202,571
Ekwok	No		No	
Elim	2%	$29,031	No	
Emmonak	NR		No	
Fairbanks	No		8% Bed Tax/ 5% Alcohol Tax/ 8% Tobacco Tax	$1,786,027/$1,162,9281/$799,567
Fairbanks North Star Borough	No		8% Bed Tax	$1,375,192
False Pass	2%	$108,529	6% Bed Tax	$564
Fort Yukon	3%	$113,899	No	
Galena	3%	$134,000	No	
Gambell	3%	$65,989	No	
Golovin	No		No	
Goodnews Bay	No		No	
Grayling	No		No	
Gustavus	2%	NR	4% Bed Tax as of 4-1-04	None reported yet
Haines Borough	5.5%	$1,865,653	4% Bed Tax/4% Tour Tax	$64,288/$20,423
Holy Cross	No		No	
Homer	3.50%	$4,353,146	No	

TABLE 2 - continued

2004 Municipal Sales Tax, Special Tax and Revenues

Municipality	Sales Tax	Revenues	Special Tax	Revenues
Hoonah	5%	$522,404	No	
Hooper Bay	4%	$153,668	No	
Houston	2%	53472.44	No	
Hughes	No		No	
Huslia	No		No	
Hydaburg	4%	$23,906	No	
Juneau, City & Borough of	5%	$30,539,500	7% Bed Tax/ 3% Liquor Tax/ $.30/pack Tobacco Tx	$825,000/$660,000/$311,737
Kachemak	No		No	
Kake	5%	$34,492	No	
Kaktovik	No		No	
Kaltag	No		No	
Kasaan	No		No	
Kenai	3%	$3,680,000	No	
Kenai Peninsula Borough	2%	$14,910,977	No	
Ketchikan	3.5%	$7,933,224	6% Bed Tax	$301,834
Ketchikan Gateway Borough	2%	$4,071,818	4% Bed Tax	$37,365
Kiana	2%	$24,937	No	
King Cove	4%	$434,863	4% Seafood Proc/Business impact tax-flat	$795,862/$100,000
Kivalina	NR	NR	No	
Klawock	5.5%	$477,389	6% Bed Tax	$5,844
Kobuk	No		No	
Kodiak	6%	$7,130,691	5% Bed Tax	$110,466
Kodiak Island Borough	No		9.25 mill Severance Tax/5% Bed Tax	$799,693/$56,177
Kotlik	3%	$77,831	No	
Kotzebue	6%	$2,423,193	6% Bed Tax/ 6% Alcohol Tax	$40,690/$21,064
Koyuk	2%	$34,788	No	
Koyukuk	No		No	
Kupreanof	No		No	
Kwethluk	5%	$106,538	No	
Lake & Peninsula Borough	No		2% Raw Fish Tax/Guide Fees/6% Bed Tax	$574,192/$23,098/$134,509
Larsen Bay	3%	$7,019	No	
Lower Kalskag	NR	NR	NR	
Manokotak	2%	$1,185	No	
Marshall	4%	$52,402	No	
Matanuska-Susitna Borough	No		5% Bed Tax	$716,992
McGrath	No		No	
Mekoryuk	2%	$13,000	No	
Metlakatla	No		No	
Mountain Village	3%	$109,776	No	
Napakiak	3%	$43,770	No	
Napaskiak	No		No	
Nenana	4%	$136,808	No	
New Stuyahok	No		No	
Newhalen	2%	NR	NR	
Nightmute	2%	$1,628	No	
Nikolai	No		No	
Nome	5%	$3,484,362	4% Bed Tax	$94,741
Nondalton	NR		No	
Noorvik	3%	$109,032	No	
North Pole	3%	$1,563,306	No	
North Slope Borough	No		No	
Northwest Arctic Borough	No		No	
Nuiqsut	No		No	

TABLE 2- continued

2004 Municipal Sales Tax, Special Tax and Revenues

Municipality	Sales Tax	Revenues	Special Tax	Revenues
Nulato	No		No	
Nunam Iqua (Sheldon Point)	2%	$6,003	No	
Nunapitchuk	3%	$32,730	No	
Old Harbor	3%	$26,775	No	
Ouzinkie	3%	$5,266	No	
Palmer	3%	$3,066,089	No	
Pelican	4%	$57,253	10% Bed Tax	$2,528
Petersburg	6%	$2,140,917	4% Bed Tax	$37,920
Pilot Point	3%	110000	3% Fish Tax	$3,000
Pilot Station	4%	$54,556	No	
Platinum	No		No	
Point Hope	No		No	
Port Alexander	4%	$14,250	6% Bed Tax	$1,916
Port Heiden	No		No	
Port Lions	No		5% Bed Tax	$4,558
Quinhagak	3%	$77,506	No	
Ruby	No		No	
Russian Mission	No		No	
St. George	NR	NR	NR	
St. Mary's	3%	$107,105	No	
St. Michael	NR		No	
Saint Paul	3%	$281,808	3% Raw Fish Tax	$601,253
Sand Point	3%	$461,115	7% Bed Tax/2% Raw Fish Tax	$5,236/$526,295
Savoonga	3%	$50,000	No	
Saxman	NR		No	
Scammon Bay	2%	$26,571	No	
Selawik	5%	$63,565	No	
Seldovia	4%/6.5%	$107,299	No	
Seward	4%	$2,674,839	4% Bed Tax	$215,145
Shageluk	No		No	
Shaktoolik	NR		No	
Shishmaref	2%	$34,129	No	
Shungnak	NR		No	
Sitka, City & Borough of	5%/6%	$7,527,857	6% Bed Tax/ $.02/gal Fuel Tax	$299,348/ $7,437
Skagway	4%	$2,531,977	8% Bed Tax	$91,782
Soldotna	3%	$5,694,134	No	
Stebbins	3%	$45,646	No	
Tanana	2%	$21,116	No	
Teller	3%	$15,098	No	
Tenakee Springs	1%	$7,121	6% Bed Tax	$1,218
Thorne Bay	5%	$156,704	No	
Togiak	2%	$76,097	2% Raw Fish Tax	$32,680
Toksook Bay	NR		No	
Unalakleet	5%	$271,753	5% Bed Tax/5% Alcohol Tax	$5,803/$5,527
Unalaska	3%	$6,350,610	2% Raw Fish Tax/ 5% Bed Tax	$4,190,139/$110,649
Upper Kalskag	No		No	
Valdez	No		6% Bed Tax	$289,526
Wainwright	No		No	
Wales	NR	NR	NR	
Wasilla	2.5%	$7,135,574	No	
White Mountain	1%	$10,472	No	
Whittier	3%	$176,461	Passenger Trans. Tax/3% Alcohol Tax	$120,887/$6,450
Wrangell	7%	$1,872,949	$4 per night Bed Tax	$20,180
Yakutat, City & Borough of	4%	$575,212	1% Raw Fish Tax/4% Bed & Car Rental Tx	$11,362/$64,529
TOTAL SALES TAX REPORTED		**$ 137,945,620**	**TOTAL SPECIAL TAXES REPORTED**	**$43,659,859**

TABLE 3
2004 Local Property 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	$321,573,092	$779,815	$322,352,907	2.05%	273,565	$1,178	
Bristol Bay Borough	$1,747,532	$0	$1,747,532	-12.37%	1,103	$1,584	
Cordova	$1,437,611	$36,963	$1,474,574	3.88%	2,298	$642	
Craig	$439,869	$0	$439,869	-3.32%	1,495	$294	
Dillingham	$1,339,892	$0	$1,339,892	0.04%	2,390	$561	
Fairbanks, City*	$8,685,154	$0	$8,685,154	7.54%	29,002	$299	$1,169
Fairbanks North Star Borough	$67,053,974	$4,328,465	$71,382,439	4.95%	82,131	$869	
Haines Borough	$1,810,627	$0	$1,810,627	-0.44%	2,319	$781	
Homer*	$1,742,434	$0	$1,742,434	12.92%	5,865	$297	$1,186
Houston*	$188,922	$0	$188,922	21.23%	1,351	$140	
City & Borough of Juneau	$30,125,600	$0	$30,125,600	4.04%	31,246	$964	
Kachemak City*	$30,403	$0	$30,403	7.03%	478	$64	$953
Kenai, City*	$1,950,156	$26,130	$1,976,286	40.14%	7,123	$277	$1,167
Kenai Peninsula Borough	$37,752,405	$7,946,360	$45,698,765	9.61%	51,398	$889	
Ketchikan, City*	$3,591,070	$0	$3,591,070	0.70%	7,989	$450	$927
Ketchikan Gateway Borough	$6,456,204	$0	$6,456,204	-7.72%	13,533	$477	
Kodiak, City*	$638,092	$0	$638,092	0.38%	6,113	$104	$726
Kodiak Island Borough	$8,578,403	$0	$8,578,403	7.97%	13,797	$622	
Matanuska-Susitna Borough	$55,530,840	$40,294	$55,571,134	7.22%	67,526	$823	
Nenana	$231,997	$0	$231,997	57.61%	385	$603	
Nome	$2,410,511	$0	$2,410,511	4.86%	3,414	$706	
North Pole*	$779,080	$0	$779,080	3.14%	1,609	$484	$1,353
North Slope Borough	$5,595,083	$194,209,446	$199,804,529	0.08%	7,228	$27,643	
Palmer*	$622,879	$0	$622,879	-0.44%	5,267	$118	$941
Pelican	$54,204	$0	$54,204	5.15%	113	$480	
Petersburg	$1,897,788	$0	$1,897,788	2.70%	3,079	$616	
Seldovia*	$146,451	$0	$146,451	-3.91%	431	$340	$1,229
Seward*	$670,297	$0	$670,297	-5.88%	2,745	$244	
City & Borough of Sitka	$4,034,622	$0	$4,034,622	-0.03%	8,897	$453	
Skagway	$1,148,146	$0	$1,148,146	0.00%	844	$1,360	
Soldotna*	$523,714	$0	$523,714	5.98%	3,992	$131	$1,020
Unalaska	$4,222,843	$0	$4,222,843	7.70%	4,374	$965	
Valdez	$7,896,485	$13,145,616	$21,042,101	3.86%	3,935	$5,347	
Wasilla*	$273,619	$0	$273,619	-32.38%	6,387	$43	$866
Whittier	$252,784	$2,402	$255,186	49.47%	173	$1,475	
Wrangell	$1,168,736	$0	$1,168,736	20.09%	2,123	$551	
City & Borough of Yakutat	$301,640	$0	$301,640	-8.56%	690	$437	
Total Property Taxes	**$582,903,159**	**$220,515,491**	**$803,418,651**	**2.77%**	**Overall ***	$1,390	per capita
Overall Chg from Prior Year	3.93%	-0.16%	2.77%		**Average ****	$1,028	property taxes

*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.

Total Local Tax Revenues Generated

		Percent Change from Previous Year
Sales Tax Revenues	**$137,945,620**	**3.84%**
Special Tax Revenues	**$43,659,859**	**-0.19%**
Local Property Tax Revenues	**$582,903,159**	**3.93%**
Oil & Gas Property Tax Revenues	**$220,515,491**	**-0.16%**
Total Local Tax Revenues	**$985,024,130**	**2.79%**

* 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.

TABLE 3A

2004 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	$ 199,804,529	$ -	$ -	$ 199,804,529	7,228	$ 27,643	
Valdez	$ 21,042,101		$ 289,526	$ 21,331,627	3,935	$ 5,421	
Skagway	$ 1,148,146	$ 2,531,977	$ 91,782	$ 3,771,906	844	$ 4,469	
Unalaska	$ 4,222,843	$ 6,350,610	$ 4,300,788	$ 14,874,241	4,374	$ 3,401	
Whittier	$ 255,186	$ 176,461	$ 127,337	$ 558,984	173	$ 3,231	
Egegik		$ -	$ 202,571	$ 202,571	82	$ 2,470	
Juneau, City & Borough of	$ 30,125,600	$ 30,539,500	$ 1,796,737	$ 62,461,837	31,246	$ 1,999	
Bristol Bay Borough	$ 1,747,532	$ -	$ 363,737	$ 2,111,269	1,103	$ 1,914	
King Cove		$ 434,863	$ 895,863	$ 1,330,725	725	$ 1,835	
Nome	$ 2,410,511	$ 3,484,362	$ 94,741	$ 5,989,614	3,414	$ 1,754	
Saint Paul		$ 281,808	$ 601,253	$ 883,061	539	$ 1,638	
Haines Borough	$ 1,810,627	$ 1,865,653	$ 84,711	$ 3,760,991	2,319	$ 1,622	
False Pass		$ 108,529	$ 564	$ 109,093	69	$ 1,581	
Cordova	$ 1,474,574	$ 2,033,859	$ 92,539	$ 3,600,972	2,298	$ 1,567	
Soldotna*	$ 523,714	$ 5,694,134	$ -	$ 6,217,847	3,992	$ 1,558	$ 2,603
Dillingham	$ 1,339,892	$ 2,014,814	$ 328,551	$ 3,683,257	2,390	$ 1,541	
Ketchikan, City*	$ 3,591,070	$ 7,933,224	$ 301,834	$ 11,826,128	7,989	$ 1,480	$ 2,095
North Pole*	$ 779,080	$ 1,563,306	$ -	$ 2,342,386	1,609	$ 1,456	$ 2,338
Wrangell	$ 1,168,736	$ 1,872,949	$ 20,180	$ 3,061,865	2,123	$ 1,442	
Yakutat, City & Borough of	$ 301,640	$ 575,212	$ 75,891	$ 952,743	690	$ 1,381	
Sitka, City & Borough of	$ 4,034,622	$ 7,527,857	$ 306,785	$ 11,869,264	8,897	$ 1,334	
Petersburg	$ 1,897,788	$ 2,140,917	$ 37,920	$ 4,076,625	3,079	$ 1,324	
Seward*	$ 670,297	$ 2,674,839	$ 215,145	$ 3,560,281	2,745	$ 1,297	$ 2,486
Kodiak, City*	$ 638,092	$ 7,130,691	$ 110,466	$ 7,879,249	6,113	$ 1,289	$ 2,070
Anchorage	$ 322,352,907	$ -	$ 19,681,861	$ 342,034,768	273,565	$ 1,250	
Craig	$ 439,869	$ 1,240,569	$ 97,785	$ 1,778,223	1,495	$ 1,189	
Kenai Peninsula Borough	$ 45,698,765	$ 14,910,977	$ -	$ 60,609,742	51,398	$ 1,179	
Wasilla*	$ 273,619	$ 7,135,574	$ -	$ 7,409,193	6,387	$ 1,160	$ 2,046
Sand Point		$ 461,115	$ 531,531	$ 992,646	947	$ 1,048	
Aleutians East Borough		$ -	$ 2,807,902	$ 2,807,902	2,688	$ 1,045	
Homer*	$ 1,742,434	$ 4,353,146	$ -	$ 6,095,580	5,865	$ 1,039	$ 1,925
Pelican	$ 54,204	$ 57,253	$ 2,528	$ 113,985	113	$ 1,009	
Nenana	$ 231,997	$ 136,808	$ -	$ 368,805	385	$ 958	
Bethel		$ 4,880,743	$ 684,060	$ 5,564,803	5,886	$ 945	
Fairbanks North Star Borough	$ 71,382,439	$ -	$ 1,375,192	$ 72,757,631	82,131	$ 886	
Chignik		$ -	$ 80,223	$ 80,223	91	$ 882	
Denali Borough		$ -	$ 1,655,831	$ 1,655,831	1,917	$ 864	
Matanuska-Susitna Borough	$ 55,571,134	$ -	$ 716,992	$ 56,288,126	67,526	$ 834	
Kotzebue		$ 2,423,193	$ 61,754	$ 2,484,947	3,070	$ 809	
Kenai, City*	$ 1,976,286	$ 3,680,000	$ -	$ 5,656,286	7,123	$ 794	$ 1,954
Ketchikan Gateway Borough	$ 6,456,204	$ 4,071,818	$ 37,365	$ 10,565,387	13,533	$ 781	
Palmer*	$ 622,879	$ 3,066,089	$ -	$ 3,688,968	5,267	$ 700	$ 1,582
Kodiak Island Borough	$ 8,578,403	$ -	$ 855,870	$ 9,434,273	13,797	$ 684	
Hoonah		$ 522,404	$ -	$ 522,404	850	$ 615	
Seldovia*	$ 146,451	$ 107,299	$ -	$ 253,750	431	$ 589	$ 1,475
Klawock		$ 477,389	$ 5,844	$ 483,232	847	$ 571	
Cold Bay		$ -	50,772	$ 50,772	95	$ 534	
Lake & Peninsula Borough		$ -	$ 731,799	$ 731,799	1,627	$ 450	
Fairbanks, City*	$ 8,685,154	$ -	$ 3,748,522	$ 12,433,676	29,002	$ 429	$ 1,311
Aleknagik		$ 93,429	$ 618	$ 94,047	235	$ 400	
Unalakleet		$ 271,753	$ 11,330	$ 283,083	741	$ 382	
Atka		$ -	$ 34,497	$ 34,497	94	$ 367	
Thorne Bay		$ 156,704	$ -	$ 156,704	481	$ 326	
Angoon		$ 124,648	23,073	$ 147,722	507	$ 291	
Port Alexander		$ 14,250	$ 1,916	$ 16,166	70	$ 231	
Fort Yukon		$ 113,899	$ -	$ 113,899	560	$ 203	
St. Mary's		$ 107,105	$ -	$ 107,105	581	$ 184	
Galena		$ 134,000	$ -	$ 134,000	744	$ 180	

