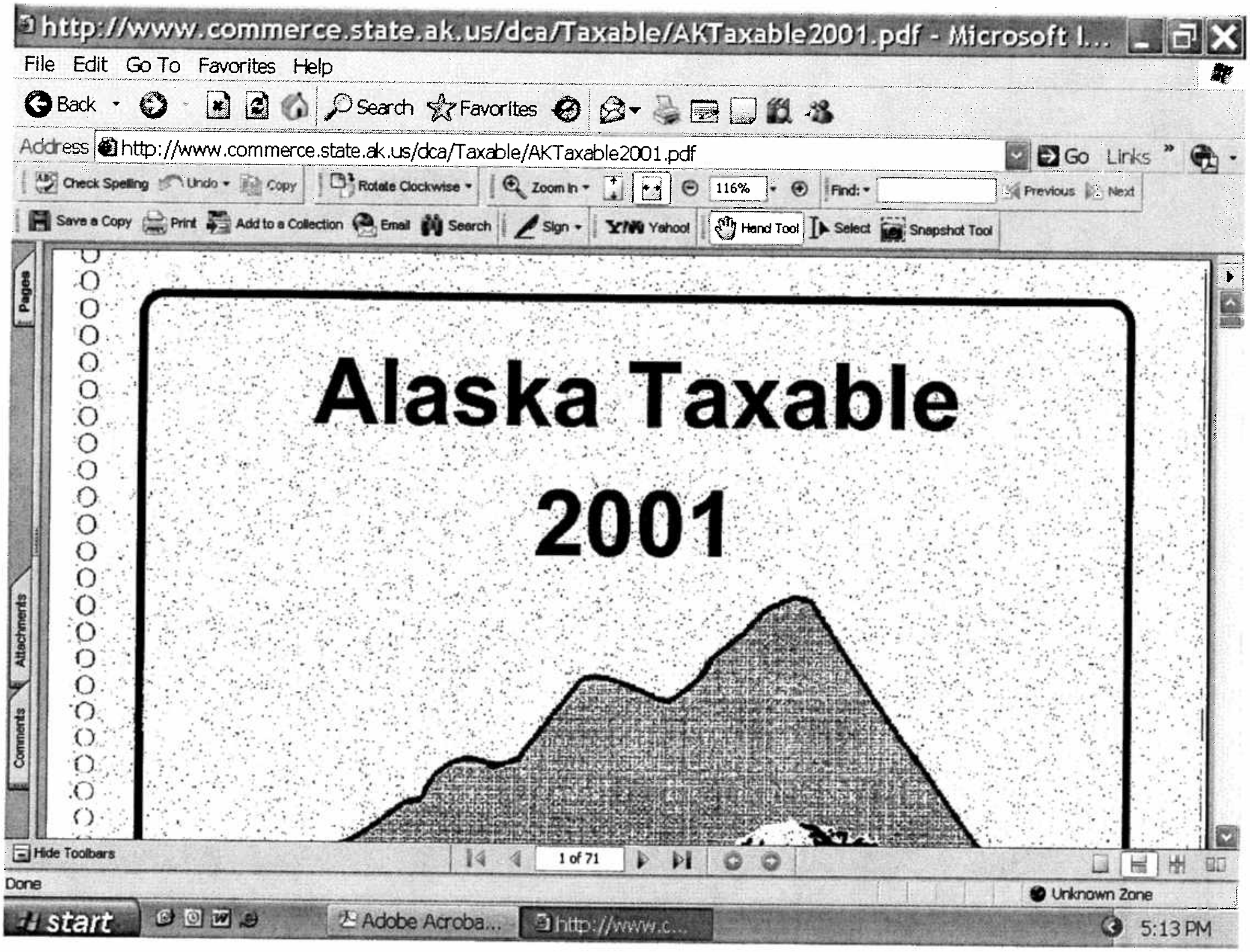
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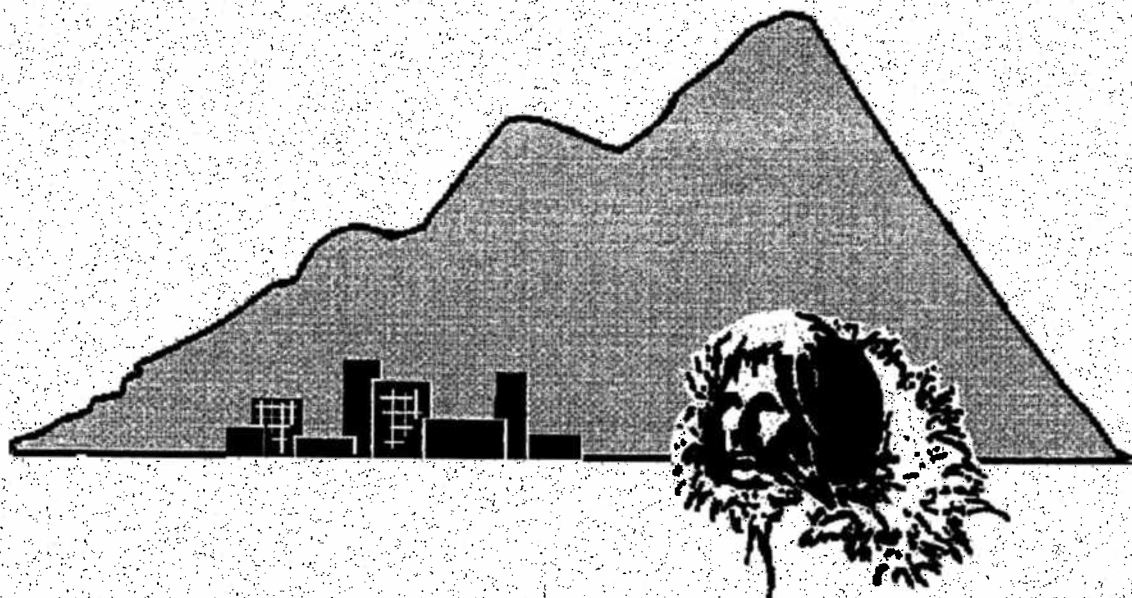
Alaska Taxable 2001



Municipal Taxation - Rates and Policies

Full Value Determination

Population and G.O. Bonded Debt

Volume XLI
January, 2002

Department of Community and Economic Development

State of Alaska
Tony Knowles, Governor

Department of Community and Economic Development
Deborah Sedwick, Commissioner

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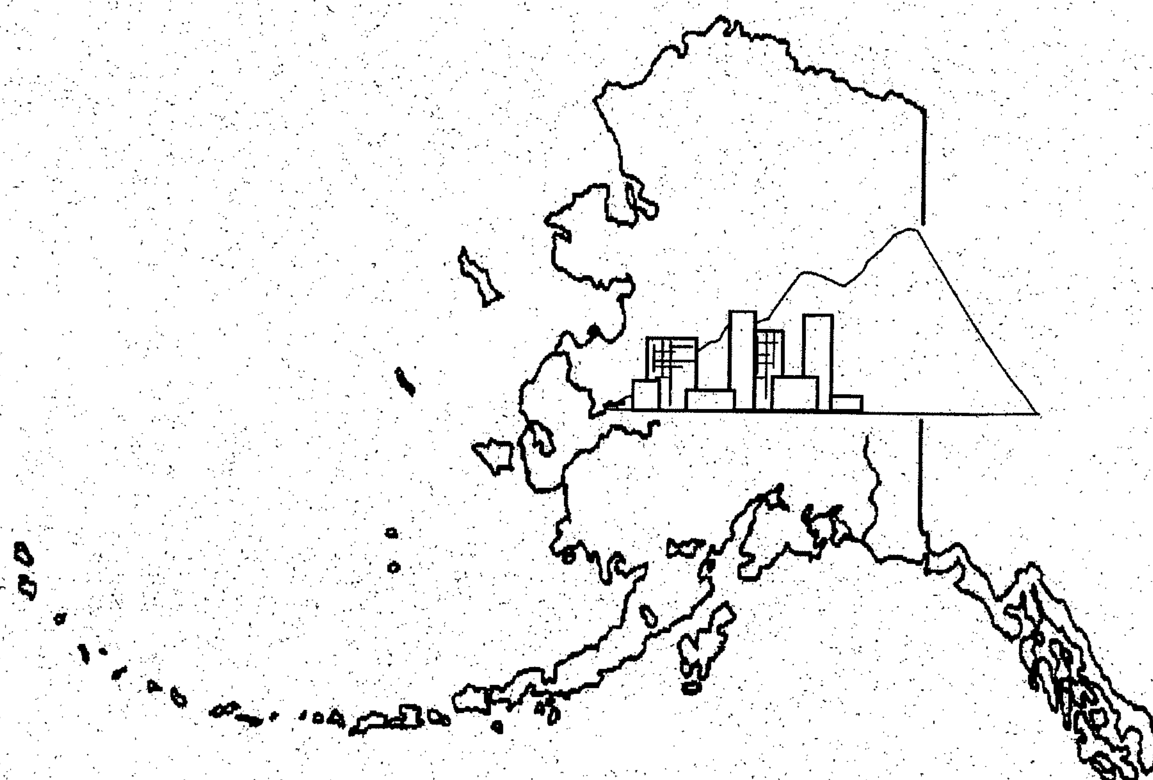
Department of Community and Economic Development
Office of the State Assessor
550 W. 7th Avenue, Suite 1790
Anchorage, AK 99501-3510