TABLE 3A- continued

2004 Per Capita Tax Revenues

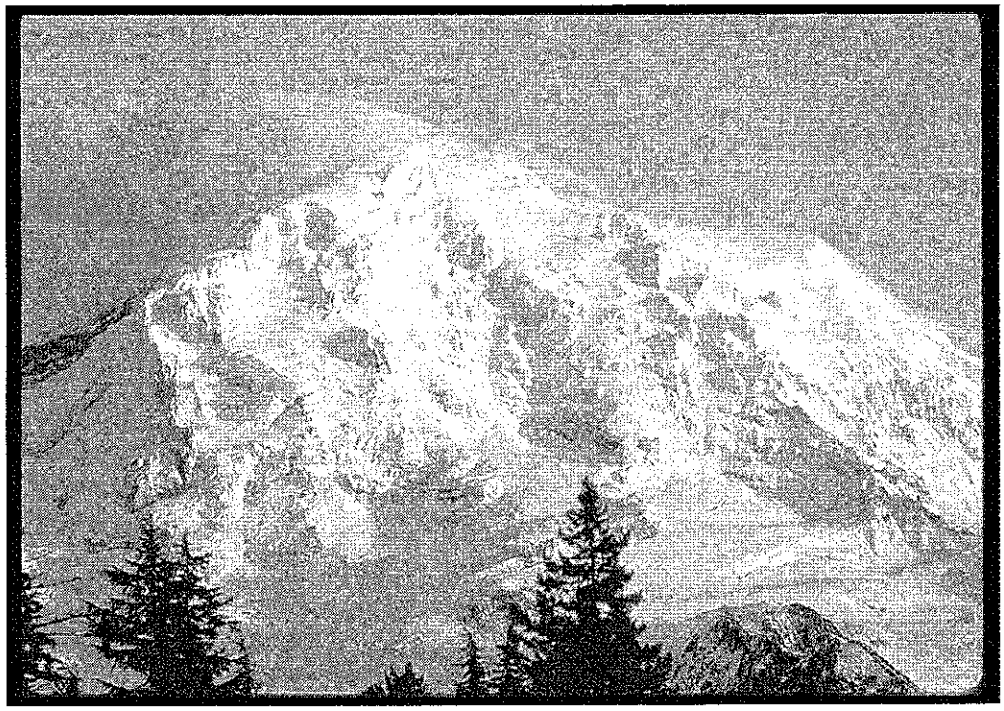
This table lists only those municipalities which levy a sales, severance, property or other type of local tax

Municipality	Property Tax (Inc. Oil & Gas)	Sales Tax	Other Taxes	Total Taxes Reported	Population	Per Capita Revenue	**Per Capita Revenue City & Boro
Houston*	$ 188,922	$ 53,472	$ -	$ 242,395	1,351	$ 179	$ 1,043
Noorvik		$ 109,032	$ -	$ 109,032	648	$ 168	
Kwethluk		$ 106,538	$ -	$ 106,538	709	$ 150	
Bettles		$ -	4,711	$ 4,711	32	$ 147	
Mountain Village		$ 109,776	-	$ 109,776	753	$ 146	
Deering		$ 19,120	-	$ 19,120	131	$ 146	
Marshall		$ 52,402	$ -	$ 52,402	365	$ 144	
Hooper Bay		$ 153,668	$ -	$ 153,668	1,109	$ 139	
Quinhagak		$ 77,506	$ -	$ 77,506	578	$ 134	
Togiak		$ 76,097	$ 32,680	$ 108,777	820	$ 133	
Kotlik		$ 77,831	$ -	$ 77,831	605	$ 129	
Old Harbor		$ 26,775	-	$ 26,775	211	$ 127	
Napakiak		$ 43,770	$ -	$ 43,770	380	$ 115	
Diomede		$ 15,564	-	$ 15,564	137	$ 114	
Anderson		$ -	$ 41,357	$ 41,357	377	$ 110	
Koyuk		$ 34,788	-	$ 34,788	341	$ 102	
Gambell		$ 65,989	$ -	$ 65,989	647	$ 102	
Pilot Station		$ 54,556	$ -	$ 54,556	561	$ 97	
Brevig Mission		$ 29,781	$ -	$ 29,781	313	$ 95	
Aniak		$ 49,357	$ -	$ 49,357	541	$ 91	
Elim		$ 29,031	$ -	$ 29,031	342	$ 85	
Eek		$ 23,850	$ -	$ 23,850	290	$ 82	
Stebbins		$ 45,646	-	$ 45,646	570	$ 80	
Tenakee Springs		$ 7,121	$ 1,218	$ 8,340	106	$ 79	
Selawik		$ 63,565	$ -	$ 63,565	820	$ 78	
Ambler		$ 22,470	-	$ 22,470	291	$ 77	
Tanana		$ 21,116	$ -	$ 21,116	283	$ 75	
Larsen Bay		$ 7,019	$ -	$ 7,019	96	$ 73	
Savoonga		$ 50,000	$ -	$ 50,000	704	$ 71	
Nunapitchuk		$ 32,730	$ -	$ 32,730	498	$ 66	
Hydaburg		$ 23,906	-	$ 23,906	369	$ 65	
Kachemak*	$ 30,403	$ -	$ -	$ 30,403	478	$ 64	$ 1,073
Mekoryuk		$ 13,000	-	$ 13,000	205	$ 63	
Teller		$ 15,098	$ -	$ 15,098	242	$ 62	
Kiana		$ 24,937	$ -	$ 24,937	408	$ 61	
Shishmaref		$ 34,129	-	$ 34,129	594	$ 57	
Scammon Bay		$ 26,571	$ -	$ 26,571	467	$ 57	
Chefornak		$ 24,027	$ 149	$ 24,177	434	$ 56	
Kake		$ 34,492	$ -	$ 34,492	683	$ 51	
Buckland		$ 20,602	$ -	$ 20,602	409	$ 50	
White Mountain		$ 10,472	$ -	$ 10,472	214	$ 49	
Pilot Point			$ 3,000	$ 3,000	70	$ 43	
Sheldon Point (Nunam Iqua)		$ 6,003	$ -	$ 6,003	174	$ 35	
Ouzinkie*		$ 5,266	$ -	$ 5,266	172	$ 31	$ 646
Nightmute		$ 1,628	$ -	$ 1,628	229	$ 7	
Manokotak		$ 1,185	$ -	$ 1,185	405	$ 3	
				Average statewide per capita revenue (Excludes North Slope)		$ 1,224	
				Average statewide per capita revenue (Including North Slope)		$ 1,518	

* indicates that city is located within a borough that also levies taxes. The revenue numbers listed only represent the revenues collected by the borough or the city.

**This column reflects a per capita revenue encompassing both city & borough taxes

PART 3



PROPERTY TAXATION

STATEWIDE VALUATION

as of

JANUARY 1, 2004

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	$48,171,839,839	$11,941,749,950	$60,113,589,789
Outside Taxing Jurisdictions	$0	$1,357,390,740	$1,357,390,740
Total	**$48,171,839,839**	**$13,299,140,690**	**$61,470,980,529**

AVERAGE PER CAPITA FULL AND TRUE VALUE: JANUARY 1, 2004

(<u>including</u> state oil and gas).....$ 94,827*

(<u>excluding</u> state oil and gas).....$ 74,311*

*average per capita values are based upon a statewide population of 648,243

TABLE 4

TYPE OF PROPERTY TAX EXEMPTIONS AUTHORIZED

BOROUGHS/UNIFIED MUNICIPALITIES	Residential	Business Machinery Equipment	Motor Vehicles	Boats & Vessels	Business Inventory	Aircraft
ANCHORAGE	FV	FV	ST COL	EX	FV	EX*
BRISTOL BAY	OP EX	FV	FV	FV	FV	FV
FAIRBANKS NORTH STAR	OP EX	EX	EX	EX	EX	EX
HAINES	FV	FV	EX	FF	EX	FV
JUNEAU	FV	FV	FV**	EX	EX	FV**
KENAI PENINSULA	OP EX	FV	ST COL	FV	EX	FV
KETCHIKAN GATEWAY	FV	FV	ST COL	FF	EX	FV
KODIAK ISLAND	FV	FV	ST COL	FF	EX	FV
MATANUSKA-SUSITNA	FV	EX	ST COL	EX	EX•	EX*
NORTH SLOPE	OP EX	FV	FV	FV	FV	FV
SITKA	FV	FV	ST COL	FF	FV	FV
YAKUTAT	FV	EX	EX	EX	EX	EX
CITIES						
CORDOVA	FV	EX	EX	EX	EX	EX
CRAIG	FV	EX	EX	EX	EX	EX
DILLINGHAM	FV	FV	EX	FV	FV	FV
EAGLE	FV	EX	EX	EX	EX	EX
NENANA	FV	FV	ST COL	FV	FV	FV
NOME	FV	FV	ST COL	FV	FV	EX
PELICAN	FV	FV	EX	FF	FV	EX
PETERSBURG	FV	EX	EX	EX	EX	EX
SKAGWAY	FV	EX	EX	EX	EX	EX
UNALASKA	FV	FV	ST COL	EX	FV	FV
VALDEZ	OP EX	EX	EX	EX	EX	EX
WHITTIER	FV	FV	ST COL	FV	EX	EX
WRANGELL	FV	FV	EX	EX	EX	FV

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)
OP EX Optional, residential exemption up to $10,000 allowed (AS 29.45.050(a)
ST COL State collected, annual motor vehicle tax (AS 28.10.431)

* Aircraft are exempt from taxes (except for scheduled carriers.) Exempted aircraft pay a flat tax of $75-$125

** Commercial at full value, private exempt

• The first $250,000 of inventory is exempt

TABLE 5
HISTORICAL SUMMARY OF MUNICIPAL PROPERTY TAX RATES
(2002-2004)

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	2002	2003	2004
MUNICIPALITY OF ANCHORAGE (Unified Home Rule)			
General Government	1.56	1.50	1.10
Education	7.81	7.37	7.26
Fire	1.68	1.64	1.87
Roads/Drainage	2.97	3.10	2.90
Police	2.39	2.25	2.37
Parks & Recreation	0.73	0.74	0.68
Building Safety	0.01	0.01	0.00
TOTAL	**17.17**	**16.61**	**16.18**
Smallest mill rate reported	8.36		
Largest mill rate reported	16.23		
Total number of service areas reported	43		
Revenue cap set at previous years revenue plus CPI, new construction, bonding, voter approved services, taxes for new judgements and special appropriations on an emergency basis.			
BRISTOL BAY BOROUGH (Second Class)			
General Government	4.00	8.86	7.76*
Education	5.00	4.14	5.24
Solid Waste	1.00	0.00	0.00
Public Safety	2.00	0.00	0.00
Waste Water	1.00	0.00	0.00
TOTAL	**13.50**	**13.00**	**13.00**
Mill rate is areawide. *No further breakdown received for 2004			
No tax cap			
FAIRBANKS NORTH STAR BOROUGH (Second Class)			
City of Fairbanks (Home Rule)			
School & Library Bonds	0.931	0.992	1.0110
General Government (Boro)	4.756	4.934	4.9790
General Government (City)	6.511	6.516	7.1710
Education	8.006	7.767	7.6160
TOTAL	**20.204**	**20.209**	**20.777**
Smallest mill rate reported	15.224		
Largest mill rate reported	30.626	**City of North Pole**	**17.789**
Total number of service areas reported	128	**Borough Levy**	**15.224**
Revenue cap set at previous years revenue plus CPI, new construction, bonding, voter approved services, taxes for new judgements and special appropriations on an emergency basis.			