Alaska Taxable 2001



Department of Community and Economic Development

Deborah Sedwick, Commissioner

Division of Community & Business Development

Patrick K. Poland, Director

Office of the State Assessor

Steve Van Sant, State Assessor
Janice Crawford, Administrative Clerk

Alaska Taxable 2001

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FOREWORD

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

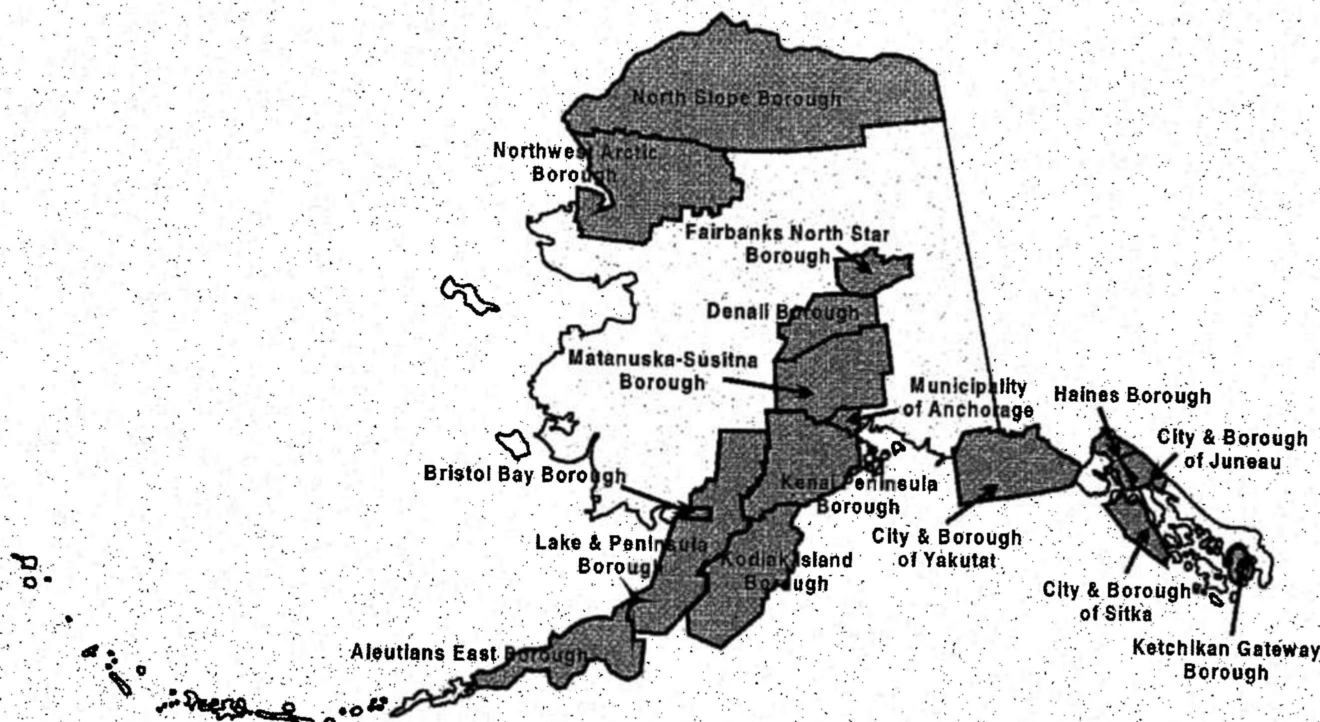
2001 was marred by the tragedy of September 11 and the resulting chaos of those terrible events is still being felt worldwide. However, the collection of data in this publication does not reflect those events as the data relates to conditions existing in Alaska, as of January 1, 2001.

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

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

Steve Van Sant
State Assessor

State of Alaska Unified Home Rule Municipalities and Boroughs



Alaska Municipal Government Entities

Organized Boroughs and Unified Home Rule Municipalities

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

Incorporated Cities

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

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

INCORPORATED CITIES WITHIN ORGANIZED BOROUGHS

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

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

Haines Borough	**Third Class**
Haines	First 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

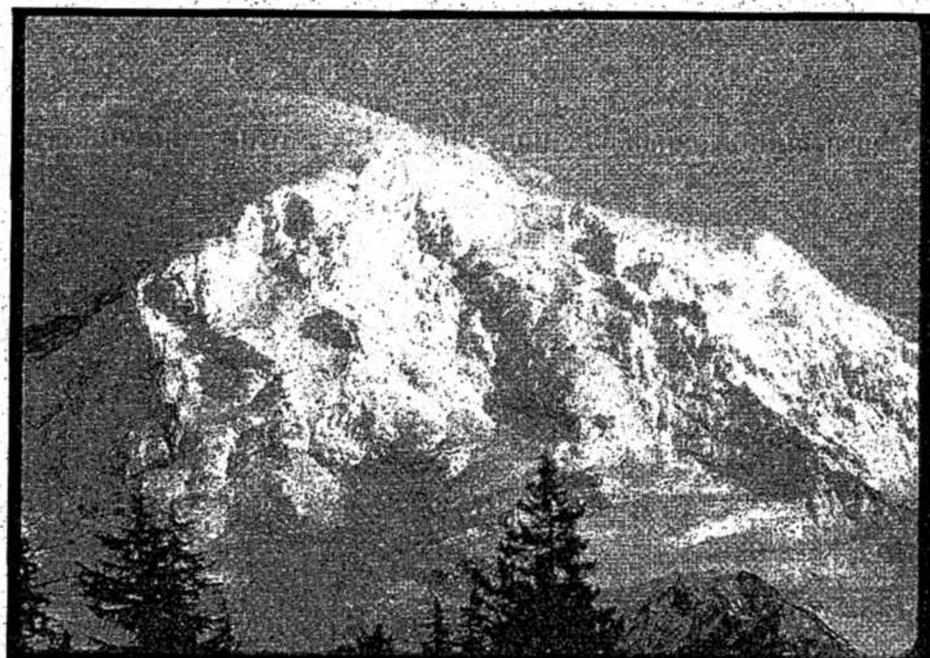
North Slope Borough	**Home Rule**
Anaktuvuk Pass	Second Class
Atqasuk	Second Class
Barrow	First Class
Kaktovik	Second Class
Nuiqsut	Second Class
Point Hope	Second Class
Wainwright	Second Class

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

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, second class, or third 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 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 Community & Economic Development, or DCED.

Another DCED 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".

<u>What property is taxable?</u>

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 <u>unless</u> 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.

<u>What is the "Full Value Determination (FVD)"?</u>

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

2001 Municipalities: Class, Populations and Tax Types

Municipality	Type of Municipality	Population	Property Tax	Sales Tax	Special Tax
Akhiok	Second Class City	109	No*	No	No
Akiak	Second Class City	316	No	No	No
Akutan	Second Class City	408	No	No	1% Raw Fish Tax
Alakanuk	Second Class City	671	No	4%	No
Aleknagik	Second Class City	259	No	5%	5% Bed Tax
Aleutians East Borough	Second Class Borough	2,199	No	No	2% Raw Fish Tax
Allakaket	Second Class City	192	No	No	No
Ambler	Second Class City	315	No	3%	No
Anaktuvuk Pass	Second Class City	308	No*	No	No
Municipality of Anchorage	Unified Home Rule	258,782	Yes	No	8% Bed Tx & Car Rental/15% Tobacco Tx/Aircraft (flat)
Anderson	Second Class City	524	No	No	8% Utility Tax
Angoon	Second Class City	587	No	No	No
Aniak	Second Class City	576	No	2%	No
Anvik	Second Class City	100	No	No	No
Atka	Second Class City	115	No	No	1% Raw Fish Tax/10% Bed Tax
Atqasuk	Second Class City	259	No*	No	No
Barrow	First Class City	4,397	No*	No	No
Bethel	Second Class City	5,463	No	5%	3% Bed/5%/Alcohol/Fish/MVRT/5%Gaming
Bettles	Second Class City	25	No	No	$.02/gal. Fuel Transfer Tax
Brevig Mission	Second Class City	274	No	3%	No
Bristol Bay Borough	Second Class Borough	1,297	Yes	No	3% Raw Fish Tax; 6% Bed Tax
Buckland	Second Class City	408	No	2%	No
Chefornak	Second Class City	423	No	2%	No
Chevak	Second Class City	741	No	3%	No
Chignik	Second Class City	121	No	No	1%salmon/2% other seafood
Chuathbaluk	Second Class City	112	No	No	No
Clarks Point	Second Class City	63	No	5%	No
Coffman Cove	Second Class City	255	No	No	No
Cold Bay	Second Class City	103	No	No	.02/gal. Fuel Tax/$.01 gal Fuel Transfer Fee/8% Bed Tax
Cordova	Home Rule City	2,571	Yes	6%	6% Bed Tax/6% Vehicle Rental Tax
Craig	First Class City	2,145	Yes	5%	6% Liquor Tax/Raw fish tax
Deering	Second Class City	156	No	3%	No
Delta Junction	Second Class City	884	No	No	No
Denali Borough	Home Rule Borough	1,864	No	No	Sev. Tax $.05/yd; Bed Tax 7%
Dillingham	First Class City	2,332	Yes	5%	10% Bed Tax / 10% Liquor Tax/Raw Fish Tax/5% Gaming
Diomede	Second Class City	176	No	3%	No
Eagle	Second Class City	168	Yes	No	No
Eek	Second Class City	309	No	2%	No
Egegik	Second Class City	132	No	No	1% Raw Fish Tax
Ekwok	Second Class City	120	No	No	No
Elim	Second Class City	306	No	2%	No
Emmonak	Second Class City	838	No	3%	No
Fairbanks	Home Rule City	31,601	Yes	No	8% Bed Tax/ 5% Alcohol Tax/ 8% Tobacco Tax
Fairbanks North Star Borough	Second Class Borough	83,928	Yes	No	8% Bed Tax
False Pass	Second Class City	58	No	2%	2% Raw Fish Tax
Fort Yukon	Second Class City	553	No	3%	No
Galena	First Class City	544	No	3%	No
Gambell	Second Class City	670	No	NR	No
Golovin	Second Class City	142	No	No	No
Goodnews Bay	Second Class City	256	No	No	No
Grayling	Second Class City	195	No	No	No
Haines	First Class City	1,463	Yes	4%	No
Haines Borough	Third Class Borough	2,476	Yes	1.50%	2%-4% Bed Tax/4% Tour Tax/.5%Med. Services
Holy Cross	Second Class City	277	No	No	No
Homer	First Class City	4,155	Yes	3.50%	No

Note: Municipal populations are from the State Revenue Sharing Program.

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

TABLE 1

2001 Municipalities: Class, Populations and Tax Types - continued

Municipality	Type of Municipality	Population	Property Tax	Sales Tax	Special Tax
Hoonah	First Class City	896	No	5%	No
Hooper Bay	Second Class City	1,039	No	4%	No
Houston	Second Class City	939	Yes	No	No
Hughes	Second Class City	72	No	No	No
Huslia	Second Class City	248	No	No	No
Hydaburg	First Class City	405	No	4%	No
Juneau, City & Borough of	Unified Home Rule	30,684	Yes	5%	7% Bed Tax/ 3% Liquor Tax/ 6% Tobacco Tax
Kachemak	Second Class City	419	Yes	No	No
Kake	First Class City	783	No	5%	No
Kaktovik	Second Class City	255	No*	No	No
Kaltag	Second Class City	250	No	No	No
Kasaan	Second Class City	41	No	No	No
Kenai	Home Rule City	7,058	Yes	3%	No
Kenai Peninsula Borough	Second Class Borough	48,815	Yes	2%	No
Ketchikan	Home Rule City	8,460	Yes	3.50%	6% Bed Tax
Ketchikan Gateway Borough	Second Class Borough	14,231	Yes	2%	4% Bed Tax
Kiana	Second Class City	402	No	2%	No
King Cove	First Class City	703	No	3%	No
Kivalina	Second Class City	349	No	2%	No
Klawock	First Class City	659	No	5.50%	6% Bed Tax
Kobuk	Second Class City	102	No	No	No
Kodiak	Home Rule City	6,859	Yes	6%	5% Bed Tax
Kodiak Island Borough	Second Class Borough	13,848	Yes	No	9.25 mill Severance Tax/5% Bed Tax
Kotlik	Second Class City	552	No	3%	No
Kotzebue	Second Class City	2,964	No	6%	6% Bed Tax/ 6% Alcohol Tax
Koyuk	Second Class City	296	No	2%	No
Koyukuk	Second Class City	130	No	No	No
Kupreanof	Second Class City	24	No	No	No
Kwethluk	Second Class City	667	No	5%	No
Lake & Peninsula Borough	Home Rule Borough	1,867	No	No	2% Raw Fish Tax/Guide Fees/6% Bed Tax
Larsen Bay	Second Class City	127	No*	3%	No
Lower Kalskag	Second Class City	286	No	No	No
Manokotak	Second Class City	396	No	2%	No
Marshall	Second Class City	300	No	4%	No
Matanuska-Susitna Borough	Second Class Borough	55,747	Yes	No	5% Bed Tax
McGrath	Second Class City	441	No	No	No
Mekoryuk	Second Class City	192	No	2%	No
Metlakatla	Federal Law	1,568	No	No	No
Mountain Village	Second Class City	793	No	3%	No
Napakiak	Second Class City	373	No	NR	No
Napaskiak	Second Class City	391	No	No	No
Nenana	Home Rule City	435	Yes	3%	No
New Stuyahok	Second Class City	454	No	No	No
Newhalen	Second Class City	191	No	2%	No
Nightmute	Second Class City	222	No	2%	No
Nikolai	Second Class City	103	No	No	No
Nome	First Class City	3,706	Yes	4%	4% Bed Tax
Nondalton	Second Class City	227	No	NR	No
Noorvik	Second Class City	598	No	3%	No
North Pole	Home Rule City	1,619	Yes	3%	No
North Slope Borough	Home Rule Borough	9,389	Yes	No	No
Northwest Arctic Borough	Home Rule Borough	6,844	No	No	No
Nuiqsut	Second Class City	459	No*	No	No

Note: Municipal populations are from the State Revenue Sharing Program

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

TABLE 1

2001 Municipalities: Class, Populations and Tax Types - continued

Municipality	Type of Municipality	Population	Property Tax	Sales Tax	Special Tax
Nulato	Second Class City	353	No	No	No
Nunapitchuk	Second Class City	479	No	2%	No
Old Harbor	Second Class City	297	No*	NR	No
Ouzinkie	Second Class City	252	No*	3%	No
Palmer	Home Rule City	4,318	Yes	3%	No
Pelican	First Class City	149	Yes	4%	6% Bed Tax
Petersburg	Home Rule City	3,398	Yes	6%	4% Bed Tax
Pilot Point	Second Class City	102	No	No	3% Raw Fish Tax
Pilot Station	Second Class City	558	No	4%	No
Platinum	Second Class City	41	No	No	No
Point Hope	Second Class City	787	No*	No	No
Port Alexander	Second Class City	90	No	4%	6% Bed Tax
Port Heiden	Second Class City	126	No	No	No
Port Lions	Second Class City	242	No*	No	No
Quinhagak	Second Class City	612	No	3%	No
Ruby	Second Class City	204	No	No	No
Russian Mission	Second Class City	295	No	No	No
St. George	Second Class City	173	No	NR	No
St. Mary's	First Class City	494	No	3%	No
St. Michael	Second Class City	362	No	4%	No
Saint Paul	Second Class City	761	No	3%	3% Fish Tax
Sand Point	First Class City	830	No	3%	7% Bed Tax/2% Raw Fish Tax
Savoonga	Second Class City	632	No	3%	No
Saxman	Second Class City	379	No*	3.50%	No
Scammon Bay	Second Class City	450	No	2%	No
Selawik	Second Class City	746	No	3%	No
Seldovia	First Class City	281	Yes	3%/4.5%	No
Seward	Home Rule City	3,040	Yes	3%	4% Bed Tax
Shageluk	Second Class City	152	No	No	No
Shaktoolik	Second Class City	226	No	2%	No
Sheldon Point (Nunam Iqua)	Second Class City	161	No	2%	No
Shishmaref	Second Class City	538	No	NR	No
Shungnak	Second Class City	257	No	2%	No
Sitka, City & Borough of	Unified Home Rule	8,779	Yes	5%	6% Bed Tax/ $.02/gal Fuel Tax
Skagway	First Class City	814	Yes	4%	8% Bed Tax
Soldotna	First Class City	4,134	Yes	3%	No
Stebbins	Second Class City	548	No	3%	No
Tanana	First Class City	317	No	NR	No
Teller	Second Class City	262	No	NR	No
Tenakee Springs	Second Class City	101	No	1%	6% Bed Tax
Thorne Bay	Second Class City	597	No	3%	No
Togiak	Second Class City	801	No	2%	2% Raw Fish Tax
Toksook Bay	Second Class City	515	No	2%	No
Unalakleet	Second Class City	784	No	5%	5% Bed Tax/5% Alcohol Tax
Unalaska	First Class City	4,285	Yes	3%	2% Raw Fish Tax/ 5% Bed Tax/1% cap.projects sales tax
Upper Kalskag	Second Class City	268	No	No	No
Valdez	Home Rule City	4,155	Yes	No	6% Bed Tax
Wainwright	Second Class City	543	No*	3%	No
Wales	Second Class City	177	No	NR	No
Wasilla	First Class City	5,134	Yes	2%	No
White Mountain	Second Class City	188	No	NR	No
Whittier	Second Class City	306	Yes	3%	No
Wrangell	Home Rule City	2,589	Yes	7%	$4 per night Bed Tax
Yakutat, City & Borough of	Home Rule Borough	810	Yes	4%	1% Raw Fish Tax/4% Bed & Car Rentl Tx

Note: Municipal populations are from the State Revenue Sharing Program

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

88 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

39 Municipalities (cities & boroughs) levy a property tax

TABLE 2

2001 Municipal Sales Tax, Special Tax and Revenues

Municipality	Sales Tax	Revenues	Special Tax	Revenues
Akhiok	No		No	
Akiak	No		No	
Akutan	No		1% Raw Fish Tax	$576,565
Alakanuk	4%	$112,800	No	
Aleknagik	5%	$37,042	5% Bed Tax	$2,572.00
Aleutians East Borough	No		2% Raw Fish Tax	$2,348,939
Allakaket	No		No	
Ambler	3%	$26,110	No	
Anaktuvuk Pass	No		No	
Municipality of Anchorage	No		8% Bed Tx & Car rental; 15%Tobacco Tx/AircraftFlat	$10,995,951/ $447,191/ $5,393,623/$172,156
Anderson	No		8% Utility Tax	$33,979
Angoon	No		No	
Aniak	2%	$53,615	No	
Anvik	No		No	
Atka	No		1% Raw Fish Tax/10% Bed Tax	$20,441/$4,472
Atqasuk	No		No	
Barrow	No		No	
Bethel	5%	$4,194,997	3% Bed/5%/Alcohol/Fish/MVRT/5%Gaming	$61,930/$65,686/$80,450/$62,251/$406,711
Bettles	No		$.02/Gal. Fuel Transfer Tax	$5,825
Brevig Mission	3%	$21,659	No	
Bristol Bay Borough	No		3% Raw Fish Tax; 6% Bed Tax	$529,759 / $65,206
Buckland	2%	$29,746	No	
Chefornak	2%	13,438	No	
Chevak	3%	$89,292	No	
Chignik	No		1%salmon/2% other seafood	$133,303/$14,700
Chuathbaluk	No		No	
Clarks Point	5%	$30,444	No	
Coffman Cove	No		No	
Cold Bay	No		.02/gal. fuel tax/$.01 gal fuel transf. fee/8% Bed Tax	$37,957/$19,554/$941
Cordova	6%	$2,348,268	6% Bed Tax/6% Vehicle Rental Tax	$51,271/$11,585
Craig	5%	$1,310,261	6% Liquor Tax/Raw fish tax	$84,942/$9,620
Deering	3%	$8,894	No	
Delta Junction	No		No	
Denali Borough	No		Sev. Tax $.05/yd; Bed Tax 7%	$82,878/$1,615,165
Dillingham	5%	$1,717,094	10% Bed Tax / 10% Liquor Tax/Raw fish/5% Gaming	$49,125/$144,320/$202,898/$103,677
Diomede	3%	$12,970	No	
Eagle	No		No	
Eek	2%	$19,200	No	
Egegik	No		1% Raw Fish Tax	$381,616
Ekwok	No		No	
Elim	2%	$31,506	No	
Emmonak	3%	$135,774	No	
Fairbanks	No		8% Bed Tax/ 5% Alcohol Tax/ 8% Tobacco Tax	$2,086,596/$930,733/$701,196
Fairbanks North Star Borough	No		8% Bed Tax	$851,697
False Pass	2%	$20,299	2% Raw Fish Tax	$208,419
Fort Yukon	3%	$100,048	No	
Galena	3%	$104,925	No	
Gambell	NR	NR	No	
Golovin	No		No	
Goodnews Bay	No		No	
Grayling	No		No	
Haines	4%	$1,378,549	No	
Haines Borough	1.50%	$581,700	2%-4% Bed Tax/4% Tour Tax	$31,107/$1,023
Holy Cross	No		No	
Homer	3.50%	$3,484,847	No	