TABLE 5
Continued

Municipality	2002	2003	2004
HAINES BOROUGH			
Home Rule Borough			
General Government	5.85	4.04	6.31*
Education	6.23	6.23	0.00
Fire District	0.00	1.81	0.00
TOTAL	**12.08**	**12.08**	**6.31**
Smallest mill rate reported	6.31		
Largest mill rate reported	4.55 (This service area is within the old city boundaries)		
Total number of service areas reported	8		
No tax cap			
* In 2004 there was no breakdown for education or fire in the borough.			
CITY AND BOROUGH OF JUNEAU			
(Unified Home Rule)			
Education/administration	6.00*	6.72	6.61*
Fire	0.75	0.68	0.70
Police	4.72**	4.24	4.69***
TOTAL	**11.47**	**11.64**	**12.00**
Smallest mill rate reported	6.61		
Largest mill rate reported	12.00	* includes schools, bond debt & general gov't.	
Total number of service areas reported	3	** includes Police, Transit, Streets & Parks	
		*** 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	3.50	5.00	4.50
Borough	6.50	6.50	6.50
Hospital	0.40	0.50	1.00
Kenai Peninsula College	0.10	0.10	0.10
TOTAL	**10.50**	**12.10**	**12.10**
Smallest mill rate reported	8.00	**City of Seldovia**	**13.85**
Largest mill rate reported	12.45	**City of Homer**	**13.35**
Total number of service areas reported	16	**City of Seward**	**10.22**
		City of Soldotna	**11.60**
		City of Kachemak	**10.35**
		Borough Levy	**6.50**
Borough tax cap set at 8 mills			

TABLE 5
continued

Municipality	2002	2003	2004
KETCHIKAN GATEWAY BOROUGH			
(Second Class)			
City of Ketchikan (Home Rule)			
General Government	0.57	0.57	0.57
Education	6.23	6.43	6.93
Police	1.43	1.43	1.43
Fire	1.07	1.07	1.07
Public Works	3.90	3.90	3.90
TOTAL	**13.20**	**13.40**	**13.90**
Smallest mill rate reported	7.50		
Largest mill rate reported	12.80	**Borough Levy**	**8.70**
Total number of service areas reported	12	**City of Saxman**	**7.50** (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	2.44	2.44	2.51
Borough/Education	8.81	8.81	9.74
TOTAL	**11.25**	**11.25**	**12.25**
Smallest mill rate reported	10.25		
Largest mill rate reported	13.75		
Total number of service areas reported	10	**Borough Levy**	**10.25**
No borough tax cap			
MATANUSKA-SUSITNA BOROUGH			
(Second Class)			
City of Wasilla (First Class)			
Borough/Education	13.133	11.702	11.80
City	0.90	0.500	.40
Fire	1.00	1.000	1.50
TOTAL	**15.033**	**13.202**	**13.70**
Smallest mill rate reported	11.80	**City of Palmer**	**15.50**
Largest mill rate reported	20.30	**City of Houston**	**14.80**
Total number of service areas reported	28	**Borough Levy**	**11.80**
No borough tax cap			

TABLE 5
continued

Municipality	2002	2003	2004
NORTH SLOPE BOROUGH (Home Rule)**			
General Government	6.47*	7.32*	7.51*
Education	N/B	N/B	N/B
Debt Service	12.03	11.24	11.14
TOTAL	**18.89**	**18.56**	**18.65**

*Mill levy is areawide
N/B= No breakdown given for school and general government. 7.51ills 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	3.00	2.00	2.00
Education	3.00	4.00	4.00
TOTAL	**6.00**	**6.00**	**6.00**

Mill levy is areawide

Tax cap set at 6 mills

CITY & BOROUGH OF YAKUTAT (Home Rule)			
General Government / Education	9.00	9.00	9.00
TOTAL	**9.00**	**9.00**	**9.00**

Mill levy is for road accessed property only
Property without road access is taxed at 6.0 mills

No tax cap

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

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, or, for FY 05:

$90,653 X 2.25 X 13,245 = $2,701,572,716 (Assessed Value Limit for operating budget) [1]

$2,701,572,716 X 30 mills = $ 81,047,181 (FY 05 statutory tax limit for operating budget)

Actual FY 05 projected operating budget: $79,505,000

$79,505,000 / $2,701,572,716 = 29.43 mills (operating budget rate- under the 30 mill tax limit)

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

FY 05 projected budget for debt service (payment of bonds): $116,410,000

Estimated Actual Assessed Value: $10,588,575,451

$116,410,000 / $10,588,575,451 = 10.99 mills (levy to satisfy **debt service**)

$79,505,000 / $10,588,575,451 = 7.51 mills (levy to satisfy **operating budget**)

10.99+7.51 = 18.50 mills (actual overall rate)

Mill Rate Calculation Based on the Reduced Values Derived from 225% Formula

Debt service—
$116,410,000 / $2,701,572,716 = 43.09 mills

Operating Budget—
$79,505,000 / $2,701,572,716 = 29.43 mills

Total Mills based upon 225% formula values-- **72.52 mills**

[1] Note: for FY 06, this calculation will be:
$94,827 X 225% X 13,047 = $ 2,783,717,705

Note: 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. Also, the mill rate calculated here may be somewhat different than the one shown on page 24 due to the differences in actual assessed values at the time of this calculation and the borough calculation.

TABLE 5
continued

Municipality	2002	2003	2004
CITY OF CORDOVA (Home Rule)			
General Government/Education	13.50	13.50	14.00
TOTAL	**13.50**	**13.50**	**14.00**
Service area mill rate reported	13.00		
Total number of service areas reported	1		
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	11.00	11.00	13.00
TOTAL	**11.00**	**11.00**	**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	12.00	12.00	12.00
TOTAL	**12.00**	**12.00**	**12.00**
Mill rate is areawide			
Tax cap 2% value (20 mills)			
CITY OF NOME (First Class)			
General Government	6.400	6.900	1.75
Education	6.200	6.100	9.25
TOTAL	**12.60**	**13.00**	**11.00**
Mill rate is areawide			
No tax cap			

TABLE 5
continued

Municipality	2002	2003	2004
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	10.17	10.17	10.23
TOTAL	**10.17**	**10.17**	**10.23**
Tax cap set at 1% (10 mills) plus .12 mills for pool debt service			
CITY OF SKAGWAY (First Class)			
General Government	8.27	8.27	7.78
TOTAL	**8.27**	**8.27**	**7.78**
Smallest mill rate reported	1.40		
Largest mill rate reported	7.78		
Total number of service areas reported	5		
No tax cap			
CITY OF UNALASKA (First Class)			
General Government	11.78	11.78	11.78
TOTAL	**11.78**	**11.78**	**11.78**
Mill rate is areawide			
No tax cap			
CITY OF VALDEZ (Home Rule)**			
General Government	14.0510	14.0395	14.0395
Education	5.9490	5.9605	5.9605
TOTAL	**20.0000**	**20.0000**	**20.000**
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			
CITY OF WRANGELL (Home Rule)			
General Government	7.401	8.88	8.88
Education	2.600	3.12	3.12
TOTAL	**10.000**	**12.00**	**12.00**
Smallest mill rate reported	1.20		
Largest mill rate reported	12.00		
Total number of service areas reported	**3**		
No tax cap			

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

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; or, for Tax Year (FY) 05

$90,653 X 2.25 X 3,935 = $802,618,999 (Assessed Value Limit for operating budget)

$802,618,999 X 30 mills = $24,078,570 (FY 05 statutory tax limit for operating budget)

FY 05 operating budget: $21,743,620 (property tax portion)

$ 21,743,620
$ 802,618,999 = 27.09 mills (effective operating rate)

DEVELOPMENT OF ACTUAL OVERALL RATE:

FY 05 budget for debt service (payment of bonds): $-0-

Actual assessed value: $1,153,259,746

$ -0-
$ 1,153,259,746 = 0.00 mills (levy to satisfy debt service)

$ 21,743,620
$1,153,259,746 = 18.85 mills (levy to satisfy operating budget)

0.000+ 18.85 = 18.85 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. For TY 2004 there was a legal challenge to the city's assessment of the oil tankers. This one item accounted for a large portion of this value difference.

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.

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 OSA 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

Assessed Value	Sales Price	Ratio	
$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.

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.

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 **P**rice **R**elated **D**ifferential (**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; *COD*s 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, 2004

Boroughs/Unified Municipalities	Locally Assessed Real Property	Locally Assessed Personal Property	State Assessed	Total Assessed	Reported A/V Ratio	Reported COD
Anchorage (Municipality of)	**$18,884,219,903**	**$1,843,145,621**	**$47,159,910**	**$20,774,525,434**	**97.0%**	**5.5%**
Bristol Bay Borough	**$85,477,040**	**$51,240,516**	**$0**	**$136,717,556**	**109.0%**	**6.3%**
Fairbanks North Star Borough	**$4,530,075,429**	**$0**	**$271,188,340**	**$4,801,263,769**	**95.4%**	**6.8%**
Fairbanks (City of)	$1,445,561,926	$0	$0	$1,445,561,926	**96.3%**	**8.7%**
North Pole	$266,358,227	$0	$0	$266,358,227	**90.3%**	**5.4%**
Outside Cities	$2,818,155,276	$0	$271,188,340	$3,089,343,616		
Haines Borough	**$160,451,871**	**$13,773,476**	**$0**	**$174,225,347**	**82.4%**	**N/R**
Juneau (City & Borough)	**$2,569,952,862**	**$217,521,579**	**$0**	**$2,787,474,441**	**93.1%**	**7.3%**
Kenai Peninsula Borough	**$3,551,139,778**	**$204,551,490**	**$611,303,250**	**$4,366,994,518**	**89.5%**	**9.9%**
Homer	$333,843,562	$19,148,462	$0	$352,992,024	**86.8%**	**11.4%**
Kachemak	$31,687,600	$228,223	$0	$31,915,823	**86.6%**	**20.8%**
Kenai (City of)	$342,540,300	$38,569,933	$8,799,980	$389,910,213	**94.6%**	**7.1%**
Seldovia	$16,693,900	$3,712,359	$0	$20,406,259	**73.2%**	**NR**
Seward	$159,136,100	$55,084,652	$0	$214,220,752	**89.1%**	**5.5%**
Soldotna	$279,876,651	$31,257,343	$0	$311,133,994	**94.8%**	**8.5%**
Outside Cities	$2,387,361,665	$56,550,518	$602,503,270	$3,046,415,453		
Ketchikan Gateway Borough	**$862,809,100**	**$54,985,800**	**$0**	**$917,794,900**	**93.7%**	**20.7%**
Ketchikan (City of)	$499,918,100	$41,280,300	$0	$541,198,400	**N/R**	**N/R**
Saxman	$11,024,300	$1,164,200	$0	$12,188,500	**N/R**	**N/R**
Outside Cities	$351,866,700	$12,541,300	$0	$364,408,000		
Kodiak Island Borough	**$678,427,713**	**$105,481,537**	**$0**	**$783,909,250**	**93.4%**	**21.2%**
Akhiok	$49,900	$359,772	$0	$409,672	**N/R**	**N/R**
Kodiak (City of)	$315,162,532	$69,365,553	$0	$384,528,085	**N/R**	**N/R**
Larsen Bay	$4,292,500	$1,208,738	$0	$5,501,238	**N/R**	**N/R**
Old Harbor	$2,326,910	$360,445	$0	$2,687,355	**N/R**	**N/R**
Ouzinkie	$2,231,000	$342,694	$0	$2,573,694	**N/R**	**N/R**
Port Lions	$4,729,500	$656,647	$0	$5,386,147	**N/R**	**N/R**
Outside Cities	$349,635,371	$33,187,688	$0	$382,823,059		
Matanuska-Susitna Borough	**$4,159,403,900**	**$36,492,524**	**$3,308,210**	**$4,199,204,634**	**92.3%**	**8.8%**
Houston	$61,164,400	$1,141,167	$0	$62,305,567	**93.4%**	**31.4%**
Palmer	$245,170,600	$3,291,729	$0	$248,462,329	**92.1%**	**12.8%**
Wasilla	$496,132,200	$28,429,027	$0	$524,561,227	**88.6%**	**8.1%**
Outside Cities	$3,356,936,700	$3,630,601	$3,308,210	$3,363,875,511		

TABLE 6- continued
SUMMARY OF ASSESSED VALUES
FOR MUNICIPALITIES LEVYING A PROPERTY TAX
As of January 1, 2004

Boroughs/Unified Municipalities	Locally Assessed Real Property	Locally Assessed Personal Property	State Assessed	Total Assessed	Reported A/V Ratio	Reported COD
North Slope Borough	**$141,558,051**	**$105,024,580**	**$10,341,992,820**	**$10,588,575,451**	**90.0%**	**10.4%**
Anaktuvak Pass	$2,039,300	$198,970	$0	$2,238,270	N/R	N/R
Atqasuk	$2,005,500	$11,930	$0	$2,017,430	N/R	N/R
City of Barrow	$99,020,200	$24,445,080	$0	$123,465,280	N/R	N/R
Kaktovik	$2,221,600	$432,670	$0	$2,654,270	N/R	N/R
Nuiqsut	$2,974,100	$194,780	$0	$3,168,880	N/R	N/R
Point Hope	$1,268,151	$5,590	$0	$1,273,741	N/R	N/R
Wainwright	$4,292,600	$120,680	$0	$4,413,280	N/R	N/R
Outside Cities	$27,736,600	$79,614,880	$10,341,992,820	$10,449,344,300		
Sitka (City & Borough)	**$622,412,010**	**$53,695,120**	**$0**	**$676,107,130**	**97.1%**	**6.6%**
Yakutat (City & Borough)	**$35,100,508**	**$0**	**$0**	**$35,100,508**	**67.0%**	**NR**
Total Assessed Value-Boroughs	**$36,281,028,165**	**$2,685,912,243**	**$11,274,952,530**	**$50,241,892,938**		
Unorganized Borough			**$1,357,390,740**			

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, 2004

Cities	Locally Assessed Real Property	Locally Assessed Personal Property	State Assessed	Total Assessed	Reported A/V Ratio	Reported COD
Cordova	$108,903,280	$0	$2,843,280	$111,746,560	82.0%	16.1%
Craig	$71,249,200	$0	$0	$71,249,200	91.7%	12.0%
Dillingham	$101,555,275	$31,012,209	$0	$132,567,484	87.0%	5.0%
Eagle	$9,059,726	$0	$0	$9,059,726	N/R	N/R
Nenana	$9,544,833	$4,899,876	$0	$14,444,709	NR	N/R
Nome	$153,776,681	$22,300,758	$0	$176,077,439	90.0%	5.2%
Pelican	$9,207,600	$842,496	$0	$10,050,096	98.0%	10.9%
Petersburg	$210,189,750	$0	$0	$210,189,750	98.0%	12.8%
Skagway	$211,397,500	$0	$0	$211,397,500	100.5%	11.8%
Unalaska	$232,540,800	$104,395,174	$0	$336,935,974	88.0%	7.2%
Valdez	$243,884,652	$245,901,434	$663,473,660	$1,153,259,746	95.0%	3.6%
Whittier	$17,043,980	$21,869,510	$480,480	$39,393,970	NR	NR
Wrangell	$102,173,797	$0	$0	$102,173,797	93.0%	3.1%
TOTALS	$1,480,527,074	$431,221,457	$666,797,420	$2,578,545,951		