TABLE 2 - continued

2001 Municipal Sales Tax, Special Tax and Revenues

Municipality	Sales Tax	Revenues	Special Tax	Revenues
Hoonah	5%	$351,500	No	
Hooper Bay	4%	$253,700	No	
Houston	No		No	
Hughes	No		No	
Huslia	No		No	
Hydaburg	4%	$100,469	No	
Juneau, City & Borough of	5%	$28,786,500	7% Bed Tax/ 3% Liquor Tax/ 6% Tobacco Tax	$951,600/$561,000/$271,500
Kachemak	No		No	
Kake	5%	$166,941	No	
Kaktovik	No		No	
Kaltag	No		No	
Kasaan	No		No	
Kenai	3%	$3,809,239	No	
Kenai Peninsula Borough	2%	$13,523,826	No	
Ketchikan	3.5%	$6,943,216	6% Bed Tax	$303,647
Ketchikan Gateway Borough	2%	$4,750,831	4% Bed Tax	$46,437
Kiana	2%	$24,502	No	
King Cove	3%	$1,165,613	No	
Kivalina	2%	$29,411	No	
Klawock	5.5%	$473,783	6% Bed Tax	$9,265
Kobuk	No		No	
Kodiak	6%	$7,139,290	5% Bed Tax	$113,433
Kodiak Island Borough	No		9.25 mill Severance Tax/5% Bed Tax	$854,232/$42,510
Kotlik	3%	$88,064	No	
Kotzebue	6%	$2,438,736	6% Bed Tax/ 6% Alcohol Tax	$46,586/$37,176
Koyuk	2%	$25,439	No	
Koyukuk	No		No	
Kupreanof	No		No	
Kwethluk	5%	$94,064	No	
Lake & Peninsula Borough	No		2% Raw Fish Tax/Guide Fees/6% Bed Tax	$772,827/$29,752/$131,838
Larsen Bay	3%	$14,314	No	
Lower Kalskag	No		No	
Manokotak	2%	$3,259	No	
Marshall	4%	$63,524	No	
Matanuska-Susitna Borough	No		5% Bed Tax	$523,190
McGrath	No		No	
Mekoryuk	2%	$15,995	No	
Metlakatla	No		No	
Mountain Village	3%	$69,383	No	
Napakiak	NR	NR	No	
Napaskiak	No		No	
Nenana	3%	$94,276	No	
New Stuyahok	No		No	
Newhalen	2%	0	No	
Nightmute	2%	$5,726	No	
Nikolai	No		No	
Nome	4%	$2,556,305	4% Bed Tax	$84,826
Nondalton	NR	NR	No	
Noorvik	3%	$120,385	No	
North Pole	3%	$1,219,624	No	
North Slope Borough	No		No	
Northwest Arctic Borough	No		No	
Nuiqsut	No		No	

TABLE 2- continued

2001 Municipal Sales Tax, Special Tax and Revenues

Municipality	Sales Tax	Revenues	Special Tax	Revenues
Nulato	No		No	
Nunapitchuk	2%	$32,114	No	
Old Harbor	NR	NR	No	
Ouzinkie	3%	$6,276	No	
Palmer	3%	$2,464,268	No	
Pelican	4%	$58,207	6% Bed Tax	$1,987
Petersburg	6%	$2,305,345	4% Bed Tax	$39,432
Pilot Point	No		3% Raw Fish Tax	$38,000
Pilot Station	4%	$47,849	No	
Platinum	No		No	
Point Hope	No		No	
Port Alexander	4%	$7,858	6% Bed Tax	$1,910
Port Heiden	No		No	
Port Lions	No		No	
Quinhagak	3%	$57,828	No	
Ruby	No		No	
Russian Mission	No		No	
St. George	NR	NR	NR	
St. Mary's	3%	$82,851	No	
St. Michael	4%	$73,464	No	
Saint Paul	3%	$328,095	3% Fish Tax	$428,081
Sand Point	3%	$360,561	7% Bed Tax/2% Raw Fish Tax	$2,616/$310,741
Savoonga	3%	$35,293	No	
Saxman	NR	NR	No	
Scammon Bay	2%	$22,462	No	
Selawik	3%	$70,368	No	
Seldovia	3%/4.5%	$98,416	No	
Seward	3%	$2,197,561	4% Bed Tax	$212,619
Shageluk	No		No	
Shaktoolik	2%	NR	No -	
Sheldon Point (Nunam Iqua)	2%	$7,396	No	
Shishmaref	NR	NR	No	
Shungnak	2%	$11,335	No	
Sitka, City & Borough of	5%	$6,377,699	6% Bed Tax/ $.02/gal Fuel Tax	$249,384/ $23,693
Skagway	4%	$3,109,783	8% Bed Tax	$151,304
Soldotna	3%	$4,827,209	No	
Stebbins	3%	$51,928	No	
Tanana	NR	NR	No	
Teller	NR	NR	No	
Tenakee Springs	1%	$6,167	6% Bed Tax	$967
Thorne Bay	3%	$91,367	No	
Togiak	2%	$65,292	2% Raw Fish Tax	$40,952
Toksook Bay	2%	$23,689	No	
Unalakleet	5%	$244,284	5% Bed Tax/5% Alcohol Tax	$5,646/$1,321
Unalaska	3%	$3,625,064	2% Raw Fish Tax/ 5% Bed Tax/1% cap.proj. sales tx	$3,077,083/$103,723/$1,805,327
Upper Kalskag	No		No	
Valdez	No		6% Bed Tax	$305,065
Wainwright	3%	$0	No	
Wales	NR	NR	No	
Wasilla	2%	$5,509,279	No	
White Mountain	NR	NR	No	
Whittier	3%	$219,940	No	
Wrangell	7%	$1,882,866	$4 per night Bed Tax	$20,648
Yakutat, City & Borough of	4%	$640,987	1% Raw Fish Tax/4% Bed & Car Rental Tx	$17,888/$82,605
TOTAL SALES TAX REPORTED		$ 125,134,493	TOTAL SPECIAL TAXES REPORTED	40,728,840

TABLE 3
2001 Local Property and Oil & Gas Property Tax Revenues

Municipality	Property Tax Revenues	Oil & Gas Property Tax Revenues	Total Property Tax Revenues	Chg Frm Previous Year	Population	Per Capita Revenue	Per Capita Revenue Boro & City
Municipality of Anchorage	$262,672,608	$2,426,284	$265,098,892	4.01%	261,446	$1,014	
Bristol Bay Borough	$1,852,984	$0	$1,852,984	-8.33%	1,224	$1,514	
Cordova	$1,316,769	$37,296	$1,354,065	-5.80%	2,512	$539	
Craig	$454,198	$0	$454,198	3.22%	2,124	$214	
Dillingham	$1,016,603	$0	$1,016,603	1.81%	2,400	$424	
Fairbanks, City*	$7,302,665	$0	$7,302,665	11.86%	31,423	$232	$974
Fairbanks North Star Borough	$58,074,010	$4,081,667	$62,155,677	-0.58%	83,814	$742	
Haines, City*	$588,302	$0	$588,302	5.55%	1,808	$325	$793
Haines Borough	$1,176,053	$0	$1,176,053	43.51%	2,516	$467	
Homer*	$1,342,886	$0	$1,342,886	-0.36%	4,205	$319	$1,067
Houston*	$97,578	$0	$97,578	6.69%	951	$103	
City & Borough of Juneau	$27,537,400	$0	$27,537,400	6.96%	31,262	$881	
Kachemak City*	$25,661	$0	$25,661	10.99%	425	$60	$879
Kenai, City*	$1,319,079	$12,602	$1,331,681	3.39%	7,039	$189	$1,008
Kenai Peninsula Borough	$34,896,579	$5,734,443	$40,631,022	8.54%	49,628	$819	
Ketchikan, City*	$3,140,562	$0	$3,140,562	-1.01%	8,295	$379	$874
Ketchikan Gateway Borough	$6,937,715	$0	$6,937,715	-8.58%	14,003	$495	
Kodiak, City*	$584,528	$0	$584,528	0.00%	6,836	$86	$592
Kodiak Island Borough	$7,102,168	$0	$7,102,168	-8.96%	14,028	$506	
Matanuska-Susitna Borough	$44,879,871	$40,269	$44,920,140	3.83%	60,094	$747	
Nenana	$161,655	$0	$161,655	5.64%	452	$358	
Nome	$2,031,516	$0	$2,031,516	0.73%	3,620	$561	
North Pole*	$587,487	$0	$587,487	5.30%	1,557	$377	$1,119
North Slope Borough	$12,008,846	$189,954,310	$201,963,156	-4.51%	9,355	$21,589	
Palmer*	$552,329	$0	$552,329	12.80%	4,495	$123	$870
Pelican	$62,267	$0	$62,267	-22.59%	135	$461	
Petersburg	$1,802,937	$0	$1,802,937	2.50%	3,387	$532	
Seldovia*	$105,702	$0	$105,702	-12.23%	291	$363	$1,182
Seward*	$698,376	$0	$698,376	35.17%	3,085	$226	
City & Borough of Sitka	$3,705,974	$0	$3,705,974	8.10%	8,788	$422	
Skagway	$1,058,426	$0	$1,058,426	14.14%	880	$1,203	
Soldotna*	$442,448	$1,297	$443,745	-0.06%	4,157	$107	$925
Unalaska	$3,900,913	$0	$3,900,913	-0.67%	4,283	$911	
Valdez	$6,041,032	$12,468,219	$18,509,251	5.24%	4,271	$4,334	
Wasilla*	$363,867	$0	$363,867	0.00%	5,568	$65	$813
Whittier	$177,582	$2,337	$179,919	-43.04%	289	$623	
Wrangell	$1,054,149	$0	$1,054,149	-2.86%	2,569	$410	
City & Borough of Yakutat	$265,598	$0	$265,598	16.67%	744	$357	
Total Property Taxes	**$497,339,323**	**$214,758,724**	**$712,098,047**	**1.14%**	**Overall** *	$1,263	
Overall Chg from Prior Year	2.86%	-2.63%	1.14%		**Average** **	$894	

*Includes North Slope & Valdez

**Excludes North Slope & Valdez

Total Local Tax Revenues Generated

Sales Tax Revenues	**$125,134,493**
Special Tax Revenues	**$40,728,840**
Local Property Tax Revenues	**$497,339,323**
Oil & Gas Property Tax Revenues	**$214,758,724**
Total Local Tax Revenues	**$877,961,380**

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

TABLE 3A

2001 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
North Slope Borough	$ 201,963,156	$ -	$ -	$ 201,963,156	9,355	$ 21,589
Skagway	$ 1,058,426	$ 3,109,783	$ 151,304	$ 4,319,513	880	$ 4,909
Valdez	$ 18,509,251		$ 305,065	$ 18,814,316	4,271	$ 4,405
False Pass		$ 20,299	$ 208,419	$ 228,718	73	$ 3,133
Egegik		$ -	$ 381,616	$ 381,616	123	$ 3,103
Unalaska	$ 3,900,913	$ 3,625,064	$ 4,986,133	$ 12,512,110	4,283	$ 2,921
Bristol Bay Borough	$ 1,852,984	$ -	$ 594,965	$ 2,447,949	1,224	$ 2,000
Juneau, City & Borough of	$ 27,537,400	$ 28,786,500	$ 1,784,100	$ 58,108,000	31,262	$ 1,859
King Cove		$ 1,165,613	$ -	$ 1,165,613	671	$ 1,737
Chignik		$ -	$ 148,003	$ 148,003	96	$ 1,542
Cordova	$ 1,354,065	$ 2,348,268	$ 62,856	$ 3,765,189	2,512	$ 1,499
Whittier	$ 179,919	$ 219,940	$ -	$ 399,859	289	$ 1,384
Yakutat, City & Borough of	$ 265,598	$ 640,987	$ 100,493	$ 1,007,078	744	$ 1,354
Akutan		$ -	$ 573,565	$ 573,565	425	$ 1,350
Dillingham	$ 1,016,603	$ 1,717,094	$ 500,020	$ 3,233,716	2,400	$ 1,347
Saint Paul		$ 328,095	$ 428,081	$ 756,176	585	$ 1,293
Nome	$ 2,031,516	$ 2,556,305	$ 84,826	$ 4,672,647	3,620	$ 1,291
Soldotna*	$ 443,745	$ 4,827,209	$ -	$ 5,270,954	4,157	$ 1,268
Ketchikan, City*	$ 3,140,562	$ 6,943,216	$ 303,647	$ 10,387,425	8,295	$ 1,252
Petersburg	$ 1,802,937	$ 2,305,345	$ 39,432	$ 4,147,714	3,387	$ 1,225
Sitka, City & Borough of	$ 3,705,974	$ 6,377,699	$ 273,077	$ 10,356,750	8,788	$ 1,179
North Pole*	$ 587,487	$ 1,219,624	$ -	$ 1,807,111	1,557	$ 1,161
Wrangell	$ 1,054,149	$ 1,882,866	$ 20,648	$ 2,957,663	2,569	$ 1,151
Homer*	$ 1,342,886	$ 3,484,847	$ -	$ 4,827,733	4,205	$ 1,148
Kodiak, City*	$ 584,528	$ 7,139,290	$ 113,433	$ 7,837,251	6,836	$ 1,146
Kenai Peninsula Borough	$ 40,631,022	$ 13,523,826	$ -	$ 54,154,848	49,628	$ 1,091
Haines, City*	$ 588,302	$ 1,378,549	$ -	$ 1,966,851	1,808	$ 1,088
Anchorage	$ 265,098,892	$ -	$ 17,008,921	$ 282,107,813	261,446	$ 1,079
Aleutians East Borough		$ -	$ 2,348,939	$ 2,348,939	2,213	$ 1,061
Wasilla*	$ 363,867	$ 5,509,279	$ -	$ 5,873,146	5,568	$ 1,055
Seward*	$ 698,376	$ 2,197,561	$ 212,619	$ 3,108,556	3,085	$ 1,008
Pelican	$ 62,267	$ 58,207	$ 1,987	$ 122,461	135	$ 907
Bethel		$ 4,194,997	$ 680,028	$ 4,875,025	5,449	$ 895
Craig	$ 454,198	$ 1,310,261	$ 94,562	$ 1,859,021	2,124	$ 875
Denali Borough		$ -	$ 1,698,043	$ 1,698,043	1,974	$ 860
Kotzebue		$ 2,438,736	$ 83,762	$ 2,522,498	3,000	$ 841
Ketchikan Gateway Borough	$ 6,937,715	$ 4,750,831	$ 46,437	$ 11,734,983	14,003	$ 838
Sand Point		$ 360,561	$ 313,358	$ 673,918	871	$ 774
Matanuska-Susitna Borough	$ 44,920,140	$ -	$ 523,190	$ 45,443,330	60,094	$ 756
Fairbanks North Star Borough	$ 62,155,677	$ -	$ 851,697	$ 63,007,374	83,814	$ 752
Kenai, City*	$ 1,331,681	$ 3,809,239	$ -	$ 5,140,920	7,039	$ 730
Haines Borough	$ 1,176,053	$ 581,700	$ 32,130	$ 1,789,883	2,516	$ 711
Seldovia*	$ 105,702	$ 98,416	$ -	$ 204,118	291	$ 701
Palmer*	$ 552,329	$ 2,464,268	$ -	$ 3,016,597	4,495	$ 671
Klawock		$ 473,783	$ 9,265	$ 483,048	750	$ 644
Kodiak Island Borough	$ 7,102,168	$ -	$ 896,742	$ 7,998,910	14,028	$ 570
Nenana	$ 161,655	$ 94,276	$ -	$ 255,931	452	$ 566
Cold Bay		$ -	58,452	$ 58,452	104	$ 562
Lake & Peninsula Borough		$ -	$ 934,417	$ 934,417	1,809	$ 517
Pilot Point			$ 38,000	$ 38,000	85	$ 447
Clarks Point		$ 30,444	$ -	$ 30,444	76	$ 401
Hoonah		$ 351,500	$ -	$ 351,500	880	$ 399
Fairbanks, City*	$ 7,302,665	$ -	$ 3,718,525	$ 11,021,190	31,423	$ 351
Unalakleet		$ 244,284	$ 6,967	$ 251,251	757	$ 332
Hydaburg		$ 100,469	-	$ 100,469	389	$ 258
Atka		$ -	$ 24,913	$ 24,913	99	$ 252
Hooper Bay		$ 253,700	$ -	$ 253,700	1,066	$ 238
Kake		$ 166,941	$ -	$ 166,941	702	$ 238
St. Michael		$ 73,464	$ -	$ 73,464	368	$ 200

TABLE 3A- continued
2001 Per Capita Tax Revenues

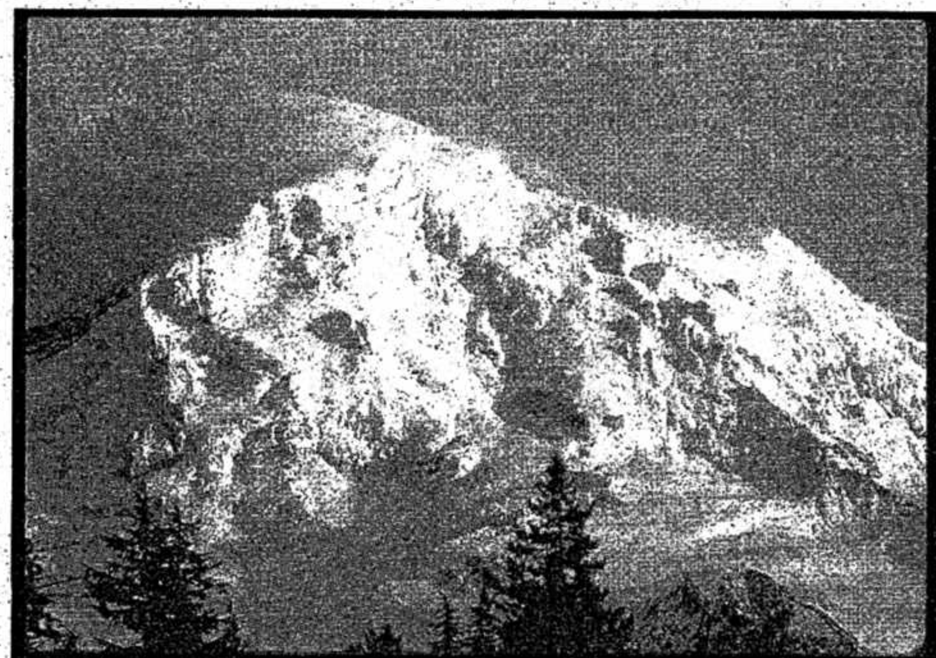
This table lists only those municipalities which levy a sales, severance, property or other type of local tax