SUMMARY

	Locally Assessed Real Property	Locally Assessed Personal Property	State Assessed	Total Assessed
Cities in the Unorganized Borough	$1,480,527,074	$431,221,457	$666,797,420	$2,578,545,951
Unorganized Borough	$0	$0	$1,357,390,740	$1,357,390,740
Boroughs/Unified Municipalities	$36,281,028,165	$2,685,912,243	$11,274,952,530	$50,241,892,938
Totals	$37,761,555,239	$3,117,133,700	$13,299,140,690	$54,177,829,629

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 6B
Breakdown of Property Values by Use
Values Reflected are Actual Assessed (in millions)*
As of January 1, 2004

Boroughs	Residential	Residential Vacant	Farm	Commercial	Industrial	Apts	Condos	Mbl Hms Mbl Hm Pks	Misc	Total
Anchorage	$ 12,041.8	$ 784.3	$ -	$ 2,574.1	$ 1,013.8	$ 961.6	$ 1,278.9	$ 113.4	$116.3	$ 18,884.2
Bristol Bay Borough	$ 24.2	$ 7.5	$ -	$ 22.9	$ 18.0	$ 12.9	$ -	$ -	$ -	$ 85.5
Fairbanks North Star Borough	$ 2,387.3	$ 312.7	$ 8.8	$ 686.2	$ 704.0	$ 287.1	$ 74.7	$ 51.7	$ 17.6	$ 4,530.1
Fairbanks	$ 471.4	$ 94.5	$ 0.4	$ 467.8	$ 184.5	$ 177.8	$ 44.8	$ 1.6	$ 2.7	$ 1,445.6
North Pole	$ 45.0	$ 8.2	$ 0.4	$ 23.6	$ 181.0	$ 6.9	$ 0.6	$ 0.6	$ 0.1	$ 266.4
Haines Borough	$ 83.6	$ 36.9	$ -	$ 26.3	$ 8.7	$ 2.6	$ -	$ 0.9	$ 0.5	$ 159.6
City & Borough of Juneau	$ 1,592.1	$ 137.9	$ -	$ 509.6	$ 39.4	$ 66.7	$ 119.6	$ 50.6	$ 54.1	$ 2,570.0
Kenai Peninsula Borough	$ 1,825.9	$ 453.8	$ 4.8	$ 608.2	$ 389.6	$ 34.6	$ 8.6	$ 70.9	$154.7	$ 3,551.1
Homer	$ 184.6	$ 41.1	$ -	$ 84.7	$ 1.5	$ 5.0	$ 3.2	$ 5.7	$ 8.1	$ 333.8
Kachemak	$ 24.4	$ 3.4	$ 0.6	$ 1.5	$ -	$ -	$ -	$ 0.9	$ 0.9	$ 31.7
Kenai	$ 206.2	$ 27.3	$ 0.2	$ 88.9	$ 2.3	$ 9.7	$ 1.5	$ 3.1	$ 3.3	$ 342.5
Seldovia	$ 8.7	$ 1.5	$ -	$ 5.4	$ -	$ -	$ -	$ 0.3	$ 0.8	$ 16.7
Seward	$ 72.0	$ 13.6	$ -	$ 57.9	$ 4.2	$ 6.6	$ 2.5	$ 0.2	$ 2.2	$ 159.1
Soldotna	$ 129.6	$ 22.1	$ -	$ 109.8	$ 0.2	$ 11.6	$ -	$ 2.8	$ 3.7	$ 279.9
Ketchikan Gateway Borough	$ 493.1	$ 60.2	$ -	$ 184.6	$ 64.3	$ 15.8	$ 29.7	$ 6.7	$ 8.4	$ 862.8
Ketchikan	$ 209.8	$ 22.4	$ -	$ 173.6	$ 44.5	$ 15.8	$ 29.7	$ 4.1	$ -	$ 499.9
Saxman	$ 5.1	$ 2.7	$ -	$ 0.4	$ 2.9	$ -	$ -	$ -	$ -	$ 11.0
Kodiak Island Borough	$ 395.2	$ 58.5	$ 4.1	$ 105.5	$ 68.5	$ 20.4	$ 1.7	$ 20.1	$ 18.0	$ 692.1
Kodiak	$ 154.1	$ 10.4	$ -	$ 79.3	$ 50.7	$ 15.0	$ 1.7	$ 1.6	$ 3.1	$ 315.8
Matanuska-Susitna Borough	$ 2,827.3	$ 578.9	$ 11.2	$ 411.4	$ 18.1	$ 156.6	$ 29.2	$ 126.6	$ -	$ 4,159.4
Houston	$ 40.5	$ 14.2	$ -	$ 3.0	$ -	$ 0.9	$ -	$ 2.5	$ -	$ 61.2
Palmer	$ 139.2	$ 14.6	$ 0.2	$ 59.1	$ -	$ 18.0	$ 7.7	$ 1.6	$ -	$ 240.5
Wasilla	$ 199.1	$ 58.4	$ -	$ 175.0	$ -	$ 52.3	$ 7.3	$ 4.0	$ -	$ 496.1
North Slope Borough	$ 114.3	$ -	$ -	$ 27.3	$ -	$ -	$ -	$ -	$ -	$ 141.6
City & Borough of Sitka	$ 430.9	$ 31.6	$ -	$ 86.3	$ 40.6	$ 14.9	$ 1.7	$ 14.9	$ 1.5	$ 622.4
City & Borough of Yakutat	$ 13.9	$ 2.7	$ -	$ 8.9	$ 9.5	$ -	$ -	$ -	$ -	$ 35.1
Borough Totals	$ 24,119.8	$ 2,799.2	$ 30.6	$ 6,581.1	$ 2,846.4	$1,892.8	$ 1,643.2	$ 484.7	$396.1	$ 40,793.9
Totals (by Percent)	59.13%	6.86%	0.08%	16.13%	6.98%	4.64%	4.03%	1.19%	0.97%	100%

Cities	Residential	Residential Vacant	Farm	Commercial	Industrial	Apts	Condos	Mbl Hms & Parks	Misc	Total Property
Cordova	$ 59.7	$ 6.1	$ -	$ 36.6	$ -	$ 2.8	$ -	$ 3.5	$ 0.3	$ 108.9
Craig	$ 27.7	$ 3.9	$ -	$ 18.7	$ 16.5	$ 0.5	$ -	$ 3.9	$ 0.0	$ 71.2
Dillingham	$ 55.8	$ 4.7	$ -	$ 26.8	$ 5.7	$ 8.6	$ -	$ -	$ -	$ 101.6
Nenana	$ 5.5	$ 2.1	$ -	$ 1.8	$ -	$ 0.2	$ -	$ 0.0	$ -	$ 9.5
Nome	$ 90.0	$ 8.3	$ -	$ 37.3	$ 9.1	$ 8.2	$ 0.7	$ -	$ 0.2	$ 153.7
Pelican	$ 5.0	$ 0.8	$ -	$ 2.2	$ 1.3	$ -	$ -	$ -	$ -	$ 9.2
Petersburg	$ 126.5	$ 17.5	$ -	$ 46.9	$ 11.9	$ 4.0	$ -	$ 3.4	$ -	$ 210.2
Skagway	$ 60.3	$ 15.9	$ -	$ 56.6	$ 73.2	$ 1.6	$ -	$ 3.8	$ -	$ 211.4
Unalaska	$ 37.4	$ 20.0	$ -	$ 35.4	$ 127.0	$ 12.1	$ -	$ 0.7	$ -	$ 232.5
Valdez	$ 117.6	$ 12.1	$ -	$ 51.6	$ 40.7	$ 4.4	$ -	$ 17.5	$ -	$ 243.9
Wrangell	$ 70.5	$ 9.4	$ -	$ 19.4	$ 1.6	$ 1.2	$ -	$ -	$ -	$ 102.2
City Totals	$ 656.0	$ 100.7	$ -	$ 333.3	$ 286.9	$ 43.5	$ 0.7	$ 32.8	$ 0.5	$ 1,454.4
Totals (by Percent)	45.10%	6.92%	0.00%	22.91%	19.73%	2.99%	0.05%	2.26%	0.03%	100.00%

City & Borough Total	24,775.8	2,899.9	30.6	6,914.4	3,133.3	1,936.4	1,644.0	517.5	396.6	42,248.3
Overall Percentages	58.64%	6.86%	0.07%	16.37%	7.42%	4.58%	3.89%	1.22%	0.94%	100.00%

*The values reflected on this page are actual assessed values and have not been equalized. Therefore, the values of any optional exemptions authorized by municipal code are not included in these values and the values may NOT reflect 100% of market. The definitions for categories are not standardized statewide, therefore, not all municipalities will report exactly the same for the various categories. However, the values reflect what is assessed in those categories by each individual municipality.

This table also includes values for personal property . Business Personal Property is included with the Commercial Property values. General Personal Property is included with the Residential Property Values.

The City Of Whittier did not provide a report for the 2004 tax year and is not included above.

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 - 2004

Boroughs/Unified Municipalities	Locally Assessed Value	Full Value	Ratio
Municipality of Anchorage	**$18,884,219,903**	**$19,583,751,700**	**96.43%**
Bristol Bay Borough	**$85,477,040**	**$80,234,500**	**106.53%**
Fairbanks North Star Borough	**$4,530,075,429**	**$4,911,430,300**	**92.24%**
City of Fairbanks	$1,445,561,926	$1,539,555,800	93.89%
City of North Pole	$266,358,227	$298,895,400	89.11%
Outside Cities	$2,818,155,276	$3,072,979,100	91.71%
Haines Borough	**$160,451,871**	**$183,324,800**	**87.52%**
City & Borough of Juneau	**$2,569,952,862**	**$2,570,461,000**	**99.98%**
Kenai Peninsula Borough	**$3,551,139,778**	**$4,204,746,900**	**84.46%**
City of Homer	$333,843,562	$410,577,900	81.31%
City of Kachemak	$31,687,600	$39,634,100	79.95%
City of Kenai	$342,540,300	$390,799,100	87.65%
City of Seldovia	$16,693,900	$21,021,800	79.41%
City of Seward	$159,136,100	$191,098,900	83.27%
City of Soldotna	$279,876,651	$312,194,900	89.65%
Outside Cities	$2,387,361,665	$2,839,420,200	84.08%
Ketchikan Gateway Borough	**$862,809,100**	**$931,671,800**	**92.61%**
City of Ketchikan	$499,918,100	$538,368,500	92.86%
City of Saxman	$11,024,300	$16,349,700	67.43%
Outside Cities	$351,866,700	$376,953,600	93.34%
Kodiak Island Borough	**$678,427,713**	**$731,267,000**	**92.77%**
Akhiok	$49,900	$326,600	15.28%
City of Kodiak	$315,162,532	$339,253,700	92.90%
Larsen Bay	$4,292,500	$4,987,200	86.07%
Port Lions	$2,326,910	$3,663,600	63.51%
Old Harbor	$2,231,000	$3,043,900	73.29%
Ouzinkie	$4,729,500	$5,733,800	82.48%
Outside cities	$349,635,371	$374,258,200	93.42%
Matanuska-Susitna Borough	**$4,159,403,900**	**$4,521,358,600**	**91.99%**
City of Houston	$61,164,400	$65,672,800	93.14%
City of Palmer	$245,170,600	$271,338,500	90.36%
City of Wasilla	$496,132,200	$565,833,000	87.68%
Outside Cities	$3,356,936,700	$3,618,514,300	92.77%
North Slope Borough	**$141,558,051**	**$175,711,700**	**80.56%**
Anaktuvak Pass	$2,039,300	$3,614,500	56.42%
Atqasuk	$2,005,500	$3,667,700	54.68%
City of Barrow	$99,020,200	$116,709,900	84.84%
Kaktovik	$2,221,600	$3,897,500	57.00%
Nuiqsut	$2,974,100	$5,203,600	57.15%
Point Hope	$1,268,151	$3,105,600	40.83%
Wainwright	$4,292,600	$7,422,100	57.84%
Outside Cities	$27,736,600	$32,090,800	86.43%
City & Borough of Sitka	**$622,412,010**	**$643,286,400**	**96.76%**
City & Borough of Yakutat	**$35,100,508**	**$45,345,600**	**77.41%**
Total Boroughs	**$36,281,028,165**	**$38,582,590,300**	**94.03%**

TABLE 7 - PART A - REAL PROPERTY - 2004
(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	$108,903,280	$133,495,300	81.58%
CRAIG	$71,249,200	$78,328,100	90.96%
DILLINGHAM	$101,555,275	$116,730,200	87.00%
EAGLE	$9,059,726	$9,536,600	95.00%
NENANA	$9,544,833	$10,852,000	87.95%
NOME	$153,776,681	$170,863,000	90.00%
PELICAN	$9,207,600	$9,395,500	98.00%
PETERSBURG	$210,189,750	$214,479,300	98.00%
SKAGWAY	$211,397,500	$210,345,800	100.50%
UNALASKA	$232,540,800	$265,064,900	87.73%
VALDEZ	$243,884,652	$267,946,900	91.02%
WHITTIER	$17,043,980	$16,232,362	105.00%
WRANGELL	$102,173,797	$115,156,100	88.73%
Total Cities	**$1,480,527,074**	**$1,618,426,062**	**91.48%**

SUMMARY

	Locally Assessed Value	Full Value	Ratio
Boroughs/Unified Municipalities	$36,281,028,165	$38,582,590,300	94.03%
Cities Outside Boroughs	$1,480,527,074	$1,618,426,062	91.48%
TOTAL	$37,761,555,239	$40,201,016,362	93.93%

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 formula calculated full value determinations for municipalities under 750 in population, values for unorganized areas of the state, and, excludes values for municipalities which do not levy a property tax.

TABLE 7 - PART B - PERSONAL PROPERTY - 2004

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

Boroughs/Unified Municipalities	Locally Assessed Value	Full Value	Ratio
Municipality of Anchorage	**$1,843,145,621**	**$3,020,218,600**	**61.03%**
Bristol Bay Borough	**$51,240,516**	**$51,240,600**	**100.00%**
Haines Borough	**$13,773,476**	**$37,322,500**	**36.90%**
City & Borough of Juneau	**$217,521,579**	**$529,117,200**	**41.11%**
Kenai Peninsula Borough	**$204,551,490**	**$695,841,700**	**29.40%**
City of Homer	$19,148,462	$86,623,600	22.11%
City of Kachemak	$228,223	$2,930,500	7.79%
City of Kenai	$38,569,933	$102,923,000	37.47%
City of Seldovia	$3,712,359	$7,194,300	51.60%
City of Seward	$55,084,652	$79,244,100	69.51%
City of Soldotna	$31,257,343	$109,985,900	28.42%
Outside Cities	$56,550,518	$306,940,300	18.42%
Ketchikan Gateway Borough	**$54,985,800**	**$185,625,300**	**29.62%**
City of Ketchikan	$41,280,300	$122,442,300	33.71%
City of Saxman	$1,164,200	$5,296,800	21.98%
Outside Cities	$12,541,300	$57,886,200	21.67%
Kodiak Island Borough	**$105,481,537**	**$300,735,600**	**35.07%**
Akhiok	$359,772	$359,800	99.99%
City of Kodiak	$69,365,553	$223,761,700	31.00%
Larsen Bay	$1,208,738	$1,445,800	83.60%
Old Harbor	$360,445	$1,990,700	18.11%
Ouzinkie	$342,694	$1,063,200	32.23%
Port Lions	$656,647	$2,979,600	22.04%
Outside cities	$33,187,688	$69,134,800	48.00%
Matanuska-Susitna Borough	**$36,492,524**	**$321,046,200**	**11.37%**
City of Houston	$1,141,167	$8,527,800	13.38%
City of Palmer	$3,291,729	$118,478,200	2.78%
City of Wasilla	$28,429,027	$80,150,100	35.47%
Outside Cities	$3,630,601	$113,890,100	3.19%
North Slope Borough	**$105,024,580**	**$106,833,100**	**98.31%**
Anaktuvak Pass	$198,970	$278,800	71.37%
Atqasuk	$11,930	$68,900	17.31%
City of Barrow	$24,445,080	$25,549,400	95.68%
Kaktovik	$432,670	$506,500	85.42%
Nuiqsut	$194,780	$298,800	65.19%
Point Hope	$5,590	$186,900	2.99%
Wainwright	$120,680	$259,000	46.59%
Outside Cities	$79,614,880	$79,684,800	99.91%
City & Borough of Sitka	**$53,695,120**	**$127,133,700**	**42.24%**
TOTAL BOROUGHS	**$2,685,912,243**	**$5,375,114,500**	**49.97%**

TABLE 7 - PART B - PERSONAL PROPERTY - 2004
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	$31,012,209	$37,443,700	82.82%
Nenana	$4,899,876	$7,402,300	66.19%
Nome	$22,300,758	$35,426,200	62.95%
Pelican	$842,496	$4,724,400	17.83%
Unalaska	$104,395,174	$113,648,900	91.86%
Valdez	$245,901,434	$292,036,100	84.20%
Whittier	$21,869,510	$23,791,500	91.92%
Wrangell	$0	$33,147,800	0.00%
Total Cities	$431,221,457	$547,620,900	78.74%

SUMMARY

	Locally Assessed Value	Full Value	Ratio
BOROUGHS/UNIFIED MUNICIPALITIES	$2,685,912,243	$5,375,114,500	49.97%
CITIES IN THE UNORGANIZED BOROUGH	$431,221,457	$547,620,900	78.74%
TOTAL	$3,117,133,700	$5,922,735,400	52.63%

TABLE 7 - PART C - REAL & PERSONAL PROPERTY - 2004

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

Boroughs/Unified Municipalities	Locally Assessed Value	Full Value**	Ratio
Municipality of Anchorage	**$20,727,365,524**	**$22,603,970,300**	**91.70%**
Bristol Bay Borough	**$136,717,556**	**$131,475,100**	**103.99%**
Fairbanks North Star Borough	**$4,530,075,429**	**$5,636,429,100**	**80.37%**
City of Fairbanks	$1,445,561,926	$1,751,903,800	82.51%
City of North Pole	$266,358,227	$338,628,600	78.66%
Outside Cities	$2,818,155,276	$3,545,896,700	79.48%
Haines Borough	**$174,225,347**	**$220,647,300**	**78.96%**
City & Borough of Juneau	**$2,787,474,441**	**$3,099,578,200**	**89.93%**
Kenai Peninsula Borough	**$3,755,691,268**	**$4,900,588,600**	**76.64%**
City of Homer	$352,992,024	$497,201,500	71.00%
Kachemak City	$31,915,823	$42,564,600	74.98%
City of Kenai	$381,110,233	$493,722,100	77.19%
City of Seldovia	$20,406,259	$28,216,100	72.32%
City of Seward	$214,220,752	$270,343,000	79.24%
City of Soldotna	$311,133,994	$422,180,800	73.70%
Outside Cities	$2,443,912,183	$3,146,360,500	77.67%
Ketchikan Gateway Borough	**$917,794,900**	**$1,117,297,100**	**82.14%**
City of Ketchikan	$541,198,400	$660,810,800	81.90%
City of Saxman	$12,188,500	$21,646,500	56.31%
Outside Cities	$364,408,000	$434,839,800	83.80%
Kodiak Island Borough	**$783,909,250**	**$1,032,002,600**	**75.96%**
Akhiok	$409,672	$686,400	59.68%
City of Kodiak	$384,528,085	$563,015,400	68.30%
Larsen Bay	$5,501,238	$6,433,000	85.52%
Old Harbor	$2,687,355	$5,654,300	47.53%
Ouzinkie	$2,573,694	$4,107,100	62.66%
Port Lions	$5,386,147	$8,713,400	61.81%
Outside Cities	$382,823,059	$443,393,000	86.34%
Matanuska-Susitna Borough	**$4,195,896,424**	**$4,842,404,800**	**86.65%**
City of Houston	$62,305,567	$74,200,600	83.97%
City of Palmer	$248,462,329	$389,816,700	63.74%
City of Wasilla	$524,561,227	$645,983,100	81.20%
Outside Cities	$3,360,567,301	$3,732,404,400	90.04%
North Slope Borough	**$246,582,631**	**$282,544,800**	**87.27%**
Anaktuvak Pass	$2,238,270	$3,893,300	57.49%
Atqasuk	$2,017,430	$3,736,600	53.99%
City of Barrow	$123,465,280	$142,259,300	86.79%
Kaktovik	$2,654,270	$4,404,000	60.27%
Nuiqsut	$3,168,880	$5,502,400	57.59%
Point Hope	$1,273,741	$3,292,500	38.69%
Wainwright	$4,413,280	$7,681,100	57.46%
Outside Cities	$107,351,480	$111,775,600	96.04%
City & Borough of Sitka	**$676,107,130**	**$770,420,100**	**87.76%**
City & Borough of Yakutat	**$35,100,508**	**$54,183,000**	**64.78%**
Total Boroughs	**$38,966,940,408**	**$44,691,541,000**	**87.19%**

TABLE 7 - PART C - REAL & PERSONAL PROPERTY - 2004
continued

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

CITIES	Locally Assessed Value	Full Value**	Ratio
City of Cordova	$108,903,280	$186,525,600	58.39%
City of Craig	$71,249,200	$102,029,500	69.83%
City of Dillingham	$132,567,484	$154,173,900	85.99%
City of Eagle	$9,059,726	$11,184,700	81.00%
City of Nenana	$14,444,709	$18,254,300	79.13%
City of Nome	$176,077,439	$206,289,200	85.35%
City of Pelican	$10,050,096	$14,119,900	71.18%
City of Petersburg	$210,189,750	$274,188,100	76.66%
City of Skagway	$211,397,500	$222,929,000	94.83%
City of Unalaska	$336,935,974	$378,713,800	88.97%
City of Valdez	$489,786,086	$559,983,000	87.46%
City of Whittier	$38,913,490	$40,023,862	97.23%
City of Wrangell	$102,173,797	$148,303,900	68.89%

SUMMARY

Cities in the Unorganized Borough	**$1,911,748,531**	**$2,316,718,762**	**82.52%**
Total Boroughs/ Municipalities	**$38,966,940,408**	**$44,691,541,000**	**87.19%**
TOTALS	**$40,878,688,939**	**$47,008,259,762**	**86.96%**

** The total full value includes all full value determinations except for formula calculated full values determinations for cities under 750 in population and those municipalities which do not levy a real or personal property tax. This table also excludes oil and gas properties assessed under AS 43.56

TABLE 8
FULL VALUE DETERMINATION
As of January 1, 2004

Boroughs/Unified Municipalities	AS 29.45 Local Taxable Full Value	AS 43.56 State Taxable Oil & Gas Full Value	Full Value Determination	Population	Per Capita Full Value
Aleutians East Borough	**$96,072,577**	**$0**	**$96,072,577**	**2,688**	**$35,741**
Akutan	$9,313,400	$0	$9,313,400	787	$11,834
Cold Bay	$5,077,900	$0	$5,077,900	95	$53,452
False Pass	$1,750,900	$0	$1,750,900	69	$25,375
King Cove	$29,263,800	$0	$29,263,800	725	$40,364
Sand Point	$42,179,600	$0	$42,179,600	947	$44,540
Outside Cities	$8,486,977	$0	$8,486,977	65	$130,569
Municipality of Anchorage	**$22,603,970,300**	**$47,159,910**	**$22,651,130,210**	**273,565**	**$82,800**
Bristol Bay Borough	**$131,475,100**		**$131,475,100**	**1,103**	**$119,198**
Denali Borough	**$159,351,900**	**$0**	**$159,351,900**	**1,917**	**$83,126**
Anderson	$7,391,500	$0	$7,391,500	377	$19,606
Outside Cities	$151,960,400	$0	$151,960,400	1,540	$98,676
Fairbanks North Star Borough	**$5,636,429,100**	**$271,188,340**	**$5,907,617,440**	**82,131**	**$71,929**
City of Fairbanks	$1,751,903,800	$0	$1,751,903,800	29,002	$60,406
City of North Pole	$338,628,600	$0	$338,628,600	1,609	$210,459
Outside Cities	$3,545,896,700	$271,188,340	$3,817,085,040	51,520	$74,089
Haines Borough	**$220,647,300**	**$0**	**$220,647,300**	**2,319**	**$95,148**
City & Borough of Juneau	**$3,099,578,200**	**$0**	**$3,099,578,200**	**31,246**	**$99,199**
Kenai Peninsula Borough	**$4,900,588,600**	**$611,303,250**	**$5,511,891,850**	**51,398**	**$107,239**
City of Homer	$497,201,500	$0	$497,201,500	5,865	$84,774
Kachemak City	$42,564,600	$0	$42,564,600	478	$89,047
City of Kenai	$493,722,100	$8,799,980	$502,522,080	7,123	$70,549
City of Seldovia	$28,216,100	$0	$28,216,100	431	$65,467
City of Seward	$270,343,000	$0	$270,343,000	2,745	$98,486
City of Soldotna	$422,180,800	$0	$422,180,800	3,992	$105,757
Outside Cities	$3,146,360,500	$602,503,270	$3,748,863,770	30,764	$121,859
Ketchikan Gateway Borough	**$1,117,297,100**	**$0**	**$1,117,297,100**	**13,533**	**$82,561**
City of Ketchikan	$660,810,800	$0	$660,810,800	7,989	$82,715
City of Saxman	$21,646,500	$0	$21,646,500	424	$51,053
Outside Cities	$434,839,800	$0	$434,839,800	5,120	$84,930
Kodiak Island Borough	**$1,032,002,600**	**$0**	**$1,032,002,600**	**13,797**	**$74,799**
Akhiok	$686,400	$0	$686,400	51	$13,459
City of Kodiak	$563,015,400	$0	$563,015,400	6,113	$92,101
Larsen Bay	$6,433,000	$0	$6,433,000	96	$67,010
Old Harbor	$5,654,300	$0	$5,654,300	211	$26,798
Ouzinkie	$4,107,100	$0	$4,107,100	172	$23,878
Port Lions	$8,713,400	$0	$8,713,400	233	$37,397
Outside Cities	$443,393,000	$0	$443,393,000	6,921	$64,065
Lake & Peninsula Borough	**$61,977,700**	**$0**	**$61,977,700**	**1,627**	**$38,093**
Chignik	$12,609,595	$0	$12,609,595	91	$138,567
Egegik	$5,026,000	$0	$5,026,000	82	$61,293
Newhalen	$3,323,200	$0	$3,323,200	171	$19,434
Nondalton	$3,576,600	$0	$3,576,600	216	$16,558
Pilot Point	$1,728,400	$0	$1,728,400	70	$24,691
Port Heiden	$2,709,700	$0	$2,709,700	85	$31,879
Outside Cities	$33,004,205	$0	$33,004,205	912	$36,189

TABLE 8 - Continued
FULL VALUE DETERMINATION
As of January 1, 2004

Boroughs/Unified Municipalities	AS 29.45 Local Taxable Full Value	AS 43.56 State Taxable Oil & Gas Full Value	Full Value Determination	Population	Per Capita Full Value
Matanuska-Susitna Borough	**$4,842,404,800**	**$3,308,210**	**$4,845,713,010**	**67,526**	**$71,761**
City of Houston	$74,200,600	$0	$74,200,600	1,351	$54,923
City of Palmer	$389,816,700	$0	$389,816,700	5,267	$74,011
City of Wasilla	$645,983,100	$0	$645,983,100	6,387	$101,140
Outside Cities	$3,732,404,400	$3,308,210	$3,735,712,610	54,521	$68,519
North Slope Borough	**$282,544,800**	**$10,341,992,820**	**$10,624,537,620**	**7,228**	**$1,469,914**
Anaktuvak Pass	$3,893,300	$0	$3,893,300	319	$12,205
Atqasuk	$3,736,600	$0	$3,736,600	228	$16,389
City of Barrow	$142,259,300	$0	$142,259,300	4,412	$32,244
Kaktovik	$4,404,000	$0	$4,404,000	295	$14,929
Nuiqsut	$5,502,400	$0	$5,502,400	416	$13,227
Point Hope	$3,292,500	$0	$3,292,500	725	$4,541
Wainwright	$7,681,100	$0	$7,681,100	553	$13,890
Outside Cities	$111,775,600	$10,341,992,820	$10,453,768,420	280	$37,334,887
Northwest Arctic Borough	**$382,139,300**	**$0**	**$382,139,300**	**7,293**	**$52,398**
Ambler	$3,538,400	$0	$3,538,400	291	$12,159
Buckland	$3,208,200	$0	$3,208,200	409	$7,844
Deering	$1,905,000	$0	$1,905,000	131	$14,542
Kiana	$5,157,000	$0	$5,157,000	408	$12,640
Kivalina	$3,456,400	$0	$3,456,400	388	$8,908
Kobuck	$1,124,900	$0	$1,124,900	125	$8,999
Kotzebue	$82,248,800	$0	$82,248,800	3,070	$26,791
Noorvik	$6,586,700	$0	$6,586,700	648	$10,165
Selawik	$8,089,300	$0	$8,089,300	820	$9,865
Shungnak	$3,022,600	$0	$3,022,600	264	$11,449
Outside Cities	$263,802,000	$0	$263,802,000	739	$356,972
City & Borough of Sitka	**$770,420,100**	**$0**	**$770,420,100**	**8,897**	**$86,593**
City & Borough of Yakutat	**$54,183,000**	**$0**	**$54,183,000**	**690**	**$78,526**
BOROUGH SUMMARY	**$45,391,082,477**	**$11,274,952,530**	**$56,666,035,007**	**566,958**	**$99,948**

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.