Municipality	Property Tax (Inc. Oil & Gas)	Sales Tax	Other Taxes	Total Taxes Reported	Population	Per Capita Revenue
Noorvik		$ 120,385	$ -	$ 120,385	634	$ 190
Marshall		$ 63,524	$ -	$ 63,524	340	$ 187
Fort Yukon		$ 100,048	$ -	$ 100,048	565	$ 177
Galena		$ 104,925	$ -	$ 104,925	592	$ 177
Aleknagik		$ 37,042	$ 2,572	$ 39,614	226	$ 175
St. Mary's		$ 82,851	$ -	$ 82,851	482	$ 172
Emmonak		$ 135,774	$ -	$ 135,774	804	$ 169
Alakanuk		$ 112,800	$ -	$ 112,800	677	$ 167
Bettles		$ -	5,825	$ 5,825	36	$ 162
Nunapitchuk		$ 32,114	$ -	$ 32,114	201	$ 160
Kotlik		$ 88,064	$ -	$ 88,064	567	$ 155
Thorne Bay		$ 91,367	$ -	$ 91,367	603	$ 152
Togiak		$ 65,292	$ 40,952	$ 106,244	824	$ 129
Kwethluk		$ 94,064	$ -	$ 94,064	762	$ 123
Larsen Bay		$ 14,314	$ -	$ 14,314	120	$ 119
Chevak		$ 89,292	$ -	$ 89,292	769	$ 116
Port Alexander		$ 7,858	$ 1,910	$ 9,768	90	$ 109
Houston*	$ 97,578	$ -	$ -	$ 97,578	951	$ 103
Elim		$ 31,506	$ -	$ 31,506	316	$ 100
Quinhagak		$ 57,828	$ -	$ 57,828	582	$ 99
Diomede		$ 12,970	-	$ 12,970	133	$ 98
Stebbins		$ 51,928	-	$ 51,928	543	$ 96
Mountain Village		$ 69,383	-	$ 69,383	757	$ 92
Aniak		$ 53,615	$ -	$ 53,615	594	$ 90
Selawik		$ 70,368	$ -	$ 70,368	792	$ 89
Ambler		$ 26,110	-	$ 26,110	298	$ 88
Koyuk		$ 25,439	-	$ 25,439	289	$ 88
Mekoryuk		$ 15,995	-	$ 15,995	191	$ 84
Pilot Station		$ 47,849	$ -	$ 47,849	582	$ 82
Kivalina		$ 29,411	$ -	$ 29,411	382	$ 77
Brevig Mission		$ 21,659	$ -	$ 21,659	291	$ 74
Tenakee Springs		$ 6,167	$ 967	$ 7,134	105	$ 68
Buckland		$ 29,746	$ -	$ 29,746	442	$ 67
Kiana		$ 24,502	$ -	$ 24,502	366	$ 67
Eek		$ 19,200	$ -	$ 19,200	289	$ 66
Kachemak*	$ 25,661	$ -	$ -	$ 25,661	425	$ 60
Anderson		$ -	$ 33,979	$ 33,979	588	$ 58
Deering		$ 8,894	-	$ 8,894	155	$ 57
Savoonga		$ 35,293	$ -	$ 35,293	652	$ 54
Scammon Bay		$ 22,462	$ -	$ 22,462	501	$ 45
Toksook Bay		$ 23,689	$ -	$ 23,689	527	$ 45
Shungnak		$ 11,335	-	$ 11,335	257	$ 44
Chefornak		$ 13,438	$ -	$ 13,438	408	$ 33
Nightmute		$ 5,726	$ -	$ 5,726	214	$ 27
Ouzinkie*		$ 6,276	$ -	$ 6,276	259	$ 24
Sheldon Point (Nunam Iqua)		$ 7,396	$ -	$ 7,396	480	$ 15
Manokotak		$ 3,259	$ -	$ 3,259	405	$ 8

Average statewide per capita revenue (Excludes North Slope) $ 996

* indicates that city is located within a borough that also levies taxes. The revenue numbers listed only represent the revenues collected by the city. A breakdown, by city which includes the borough levy is not available.

PART 3



PROPERTY TAXATION

STATEWIDE VALUATION

as of

JANUARY 1, 2001

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	$39,967,702,300	$11,891,645,120	$51,859,347,420
Outside Taxing Jurisdictions	$0	$1,367,037,320	$1,367,037,320
Total	**$39,967,702,300**	**$13,258,682,440**	**$53,226,384,740**

AVERAGE PER CAPITA FULL AND TRUE VALUE: JANUARY 1, 2001

(including state oil and gas)..............................$ 84,647*

(excluding state oil and gas)..............................$ 63,561*

*average per capita values are based upon a statewide population of 628,800

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	EX	FF	FV	FV

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	EX	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
YAKUTAT	FV	EX	EX	EX	EX	EX

EX Exempt Property
FV Full and True Value Assessment
FF Optional, flat fee collected in lieu of property tax (AS 29.45.050(b)(1)
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
(1999-2001)

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	1999	2000	2001
MUNICIPALITY OF ANCHORAGE			
(Unified Home Rule)			
General Government	2.11	1.64	1.24
Education	7.79	8.08	8.20
Fire	1.59	1.61	1.82
Roads/Drainage	3.58	3.03	3.61
Police	2.56	2.63	2.40
Parks & Recreation	0.82	0.74	0.72
Building Safety	0.01	0.01	0.01
TOTAL	**18.16**	**17.74**	**18.00**
Smallest mill rate reported	9.44		
Largest mill rate reported	18.03		
Total number of service areas reported	43		
BRISTOL BAY BOROUGH			
(Second Class)			
General Government	0.00*	1.00*	4.00
Education	5.00	4.50	4.50
Solid Waste	1.00	1.00	1.00
Public Safety	2.25	2.00	2.50
Waste Water	1.00	1.00	1.00
TOTAL	**10.25**	**9.50**	**13.00**
Mill rate is areawide.			
* General government is funded through fish tax			
FAIRBANKS NORTH STAR BOROUGH			
(Second Class)			
City of Fairbanks (Home Rule)			
School & Library Bonds	1.010	0.995	0.982
General Government (Boro)	5.170	4.443	4.709
General Government (City)	6.000	6.442	6.426
Education	8.300	8.324	8.169
TOTAL	**20.480**	**20.104**	**20.286**

Smallest mill rate reported	15.543		
Largest mill rate reported	30.213	**City of North Pole**	**17.422**
Total number of service areas reported	126	**Borough Levy**	**15.543**

TABLE 5
continued

Municipality	1999	2000	2001
HAINES BOROUGH			
(Third class)			
City of Haines (First class)			
General Government	5.85	5.85	5.85
Education	4.50	6.50	6.50
Medical	-0-	-0-	-0-
TOTAL	**10.35**	**12.35**	**12.35**
Smallest mill rate reported	6.50		
Largest mill rate reported	8.33	**Borough Levy**	**6.50**
Total number of service areas reported	5		
CITY AND BOROUGH OF JUNEAU			
(Unified Home Rule)			
Education	5.61*	6.10*	6.00*
Fire	0.93	0.74	0.75
Police	5.48**	5.19**	4.72**
TOTAL	**12.02**	**12.03**	**11.47**
Smallest mill rate reported	6.00		
Largest mill rate reported	11.47	* includes schools, bond debt & general gov't.	
Total number of service areas reported	3	** includes Police, Transit, Streets & Parks	
KENAI PENINSULA BOROUGH			
(Second Class)			
City of Kenai (Home Rule)			
General Government	3.50	3.50	3.50
Borough	8.00	7.50	7.00
Hospital	0.40	0.40	0.40
Kenai Peninsula College	0.10	0.10	0.10
TOTAL	**12.00**	**11.50**	**11.00**

Smallest mill rate reported	8.10	**City of Seldovia**	**14.35**
Largest mill rate reported	12.10	**City of Homer**	**14.35**
Total number of service areas reported	14	**City of Seward**	**10.22**
		City of Soldotna	**11.75**
		City of Kachemak	**9.85**
		Borough Levy	**7.00**

TABLE 5
continued

Municipality	1999	2000	2001
KETCHIKAN GATEWAY BOROUGH			
(Second Class)			
City of Ketchikan (Home Rule)			
General Government	0.62	0.57	0.57
Education	6.88	6.23	6.23
Police	1.43	1.43	1.43
Fire	1.07	1.07	1.07
Public Works	3.90	3.90	3.90
TOTAL	**13.90**	**13.20**	**13.20**
Smallest mill rate reported	6.80		
Largest mill rate reported	10.80	**Borough Levy**	**7.60**
Total number of service areas reported 13		**City of Saxman**	**6.80** (no city levy & no borough public works levy)
KODIAK ISLAND BOROUGH			
(Second Class)			
City of Kodiak (Home Rule)			
General Government	2.00	3.00	2.83
Borough/Education	9.25	8.25	8.42
TOTAL	**11.25**	**11.25**	**11.25**
Smallest mill rate reported	9.25		
Largest mill rate reported	12.50		
Total number of service areas reported	8	**Borough Levy**	**9.25**
MATANUSKA-SUSITNA BOROUGH			
(Second Class)			
City of Wasilla (First Class)			
Borough/Education	12.20	11.94	13.133
City	1.30	1.00	.900
Fire	1.00	1.00	1.00
TOTAL	**14.70**	**13.94**	**15.033**
Smallest mill rate reported 14.033		**City of Palmer**	**16.133**
Largest mill rate reported 19.323		**City of Houston**	**16.133**
Total number of service areas reported 28		**Borough Levy**	**14.033**

TABLE 5
continued

Municipality	1999	2000	2001
NORTH SLOPE BOROUGH (Home Rule)**			
General Government	2.42	3.763	6.02*
Education	2.59	1.707	N/B
Debt Service	13.49	13.120	12.87
TOTAL	**18.50**	**18.590**	**18.89**

Mill levy is areawide
N/B= No breakdown given for school and general government. 6.02 mills is inclusive of both.