TABLE 8 - Continued
FULL VALUE DETERMINATION
As of January 1, 2004

Cities in the Unorganized Borough	AS 29.45 Local Taxable Full Value	AS 43.56 State Taxable Oil & Gas Full Value	Full Value Determination	Population	Per Capita Full Value
Bethel	$187,251,400	$0	$187,251,400	5,886	$31,813
Cordova	$186,525,600	$2,843,280	$189,368,880	2,298	$82,406
Craig	$102,029,500	$0	$102,029,500	1,495	$68,247
Delta Junction	$47,268,300	$0	$47,268,300	963	$49,084
Dillingham	$154,173,900	$0	$154,173,900	2,390	$64,508
Eagle	$11,184,700	$0	$11,184,700	126	$88,767
Emmonak	$6,530,500	$0	$6,530,500	758	$8,615
Galena	$18,588,300	$0	$18,588,300	744	$24,984
Hoonah	$36,094,900	$0	$36,094,900	850	$42,465
Hooper Bay	$7,599,200	$0	$7,599,200	1,109	$6,852
Hydaburg	$8,181,400	$0	$8,181,400	369	$22,172
Kake	$19,302,600	$0	$19,302,600	683	$28,261
Klawock	$30,783,700	$0	$30,783,700	847	$36,344
Mt. Village	$3,843,600	$0	$3,843,600	753	$5,104
Nenana	$18,254,300	$0	$18,254,300	385	$47,414
Nome	$206,289,200	$0	$206,289,200	3,414	$60,424
Pelican	$14,119,900	$0	$14,119,900	113	$124,955
Petersburg	$274,188,100	$0	$274,188,100	3,079	$89,051
St. Mary's	$4,893,700	$0	$4,893,700	581	$8,423
Saint Paul	$55,194,100	$0	$55,194,100	539	$102,401
Skagway	$222,929,000	$0	$222,929,000	844	$264,134
Tanana	$5,673,100	$0	$5,673,100	283	$20,046
Togiak	$13,983,200	$0	$13,983,200	820	$17,053
Unalakleet	$18,850,600	$0	$18,850,600	741	$25,439
Unalaska	$378,713,800	$0	$378,713,800	4,374	$86,583
Valdez	$559,983,000	$663,473,660	$1,223,456,660	3,935	$310,917
Whittier	$40,023,862	$480,480	$40,504,342	173	$234,129
Wrangell	$148,303,900	$0	$148,303,900	2,123	$69,856

SUMMARY

Statewide Population 648,243

Cities in the Unorganized Borough	AS 29.45 Local Taxable Full Value	AS 43.56 State Taxable Oil & Gas Full Value	Full Value Determination	Population	Per Capita Full Value*
Outside Taxing Jurisdictions	**(Not Determined)**	**$1,357,390,740**	**$1,357,390,740**		
Boros/Unified Municipalities	**$45,391,082,477**	**$11,274,952,530**	**$56,666,035,007**	**566,958**	**$99,948**
Cities in the Unorganized Borough	**$2,780,757,362**	**$666,797,420**	**$3,447,554,782**	**40,675**	**$84,759**
Total	**$48,171,839,839**	**$13,299,140,690**	**$61,470,980,529**	**648,243**	**$94,827**

*Excludes formula-calculated values for second class cities under 750 in population located within the unorganized borough

Table 9

FULL VALUE DETERMINATION COMPARISONS FOR TAX YEARS 2002, 2003, 2004

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	2002	2003	% Change 2002 to 2003	2004	% Change 2003 to 2004
Aleutians East Borough	$92,935,400	$96,072,577	3.38%	$96,072,577	0.00%
Municipality of Anchorage	$19,163,758,200	$21,168,491,500	10.46%	$22,603,970,300	6.78%
State Assessed	$39,814,170	$46,183,220	16.00%	$47,159,910	2.11%
Total	$19,203,572,370	$21,214,674,720	10.47%	$22,651,130,210	6.77%
Bristol Bay Borough	$191,985,000	$150,077,100	-21.83%	$131,475,100	-12.39%
Denali Borough	$152,823,600	$159,351,900	4.27%	$159,351,900	0.00%
Fairbanks North Star Borough	$4,922,821,600	$5,147,973,900	4.57%	$5,636,429,100	9.49%
State Assessed	$263,366,140	$270,805,700	2.82%	$271,188,340	0.14%
Total	$5,186,187,740	$5,418,779,600	4.48%	$5,907,617,440	9.02%
Haines Borough	$216,633,800	$219,311,400	1.24%	$220,647,300	0.61%
City & Borough of Juneau	$2,883,823,800	$2,934,769,500	1.77%	$3,099,578,200	5.62%
Kenai Peninsula Borough	$4,209,688,600	$4,704,395,200	11.75%	$4,900,588,600	4.17%
State Assessed	$660,927,090	$638,617,190	-3.38%	$611,303,250	-4.28%
Total	$4,870,615,690	$5,343,012,390	9.70%	$5,511,891,850	3.16%
Ketchikan Gateway Borough	$1,158,404,600	$1,109,849,800	-4.19%	$1,117,297,100	0.67%
Kodiak Island Borough	$1,003,704,900	$995,067,200	-0.86%	$1,032,002,600	3.71%
Lake & Peninsula Borough	$63,750,700	$61,977,700	-2.78%	$61,977,700	0.00%
Matanuska-Susitna Borough	$3,717,881,100	$4,113,300,300	10.64%	$4,842,404,800	17.73%
State Assessed	$4,732,080	$1,971,470	-58.34%	$3,308,210	67.80%
Total	$3,722,613,180	$4,115,271,770	10.55%	$4,845,713,010	17.75%
North Slope Borough	$309,909,100	$277,332,100	-10.51%	$282,544,800	1.88%
State Assessed	$10,523,897,740	$10,463,871,080	-0.57%	$10,341,992,820	-1.16%
Total	$10,833,806,840	$10,741,203,180	-0.85%	$10,624,537,620	-1.09%
Northwest Arctic Borough	$382,198,300	$382,139,300	-0.02%	$382,139,300	0.00%
City & Borough of Sitka	$703,151,500	$732,809,900	4.22%	$770,420,100	5.13%
City & Borough of Yakutat	$56,665,500	$52,855,600	-6.72%	$54,183,000	2.51%
Borough Totals	**$50,722,872,920**	**$53,727,223,637**	**5.92%**	**$56,666,035,007**	**5.47%**

TABLE 9 - continued

FULL VALUE DETERMINATION COMPARISONS FOR TAX YEARS 2002, 2003, 2004

CITIES	2002	2003	% Change 2002 to 2003	2004	% Change 2003 to 2004
Bethel	$187,234,800	$187,251,400	0.01%	$187,251,400	0.00%
Cordova	$174,431,000	$180,709,700	3.60%	$186,525,600	3.22%
State Assessed	$2,771,330	$2,815,620	1.60%	$2,843,280	0.98%
Total	$177,202,330	$183,525,320	3.57%	$189,368,880	3.18%
Craig	$102,394,800	$95,947,500	-6.30%	$102,029,500	6.34%
Delta Junction	$48,712,700	$47,268,300	-2.97%	$47,268,300	0.00%
Dillingham	$146,658,700	$142,288,700	-2.98%	$154,173,900	8.35%
Eagle	$10,976,900	$10,809,700	-1.52%	$11,184,700	3.47%
Emmonak	$6,542,400	$6,530,500	-0.18%	$6,530,500	0.00%
Galena	$18,197,100	$18,588,300	2.15%	$18,588,300	0.00%
Hoonah	$36,828,800	$36,094,900	-1.99%	$36,094,900	0.00%
Hooper Bay	$7,536,400	$7,599,200	0.83%	$7,599,200	0.00%
Hydaburg	$8,267,100	$8,181,400	-1.04%	$8,181,400	0.00%
Kake	$18,204,600	$19,302,600	6.03%	$19,302,600	0.00%
Klawock	$32,251,100	$30,783,700	-4.55%	$30,783,700	0.00%
Mt. Village	$3,928,400	$3,843,600	-2.16%	$3,843,600	0.00%
Nenana	$17,720,000	$18,514,900	4.49%	$18,254,300	-1.41%
Nome	$207,144,200	$212,300,700	2.49%	$206,289,200	-2.83%
Pelican	$11,562,700	$13,770,500	19.09%	$14,119,900	2.54%
Petersburg	$235,272,900	$249,397,000	6.00%	$274,188,100	9.94%
St. Mary's	$4,467,200	$4,893,700	9.55%	$4,893,700	0.00%
St. Paul	$55,198,200	$55,194,100	-0.01%	$55,194,100	0.00%
Skagway	$197,415,300	$229,816,200	16.41%	$222,929,000	-3.00%
Tanana	$5,743,200	$5,673,100	-1.22%	$5,673,100	0.00%
Togiak	$12,426,700	$13,983,200	12.53%	$13,983,200	0.00%
Unalakleet	$17,865,000	$18,850,600	5.52%	$18,850,600	0.00%
Unalaska	$357,056,300	$354,477,700	-0.72%	$378,713,800	6.84%
Valdez	$377,140,000	$454,193,000	20.43%	$559,983,000	23.29%
State Assessed	$658,944,010	$657,583,710	-0.21%	$663,473,660	0.90%
Total	$1,036,084,010	$1,111,776,710	7.31%	$1,223,456,660	10.05%
Whittier	$45,038,200	$40,000,162	-11.19%	$40,023,862	0.06%
State Assessed	$468,740	$475,880	1.52%	$480,480	0.97%
Total	$45,506,940	$40,476,042	-11.06%	$40,504,342	0.07%
Wrangell	$148,965,100	$146,188,500	-1.86%	$148,303,900	1.45%
(Oil and Gas Property) Outside Taxing Jurisdictions	**$1,366,337,340**	**$1,360,293,150**	**% Change '02 to '03 -0.44%**	**$1,357,390,740**	**% Change '03 to '04 -0.21%**
Boroughs/Unified Municipalities	**$50,722,872,920**	**$53,727,223,637**	**5.92%**	**$56,666,035,007**	**5.47%**
Cities in the Unorganized Borough	**$3,157,363,880**	**$3,273,328,072**	**3.67%**	**$3,447,554,782**	**5.32%**
Totals	**$55,246,574,140**	**$58,360,844,859**	**5.64%**	**$61,470,980,529**	**5.33%**

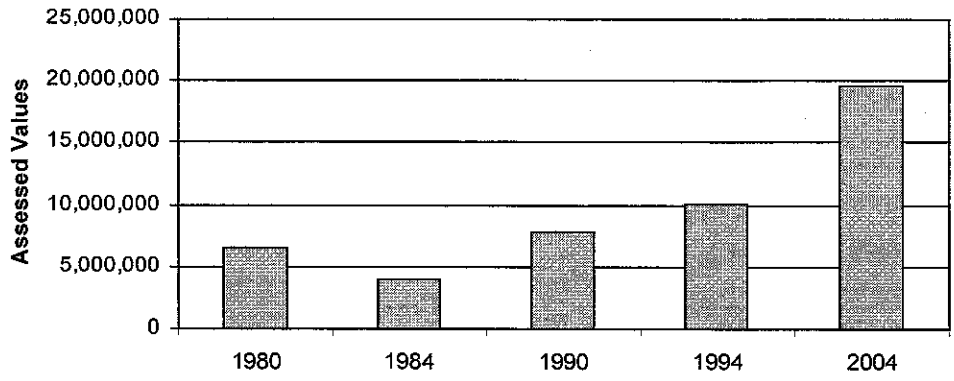
TABLE 10

Real Property Full Values

These graphs show the pattern of growth of real property full value for municipalities over the past 20 years. Oil and gas values are not included.

In general, these graphs reflect the increase in real property values 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 what percentage of this growth is due to new construction and what is value recovery. For example, Anchorage has seen millions of dollars of new construction occur in the last several years which has helped increase the real property values to the "pre-bust" era of the late 1980's. However, it is obvious that we have seen greater value growth in the 1994-2004 era than we did in the 1984-1994 era, which includes new building construction.

Real Property Full Values 1980-2004
Municipality of Anchorage- Population Over 250,000



Real Property Full Values 1980-2004
Boroughs with Populations of 20,000 or more

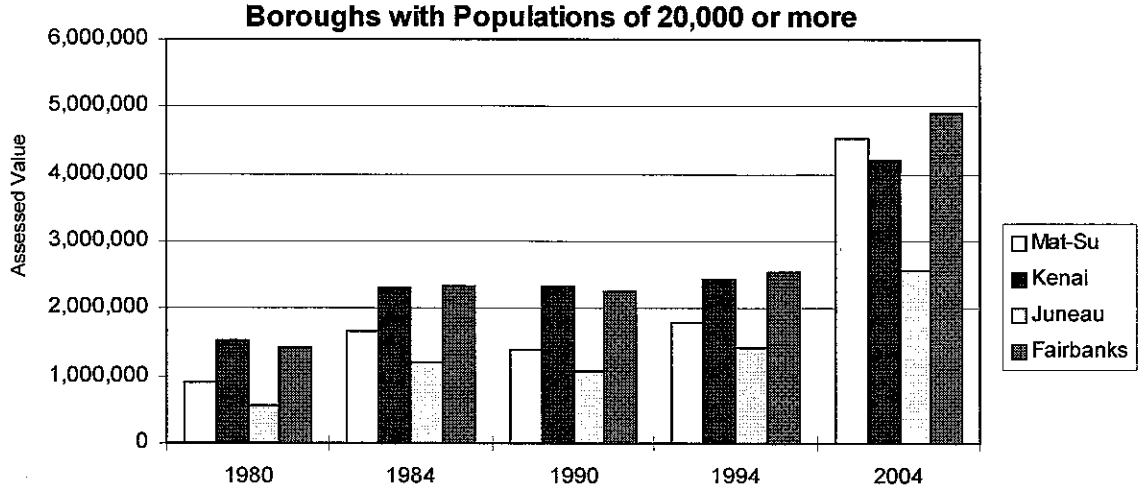


TABLE 10
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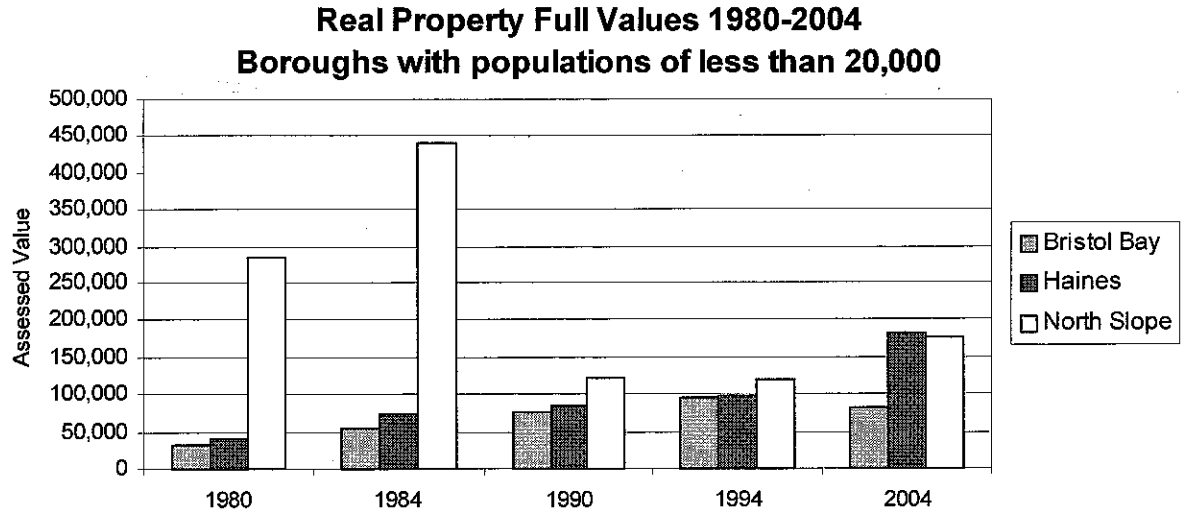

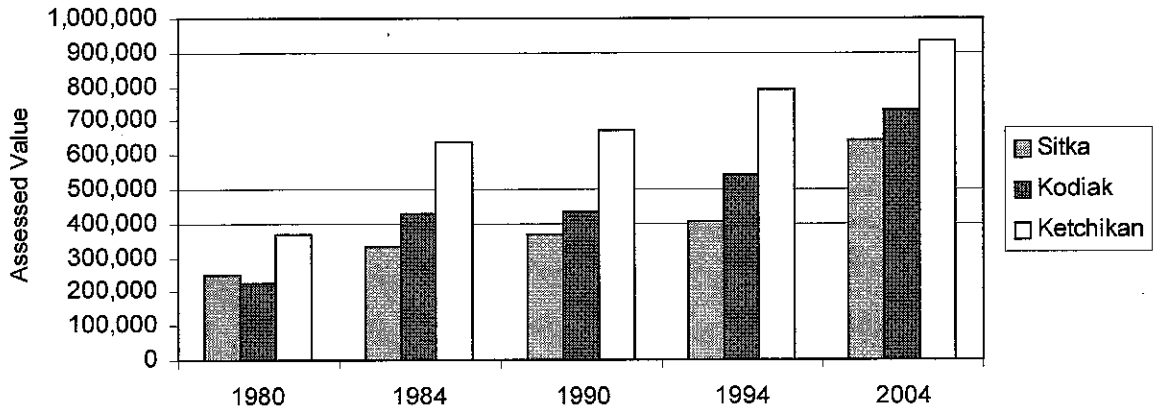

TABLE 10
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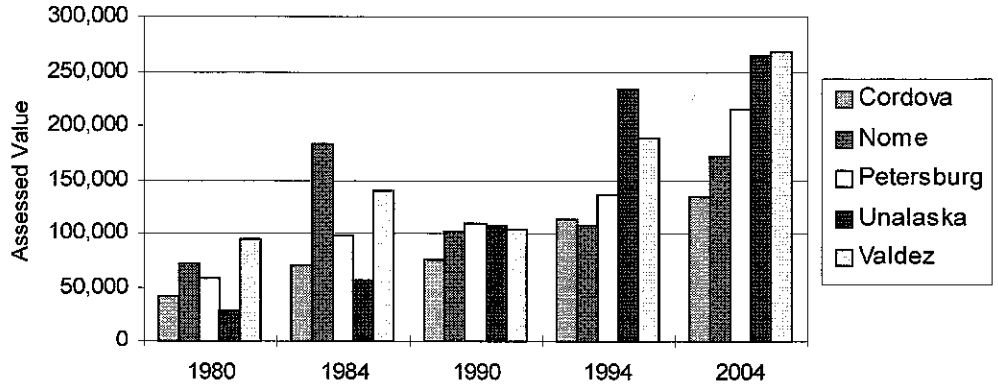
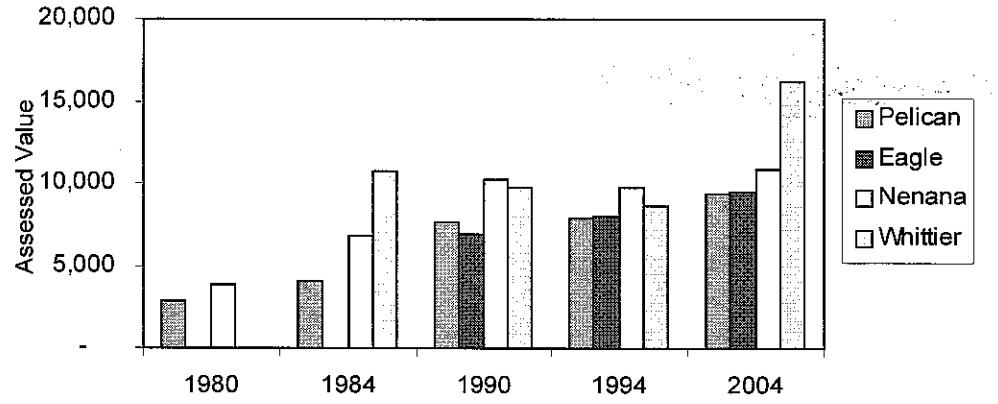
Real Property Full Values 1980-2004 – Cities Outside Organized Boroughs





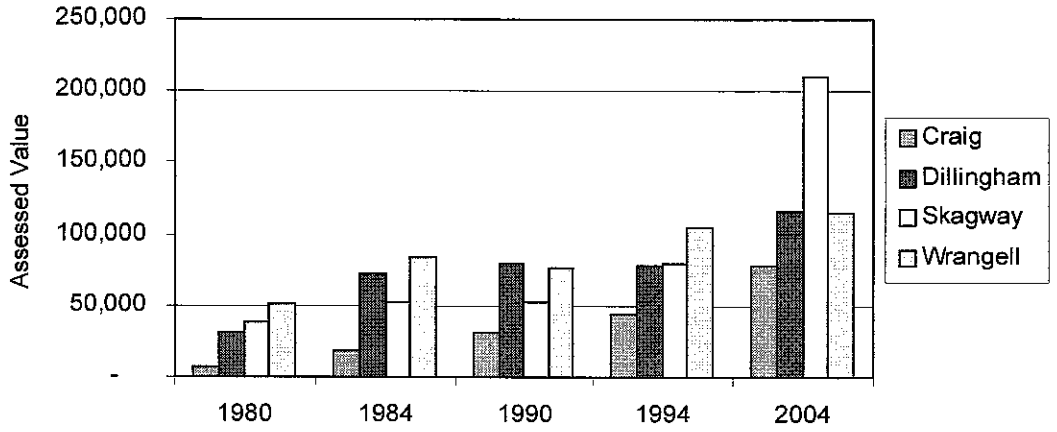


TABLE 11

This table summaries 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

1994 - 2004

January 1 Year	Municipal Full Value	Percentage Change	State Assessed Value	Percentage Change	Total Full Value	Percentage Change
1994	$ 27,895,656,000	5.61%	$ 15,934,252,630	-0.06%	$ 43,829,908,630	3.48%
1995	$ 28,940,781,800	3.75%	$ 15,453,219,080	-3.02%	$ 44,394,000,880	1.29%
1996	$ 30,175,451,700	4.27%	$ 15,090,053,520	-2.35%	$ 45,265,505,220	1.96%
1997	$ 32,389,875,600	7.34%	$ 14,623,436,210	-3.09%	$ 47,013,311,810	3.86%
1998	$ 33,323,196,900	2.88%	$ 14,217,875,230	-2.77%	$ 47,541,072,130	1.12%
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%

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 - 2004

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 Appraisers Including Assessor	Total # Real Prop. Parcels	Est. Sq. Mi. Within Jurisdiction	2004 Assessment Budget	Avg. No. Parcels Per Appraiser Per Cycle Year	Assessment Cycle	Date Assmnt Notices Mailed	Board of Equalization Mtg. Date	Date Tax Notices Mailed
Anchorage	32	91,555	1,940	$4,794,040	477	6-Year Cycle	08-Jan	15-Apr	15-May
Fairbanks	14	41,298	7,430	$2,036,600	737	4-Year Cycle	01-Mar	21-Apr	30-Jun
Juneau	4	12,646	3,248	$517,100	632	5-Year Cycle	06-Apr	27-May	01-Jul
Kenai	11	61,047	21,330	$1,744,500	925	6-Year Cycle	01-Mar	08-Jun	01-Jul
Ketchikan	4	6,001	1,750	$464,776	429	4-Year Cycle	21-Jan	15-Mar	01-Jul
Kodiak	1	5,574	12,150	$304,360	1,858	3-Year Cycle	31-Mar	18-May	01-Jul
Mat-Su	11	68,323	25,260	$1,541,252	2,070	3-Year Cycle	27-Feb	03-May	01-Jul
Sitka	1	3,707	4,530	$184,845	1,236	3-Year Cycle	03-Mar	03-May	01-Jul

TABLE 12A

Personal Property Filing Due Dates

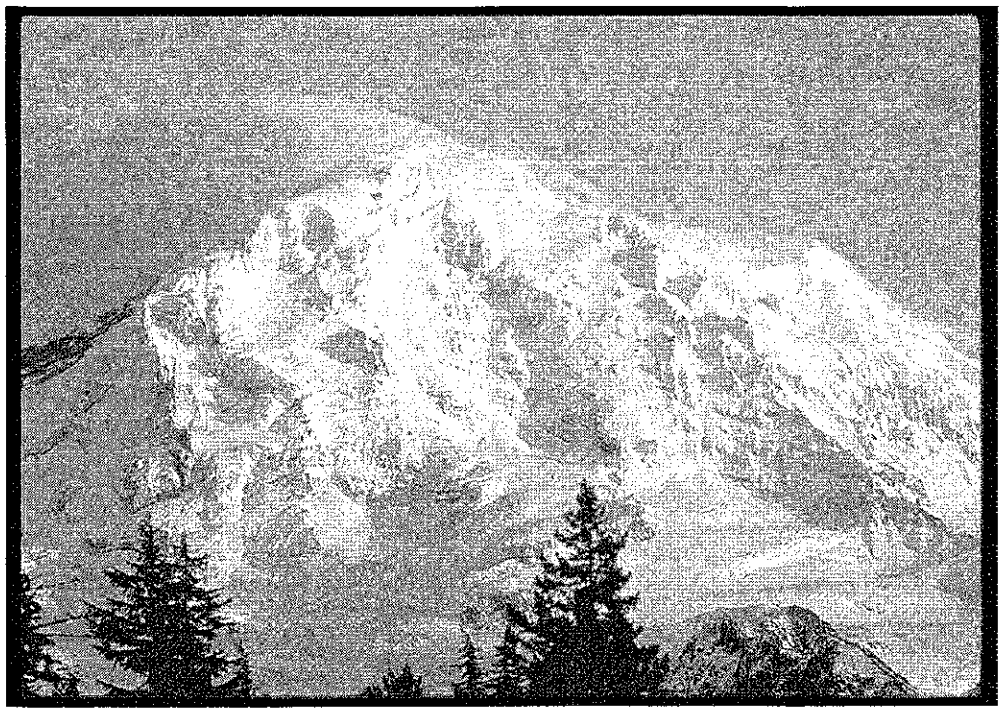
	F F& E	Vehicles	Boats	Inventory	Aircraft	
Anchorage	20-Apr	N/A	EX	20-Apr	N/A	
Bristol Bay	15-Jan	15-Jan	15-Jan	15-Jan	15-Jan	Non-business filing deadline is Jan. 15
Dillingham	31-Jan	EX	31-Jan	31-Jan	31-Jan	
Haines	31-Jan	EX	N/A	EX	31-Jan	
Juneau	02-Feb	02-Feb	EX	EX	02-Feb	
Kenai	15-Feb	N/A	15-Feb	EX	15-Feb	
Ketchikan	01-Dec	N/A	N/A	EX	15-Jan	(Retail- Nov 1; Contractors-Dec.1 ; Service Ind.-Jan.15)
Kodiak	17-Feb	N/A	N/A	EX	15-Feb	
Mat-Su	15-Mar	N/A	EX	15-Mar	N/A	
Nenana	15-Feb	N/A	15-Feb	15-Feb	15-Feb	
Nome	01-Feb	N/A	01-Feb	01-Feb	EX	
North Slope	01-Feb	01-Feb	01-Feb	01-Feb	01-Feb	
Pelican	15-Mar	EX	N/A	15-Mar	EX	Non-business filing deadline Feb. 28
Sitka	15-Feb	EX	N/A	15-Feb	15-Feb	
Unalaska	01-Mar	EX	EX	01-Mar	01-Mar	
Whittier	15-Feb	N/A	15-Feb	EX	EX	