Municipality	1999	2000	2001
CITY & BOROUGH OF SITKA (Unified Home Rule)			
General Government	3.00	3.00	3.00
Education	3.00	3.00	3.00
TOTAL	**6.00**	**6.00**	**6.00**

Mill levy is areawide

Municipality	1999	2000	2001
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

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

North Slope Borough

EXPLANATION OF MILLAGE RATES:

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

The 30 mill limit on operating revenues is levied against an assessed value no to exceed that produced by the following formula:

Average Per Capita Full Value X 225% X municipal population, or, for FY 02:

$81,548 X 2.25 X 12,484 = $2,290,601,772[1] (Assessed Value Limit for operating budget)

$ 2,290,601,772 X 30 mills = $ 68,718,053 (FY 02 statutory limit for operating budget)

FY 02 projected operating budget: $59,197,210

$$\frac{\$62,778,127}{\$2,290,601,772} = 27.41 \text{ mills (operating budget rate)}$$

DEVELOPMENT OF ACTUAL OVERALL RATE

FY 02 projected budget for debt service (payment of bonds): $134,122,000

Estimated Actual Assessed Value: $10,422,000,000

$$\frac{\$134,122,000}{\$10,422,000,000} = 12.87 \text{ mills (levy to satisfy debt service)}$$

$$\frac{\$62,778,127}{\$10,422,000,000} = 6.02 \text{ mills (levy to satisfy operating budget)}$$

12.87 + 6.02 = 18.89 mills (actual overall rate)

1/Note: for FY 03, this calculation will be:

$84,653 X 2.25 X 13,163 = $2,507,146,738

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.

TABLE 5
continued

Municipality	1999	2000	2001
CITY OF CORDOVA (Home Rule)			
General Government/Education	14.00	13.50	13.50
TOTAL	**14.00**	**13.50**	**13.50**
Smallest mill rate reported	10.99		
Largest mill rate reported	10.99		
Total number of service areas reported	1		
CITY OF CRAIG (First Class)			
General Government	6.00	6.00	6.00
TOTAL	**6.00**	**6.00**	**6.00**
Mill rate is areawide			
CITY OF DILLINGHAM (First Class)			
General Government	8.00	8.00	11.00
TOTAL	**8.00**	**8.00**	**11.00**
Mill rate is areawide			
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	11.50	12.00	12.00
TOTAL	**11.50**	**12.00**	**12.00**
Mill rate is areawide			
CITY OF NOME (First Class)			
General Government	5.18	5.18*	6.367
Education	6.82	6.82*	6.233
TOTAL	**12.00**	**12.00**	**12.60**
Mill rate is areawide *Note: No breakdown was received for 2000. The prior year's breakdown was used since total mill rate was the same.			

TABLE 5
continued

Municipality	1999	2000	2001
CITY OF PELICAN (First Class)			
General Government	6.00	6.00	6.00
TOTAL	**6.00**	**6.00**	**6.00**
Mill rate is areawide			
CITY OF PETERSBURG (Home Rule)			
General Government	10.00	10.00	10.17
TOTAL	**10.00**	**10.00**	**10.17**
City has three service areas, however all three have the same mill rates			
CITY OF SKAGWAY (First Class)			
General Government	8.80	8.34	8.27
TOTAL	**8.80**	**8.34**	**8.27**
Smallest mill rate reported	1.49		
Largest mill rate reported	8.27		
Total number of service areas reported	5		
CITY OF UNALASKA (First Class)			
General Government	11.78	11.78	11.78
TOTAL	**11.78**	**11.78**	**11.78**
Mill rate is areawide			
CITY OF VALDEZ (Home Rule)**			
General Government	15.1830	14.504	14.0933
Education	4.8170	5.496	5.9067
TOTAL	**20.0000**	**20.0000**	**20.000**
CITY OF WHITTIER (Second Class)			
General Government	5.00	5.00	5.00
TOTAL	**5.00**	**5.00**	**5.00**
Mill rate is areawide			
CITY OF WRANGELL (Home Rule)			
General Government	7.11	7.11	7.40
Education	1.89	1.89	2.60
TOTAL	**9.00**	**9.00**	**10.00**
Smallest mill rate reported	1.00		
Largest mill rate reported	10.00		
Total number of service areas reported	3		

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

City of Valdez

EXPLANATION OF MILLAGE RATES

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

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

Average Per Capita Full Value X 225% X municipal population; or , for Tax Year (TY) 01

\$81,548 X 2.25 X 4,164 = \$764,023,212[1]		(Assessed Value Limit for operating budget)
\$764,023,212 X 30 mills = \$22,920,696		(TY 01 statutory limit for operating budget)
TY 01 operating budget: \$19,145,128		(property tax portion)
\$ 19,145,128 / \$ 764,023,212	= 25.058 mills	(effective operating rate)

DEVELOPMENT OF ACTUAL OVERALL RATE:

TY 01 budget for debt service (payment of bonds): \$-0-

Actual assessed value: \$956,139,767

\$ -0- / \$ 956,139,767	= 0.00 mills	(levy to satisfy debt service)
\$ 19,145,128 / \$ 956,139,767	= 20.02 mills	(levy to satisfy operating budget)
0.000+ 20.02	= 20.02 mills	(actual overall rate for operating & debt service only)

* varies from actual mill rate due to estimated assessed value used by municipality at time levy needed to be set

1/Note: For TY 02, this calculation will be:

\$84,653 X 2.25 X 4,271 = \$813,303,698

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, 2001

Boroughs/Unified Municipalities		Locally Assessed Real Property	Locally Assessed Personal Property	State Assessed	Total Assessed
Anchorage (Municipality of)		**$13,757,013,398**	**$1,885,868,114**	**$134,793,560**	**$15,777,675,072**
Bristol Bay Borough		**$100,806,350**	**$0**	**$0**	**$100,806,350**
Fairbanks North Star Borough		**$3,713,249,893**	**$0**	**$277,581,520**	**$3,990,831,413**
	Fairbanks (City of)	$1,133,793,609	$0	$0	$1,133,793,609
	North Pole	$243,792,762	$0	$0	$243,792,762
	Outside Cities	$2,335,663,522	$0	$277,581,520	$2,613,245,042
Haines Borough		**$151,989,870**	**$26,361,036**	**$0**	**$178,350,906**
	Haines (City of)	$95,774,700	$20,156,882	$0	$115,931,582
	Outside Cities	$56,215,170	$6,204,154	$0	$62,419,324
Juneau (City & Borough)		**$2,257,233,300**	**$267,236,609**	**$0**	**$2,524,469,909**
Kenai Peninsula Borough		**$2,874,720,297**	**$207,615,650**	**$601,141,730**	**$3,683,477,677**
	Homer	$221,752,012	$16,401,954	$0	$238,153,966
	Kachemak	$24,762,400	$319,606	$0	$25,082,006
	Kenai (City of)	$293,783,500	$30,150,240	$6,964,030	$330,897,770
	Seldovia	$14,985,900	$893,129	$0	$15,879,029
	Seward	$149,477,100	$13,839,921	$0	$163,317,021
	Soldotna	$229,545,635	$23,423,863	$1,576,520	$254,546,018
	Outside Cities	$1,940,413,750	$122,586,937	$592,601,180	$2,655,601,867
Ketchikan Gateway Borough		**$910,963,200**	**$69,712,000**	**$0**	**$980,675,200**
	Ketchikan (City of)	$520,399,400	$45,719,200	$0	$566,118,600
	Saxman	$11,683,600	$1,452,800	$0	$13,136,400
	Outside Cities	$378,880,200	$22,540,000	$0	$401,420,200
Kodiak Island Borough		**$635,931,458**	**$116,117,602**	**$0**	**$752,049,060**
	Akhiok	$99,600	$169,360	$0	$268,960
	Kodiak (City of)	$312,236,840	$82,154,505	$0	$394,391,345
	Larsen Bay	$4,290,400	$1,381,435	$0	$5,671,835
	Old Harbor	$2,153,300	$2,158,488	$0	$4,311,788
	Ouzinkie	$1,849,800	$896,144	$0	$2,745,944
	Port Lions	$4,889,100	$2,448,017	$0	$7,337,117
	Outside Cities	$310,412,418	$26,909,653	$0	$337,322,071
Matanuska-Susitna Borough		**$3,023,364,600**	**$29,854,617**	**$2,986,630**	**$3,056,205,847**
	Houston	$49,704,200	$720,083	$0	$50,424,283
	Palmer	$168,899,100	$2,670,369	$0	$171,569,469
	Wasilla	$356,938,100	$23,461,736	$0	$380,399,836
	Outside Cities	$2,447,823,200	$3,002,429	$2,986,630	$2,453,812,259

TABLE 6- continued
SUMMARY OF ASSESSED VALUES
FOR MUNICIPALITIES LEVYING A PROPERTY TAX
As of January 1, 2001

Boroughs/Unified Municipalities		Locally Assessed Real Property	Locally Assessed Personal Property	State Assessed	Total Assessed
North Slope Borough		**$147,933,751**	**$118,359,500**	**$10,218,090,950**	**$10,484,384,201**
	Anaktuvak Pass	$2,429,500	$6,750	$0	$2,436,250
	Atqasuk	$2,116,000	$6,980	$0	$2,122,980
	City of Barrow	$102,792,500	$38,606,920	$0	$141,399,420
	Kaktovik	$3,445,500	$658,790	$0	$4,104,290
	Nuiqsut	$2,579,300	$206,810	$0	$2,786,110
	Point Hope	$1,744,851	$16,520	$0	$1,761,371
	Wainwright	$3,035,200	$1,269,590	$0	$4,304,790
	Outside Cities	$29,790,900	$77,587,140	$10,218,090,950	$10,325,468,990
Sitka (City & Borough)		**$539,728,523**	**$47,788,168**	**$0**	**$587,516,691**
Yakutat (City & Borough)		**$33,207,570**	**$0**	**$0**	**$33,207,570**
Total Assessed Value-Boroughs		**$28,146,142,210**	**$2,768,913,296**	**$11,234,594,390**	**$42,149,649,896**
Unorganized Borough				**$1,367,037,320**	