TABLE 13
2004 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	TAX NOTICES MAILED
BRISTOL BAY	Appraisal Company of Alaska	$22,000	917	$23.99	Update (Real)	15-Mar	29-Apr	31-May
CORDOVA	Appraisal Company of Alaska	$12,000	1,097	$10.94	Update (Real)	12-Mar	19-Apr	01-Jul
CRAIG	Horan & Company	$19,700	611	$32.24	Update (Real)	30-Mar	20-May	30-Jun
DILLINGHAM	Appraisal Company of Alaska	$12,500	816	$15.32	Update (Real)	14-Mar	08-May	01-Jul
HAINES BOROUGH	Assessment Consulting Services	$57,000 3 year reappraisal contract	4,704	$12.12	Reappraisal (Real)	13-Apr	26-May	06-Jul
NENANA	Appraisal Company of Alaska	$10,000	884	$11.31	Reappraisal (Real)	01-Mar	12-May	02-Jul
NOME	Appraisal Company of Alaska	$30,000	1,683	$17.83	Reappraisal (Real)	26-Mar	06-May	18-Jun
NORTH SLOPE BOROUGH	Appraisal Company of Alaska	$75,000	5,348	$14.02	Reappraisal (Real)	01-Mar	06-Apr	01-Jun
PELICAN	Canary & Associates	$12,500	112	$111.61	Reappraisal (Real)	10-May	10-Jun	12-Jul
PETERSBURG	Canary & Associates	$40,000	2,291	$17.46	Reappraisal (Real)	31-Mar	17-May	30-Jun
SKAGWAY	Horan & Company	$20,000	716	$27.93	Update (Real)	01-Apr	23-Jun	01-Jul
UNALASKA	Appraisal Company of Alaska	$30,000	572	$52.45	Reappraisal (Real)	30-Mar	11-May	30-Jun
VALDEZ	Appraisal Company of Alaska	$63,000	2,119	$29.73	Reappraisal (Real)	01-Mar	17-May	30-Jun
WHITTIER	Appraisal Company of Alaska	$14,000	450	$31.11	Update (Real & Personal)	09-Apr	23-May	01-Jul
WRANGELL	Appraisal Company of Alaska	$35,000 ($16K-2005)	1,528	$22.91	Reappraisal (Real) 3 yr contract	13-May	14-Jun	30-Jun
YAKUTAT	Appraisal Company of Alaska	$10,000	499	$20.04	Update (Real)	28-Feb	20-Apr	01-Jul

PART 4



SPECIAL TAX PROGRAMS

TABLE 14 (A)

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

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.
1994	12,199	$1,064,556,490	8.71%	$16,894,296	13.82%	$87,266	$1,385
1995	12,919	$1,183,291,858	11.15%	$18,636,513	10.31%	$91,593	$1,443
1996	13,692	$1,293,232,403	9.29%	$20,371,389	9.31%	$94,452	$1,488
1997	14,643	$1,403,624,823	8.54%	$22,317,994	9.56%	$95,856	$1,524
1998	15,143	$1,544,691,456	10.05%	$24,649,743	10.45%	$102,007	$1,628
1999	15,836	$1,671,478,280	8.21%	$26,694,955	8.30%	$105,549	$1,686
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

TABLE 14 (B)

SENIOR CITIZEN AND DISABLED VETERAN PROPERTY TAX EXEMPTION

Program Summary
FY 05/Tax Year 2004

Municipality	Number of Applicants Approved	Total Assessed Value Exempt	% Value Inc./Dec. Over 2003	Total Tax Amount Exempt	% Tax Inc./Dec. Over 2003	Average Value Per Appl	Average Tax Per Appl
Municipality of Anchorage	8,847	$1,172,960,066	5.27%	$18,930,169	2.98%	$132,583	$2,140
Bristol Bay Borough	24	$1,887,375	-4.69%	$24,536	-4.69%	$78,641	$1,022
Fairbanks North Star Borough	2,677	$296,426,365	10.68%	$5,560,112	11.17%	$110,731	$2,077
Haines Borough	169	$16,902,164	8.14%	$184,000	1.67%	$100,013	$1,089
City & Borough of Juneau	1,079	$147,351,300	5.24%	$1,768,215	9.04%	$136,563	$1,639
Kenai Peninsula Borough	2,326	$245,119,453	8.84%	$2,824,440	10.18%	$105,382	$1,214
Ketchikan Gateway Borough	606	$69,473,700	3.58%	$864,595	7.75%	$114,643	$1,427
Kodiak Island Borough	282	$31,395,990	4.31%	$391,160	16.21%	$111,333	$1,387
Matanuska-Susitna Borough	2,898	$338,982,700	10.33%	$5,196,599	15.00%	$116,971	$1,793
North Slope Borough	58	$5,521,100	5.25%	$102,969	5.76%	$95,191	$1,775
City & Borough of Sitka	412	$52,839,335	8.31%	$317,036	8.31%	$128,251	$770
City & Borough of Yakutat	21	$1,451,950	0.04%	$12,993	-0.53%	$69,140	$619
Cordova	74	$8,473,810	1.77%	$116,382	5.66%	$114,511	$1,573
Craig	29	$2,661,900	11.32%	$15,971	11.31%	$91,790	$551
Dillingham	33	$3,839,500	-1.86%	$49,914	15.99%	$116,348	$1,513
Nenana	24	$886,759	2.00%	$10,641	2.00%	$36,948	$443
Nome	90	$8,858,362	17.29%	$97,442	-0.76%	$98,426	$1,083
Pelican	6	$591,700	38.09%	$3,550	38.08%	$98,617	$592
Petersburg	139	$17,907,400	-1.56%	$183,193	-0.98%	$128,830	$1,318
Skagway	47	$6,447,500	6.35%	$44,995	18.93%	$137,181	$957
Unalaska	8	$807,596	0.00%	$9,514	0.00%	$100,950	$1,189
Valdez	57	$7,482,980	5.35%	$149,659	5.35%	$131,280	$2,626
Whittier	13	$421,550	37.99%	$2,108	38.00%	$32,427	$162
Wrangell	138	$14,971,103	3.42%	$177,088	3.43%	$108,486	$1,283
Totals	**20,057**	**$2,453,661,658**	**6.90%**	**$37,037,281**	**6.85%**	**$122,334**	**$1,847**

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
2000-2001	-0-	-0-	-0-
2002-2003	-0-	-0-	-0-
2004-2005	-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
Municipality of Anchorage	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	0.8	0.0	0.8	$204	$62	$244	$75
Wrangell	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.

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	8	$37,980
Cordova	2	$1,447
Fairbanks North Star Borough	6	$18,129
City & Borough of Juneau	8	$6,120
Kenai Peninsula Borough	1	$1,781
City & Borough of Sitka	2	$9,000
Statewide Totals	27	$74,456

Total 2004 Liens released and dollars returned to the State of Alaska

No. of Liens Released	Dollars Returned to the State of Alaska in 2004
0	$0

TABLE 17 (A)

FARM USE LAND ASSESSMENT PROGRAM

AS 29.45.060

The farm use land assessment deferment 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
1994	143	15,987	$31,710,742	$20,648,084	$11,062,658	$1,292	$367,386
1995	166	16,788	$36,159,754	$20,519,582	$15,640,172	$1,222	$369,621
1996	111	17,638	$38,399,262	$20,610,037	$17,789,225	$1,169	$354,127
1997	109	16,882	$41,479,036	$22,539,260	$18,939,776	$1,335	$360,613
1998	107	17,204	$42,137,480	$24,274,977	$17,862,503	$1,411	$378,981
1999	105	17,386	$43,260,265	$24,407,786	$18,852,479	$1,404	$393,206
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

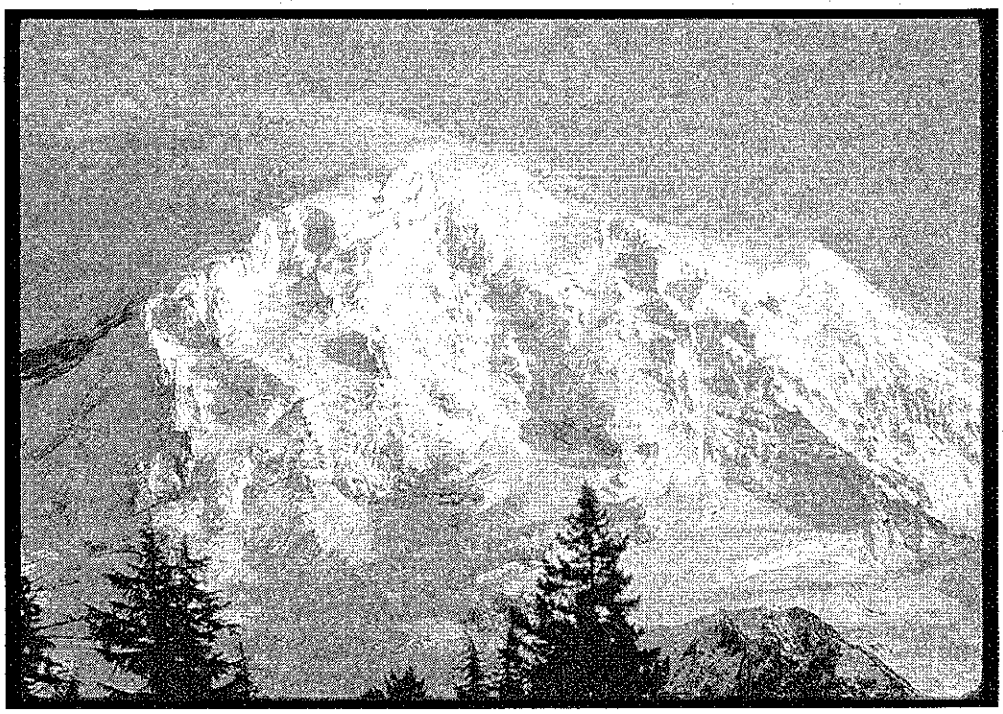
TABLE 17 (B)
FARM USE LAND
ASSESSMENT PROGRAM

AS 29.45.060

2004 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	57.70	$467,400	$353,900	$113,500	$115,400	$6,133
Fairbanks	46	5,942.00	$11,310,764	$6,496,382	$4,814,382	$81,242	$1,093
Juneau	1	7.25	$969,100	$207,400	$761,700	$2,489	$28,607
Kenai	11	1,235.21	$2,954,900	$594,000	$2,360,900	$27,940	$481
Kodiak	3	319.89	$1,621,100	$525,250	$1,095,850	$11,232	$1,642
Matanuska-Susitna	63	16,259.82	$40,471,400	$20,378,000	$20,093,400	$303,642	$1,253
Totals	**125**	**23,821.87**	**$57,794,664**	**$28,554,932**	**$29,239,732**	**$541,945**	**$1,199**

PART 5



GENERAL OBLIGATION BONDED INDEBTEDNESS

TABLE 18

POPULATION AND G.O. BONDED DEBT TEN YEAR HISTORY

1994 - 2004

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, 2003.

Year	Municipal Debt	State of Alaska Debt	Total Statewide Debt	Statewide Population	Per Capita G.O. Debt
1994	$1,759,574,543	$78,200,000	$1,837,774,543	606,278	$3,031
1995	$1,901,643,482	$57,971,000	$1,959,614,482	615,900	$3,182
1996	$1,779,071,299	$39,100,000	$1,818,171,299	607,800	$2,991
1997	$1,777,522,154	$39,100,000	$1,816,622,154	611,300	$2,972
1998	$1,698,380,068	$10,981,000	$1,709,361,068	621,400	$2,751
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

* 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	2004 Population	'04 Full Value Determination	'04 Per Capita Full Value	'04 Municipal G.O. Debt	'04 Per Capita Debt
Boroughs					
Aleutians East Borough	2,688	$96,072,577	$35,741	$29,050,000	$10,807
Municipality of Anchorage	273,565	$22,651,130,210	$82,800	$1,021,065,000	$3,732
Fairbanks North Star Borough	82,131	$5,907,617,440	$71,929	$136,214,000	$1,658
City of Fairbanks	29,002	$1,751,903,800	$60,406	$13,200,000	$455
Haines Borough	2,319	$220,647,300	$95,148	$1,713,106	$739
City & Borough of Juneau	31,246	$3,099,578,200	$99,199	$60,378,000	$1,932
Kenai Peninsula Borough	51,398	$5,511,891,850	$107,239	$28,734,000	$559
City of Homer	5,865	$497,201,500	$84,774	$1,751,087	$299
City of Kenai	7,123	$502,522,080	$70,549	$150,000	$21
City of Seldovia	431	$28,216,100	$65,467	$46,000	$107
City of Seward	2,745	$270,343,000	$98,486	$8,590,000	$3,129
City of Soldotna	3,992	$422,180,800	$105,757	$955,000	$239
Ketchikan Gateway Borough	13,533	$1,117,297,100	$82,561	$27,015,000	$1,996
City of Ketchikan	7,989	$660,810,800	$82,715	$10,775,000	$1,349
Kodiak Island Borough	13,797	$1,032,002,600	$74,799	$14,385,000	$1,043
Lake & Peninsula Borough	1,627	$61,977,700	$38,093	$4,624,000	$2,842
Matanuska-Susitna Borough	67,526	$4,845,713,010	$71,761	$125,065,000	$1,852
City of Palmer	5,267	$389,816,700	$74,011	$1,430,000	$272
City of Wasilla	6,387	$645,983,100	$101,140	$18,635,000	$2,918
North Slope Borough	7,228	$10,624,537,620	$1,469,914	$472,035,540	$65,307
City of Kaktovik	295	$4,404,000	$14,929	$730,000	$2,475
Northwest Arctic Borough	7,293	$382,139,300	$52,398	$68,295,000	$9,364
City & Borough of Sitka	8,897	$770,420,100	$86,593	$25,600,000	$2,877
City & Borough of Yakutat	690	$54,183,000	$78,526	$390,000	$565
Cities					
City of Cordova	2,298	$189,368,880	$82,406	$2,770,000	$1,205
City of Craig	1,495	$102,029,500	$68,247	$1,105,000	$739
City of Galena	744	$18,588,300	$24,984	$0	$0
City of Hoonah	850	$36,094,900	$42,465	$1,199,318	$1,411
City of Nenana	385	$18,254,300	$47,414	$350,000	$909
City of Nome	3,414	$206,289,200	$60,424	$6,785,000	$1,987
City of Petersburg	3,079	$274,188,100	$89,051	$3,440,000	$1,117
City of St. Paul	539	$55,194,100	$102,401	$7,680,623	$14,250
City of Skagway	844	$222,929,000	$264,134	$426,000	$505
City of Unalaska	4,374	$378,713,800	$86,583	$5,438,068	$1,243
City of Valdez	3,935	$1,223,456,660	$310,917	$5,013,500	$1,274
City of Wrangell	2,123	$148,303,900	$69,856	$1,899,000	$894

SUMMARY

(Statewide General Obligation Bonded Debt: July 1, 2004)

	Population	Full Value	Per Capita Full Value	Total Debt	Per Capita Debt
Municipal Totals (with debt)	**586,391**	**$57,949,333,987**	**$98,824**	**$2,106,932,242**	**$3,593**
State of Alaska G.O. Debt				**$461,935,000**	
Statewide Total	**648,243**	**$61,470,980,529**	**$94,827**	**$2,568,867,242**	**$3,963**

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January 2005

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