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

As of January 1, 2001

Cities	Locally Assessed Real Property	Locally Assessed Personal Property	State Assessed	Total Assessed
Cordova	$106,508,658	$0	$2,762,650	$109,271,308
Craig	$75,705,544	$0	$0	$75,705,544
Dillingham	$87,726,800	$34,294,769	$0	$122,021,569
Eagle	$8,920,446	$0	$0	$8,920,446
Nenana	$9,317,316	$3,039,718	$0	$12,357,034
Nome	$137,447,656	$21,088,651	$0	$158,536,307
Pelican	$6,903,899	$995,361	$0	$7,899,260
Petersburg	$181,194,138	$0	$0	$181,194,138
Skagway	$166,260,800	$0	$0	$166,260,800
Unalaska	$233,821,879	$99,333,440	$0	$333,155,319
Valdez	$207,029,813	$95,289,304	$653,820,650	$956,139,767
Whittier	$15,352,420	$23,853,278	$467,430	$39,673,128
Wrangell	$100,175,030	$0	$0	$100,175,030
TOTALS	$1,336,364,399	$277,894,521	$657,050,730	$2,271,309,650

SUMMARY

	Locally Assessed Real Property	Locally Assessed Personal Property	State Assessed	Total Assessed
Cities in the Unorganized Borough	$1,336,364,399	$277,894,521	$657,050,730	$2,271,309,650
Unorganized Borough	$0	$0	$1,367,037,320	$1,367,037,320
Boroughs/Unified Municipalities	$28,146,142,210	$2,768,913,296	$11,234,594,390	$42,149,649,896
Totals	$29,482,506,609	$3,046,807,817	$13,258,682,440	$45,787,996,866

TABLE 7
LOCAL ASSESSMENTS vs FULL VALUE

The following three tables list the local 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 - 2001

Boroughs/Unified Municipalities	Locally Assessed Value	Full Value	Ratio
Municipality of Anchorage	**$13,757,013,398**	**$15,146,351,100**	**90.83%**
Bristol Bay Borough	**$100,806,350**	**$112,885,000**	**89.30%**
Fairbanks North Star Borough	**$3,713,249,893**	**$4,033,953,100**	**92.05%**
City of Fairbanks	$1,133,793,609	$1,221,585,400	92.81%
City of North Pole	$243,792,762	$250,240,800	97.42%
Outside Cities	$2,335,663,522	$2,562,126,900	91.16%
Haines Borough	**$151,989,870**	**$173,571,200**	**87.57%**
City of Haines	$95,774,700	$109,716,700	87.29%
Outside City	$56,215,170	$63,854,500	88.04%
City & Borough of Juneau	**$2,257,233,300**	**$2,276,571,000**	**99.15%**
Kenai Peninsula Borough	**$2,874,720,297**	**$3,271,446,300**	**87.87%**
City of Homer	$221,752,012	$253,919,200	87.33%
City of Kachemak	$24,762,400	$28,778,900	86.04%
City of Kenai	$293,783,500	$336,517,300	87.30%
City of Seldovia	$14,985,900	$18,385,000	81.51%
City of Seward	$149,477,100	$172,127,800	86.84%
City of Soldotna	$229,545,635	$260,559,000	88.10%
Outside Cities	$1,940,413,750	$2,201,159,100	88.15%
Ketchikan Gateway Borough	**$910,963,200**	**$965,618,300**	**94.34%**
City of Ketchikan	$520,399,400	$550,831,000	94.48%
City of Saxman	$11,683,600	$16,263,700	71.84%
Outside Cities	$378,880,200	$398,523,600	95.07%
Kodiak Island Borough	**$635,931,458**	**$654,299,600**	**97.19%**
Akhiok	$99,600	$374,900	26.57%
City of Kodiak	$312,236,840	$320,636,000	97.38%
Larsen Bay	$4,290,400	$4,932,100	86.99%
Port Lions	$2,153,300	$3,371,500	63.87%
Old Harbor	$1,849,800	$2,544,500	72.70%
Ouzinkie	$4,889,100	$5,663,100	86.33%
Outside cities	$310,412,418	$316,777,500	97.99%
Matanuska-Susitna Borough	**$3,023,364,600**	**$3,190,222,900**	**94.77%**
City of Houston	$49,704,200	$52,674,800	94.36%
City of Palmer	$168,899,100	$172,782,700	97.75%
City of Wasilla	$356,938,100	$377,912,600	94.45%
Outside Cities	$2,447,823,200	$2,586,852,800	94.63%
North Slope Borough	**$147,933,751**	**$168,171,600**	**87.97%**
Anaktuvak Pass	$2,429,500	$3,545,200	68.53%
Atqasuk	$2,116,000	$3,562,300	59.40%
City of Barrow	$102,792,500	$113,347,300	90.69%
Kaktovik	$3,445,500	$4,624,900	74.50%
Nuiqsut	$2,579,300	$4,139,400	62.31%
Point Hope	$1,744,851	$3,585,700	48.66%
Wainwright	$3,035,200	$5,039,500	60.23%
Outside Cities	$29,790,900	$30,327,300	98.23%
City & Borough of Sitka	**$639,728,623**	**$653,783,200**	**97.46%**
City & Borough of Yakutat	**$33,207,570**	**$37,961,800**	**87.48%**
Total Boroughs	**$28,146,142,210**	**$30,584,835,100**	**92.03%**

TABLE 7 - PART A - REAL PROPERTY - 2001

(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	$106,508,658	$124,533,700	85.53%
CRAIG	$75,705,544	$77,959,500	97.11%
DILLINGHAM	$87,726,800	$115,430,000	76.00%
EAGLE	$8,920,446	$9,389,900	95.00%
NENANA	$9,317,316	$11,531,500	80.80%
NOME	$137,447,656	$173,984,400	79.00%
PELICAN	$6,903,899	$7,267,300	95.00%
PETERSBURG	$181,194,138	$192,759,700	94.00%
SKAGWAY	$166,260,800	$176,086,400	94.42%
UNALASKA	$233,821,879	$287,065,400	81.45%
VALDEZ	$207,029,813	$228,243,300	90.71%
WHITTIER	$15,352,420	$19,433,400	79.00%
WRANGELL	$100,175,030	$131,370,500	76.25%
Total Cities	$1,336,364,399	$1,555,055,000	85.94%

SUMMARY

	Locally Assessed Value	Full Value	Ratio
Boroughs/Unified Municipalities	$28,146,142,210	$30,584,835,100	92.03%
Cities Outside Boroughs	$1,336,364,399	$1,555,055,000	85.94%
TOTAL	$29,482,506,609	$32,139,890,100	91.73%

LOCALLY ASSESSED VALUE: Actual assessed value of property currently taxed at the local level.

LOCAL 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 locally assessed values plus the value of any optional exemptions.

RATIO: The relationship between the actual local assessed values and the Department's full value determination, expressed as a percentage. This ratio is calculated using both the local jurisdictions 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 - 2001

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

Boroughs/Unified Municipalities	Locally Assessed Value	Full Value	Ratio
Municipality of Anchorage	**$1,885,868,114**	**$2,980,554,700**	**63.27%**
Bristol Bay Borough	**$0**	**$92,032,800**	**0.00%**
Haines Borough	**$26,361,036**	**$43,189,000**	**61.04%**
City of Haines	$20,156,882	$33,081,600	60.93%
Outside City	$6,204,154	$10,107,400	61.38%
City & Borough of Juneau	**$267,236,609**	**$569,011,700**	**46.97%**
Kenai Peninsula Borough	**$207,615,650**	**$656,124,300**	**31.64%**
City of Homer	$16,401,954	$67,619,900	24.26%
City of Kachemak	$319,606	$3,075,100	10.39%
City of Kenai	$30,150,240	$92,805,200	32.49%
City of Seldovia	$893,129	$5,495,200	16.25%
City of Seward	$13,839,921	$77,274,400	17.91%
City of Soldotna	$23,423,863	$58,735,400	39.88%
Outside Cities	$122,586,937	$351,119,100	34.91%
Ketchikan Gateway Borough	**$69,712,000**	**$205,773,400**	**33.88%**
City of Ketchikan	$45,719,200	$125,661,600	36.38%
City of Saxman	$1,452,800	$4,833,700	30.06%
Outside Cities	$22,540,000	$75,278,100	29.94%
Kodiak Island Borough	**$116,117,602**	**$323,479,600**	**35.90%**
Akhiok	$169,360	$169,400	99.98%
City of Kodiak	$82,154,505	$250,316,600	32.82%
Larsen Bay	$1,381,435	$1,925,100	71.76%
Old Harbor	$2,158,488	$3,054,900	70.66%
Ouzinkie	$896,144	$1,799,500	49.80%
Port Lions	$2,448,017	$3,306,000	74.05%
Outside cities	$26,909,653	$62,908,100	42.78%
Matanuska-Susitna Borough	**$29,854,617**	**$275,709,200**	**10.83%**
City of Houston	$720,083	$4,095,600	17.58%
City of Palmer	$2,670,369	$23,216,300	11.50%
City of Wasilla	$23,461,736	$61,316,900	38.26%
Outside Cities	$3,002,429	$187,080,400	1.60%
North Slope Borough	**$118,359,500**	**$120,698,300**	**98.06%**
Anaktuvak Pass	$6,750	$84,800	7.96%
Atqasuk	$6,980	$75,300	9.27%
City of Barrow	$38,606,920	$39,742,200	97.14%
Kaktovik	$658,790	$722,300	91.21%
Nuiqsut	$206,810	$323,800	63.87%
Point Hope	$16,520	$214,500	7.70%
Wainwright	$1,269,590	$1,405,900	90.30%
Outside Cities	$77,587,140	$78,129,500	99.31%
City & Borough of Sitka	**$47,788,168**	**$124,559,000**	**38.37%**
TOTAL BOROUGHS	**$2,768,913,296**	**$5,391,132,000**	**51.36%**

TABLE 7 - PART B - PERSONAL PROPERTY - 2001
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	$34,294,769	$43,881,500	78.15%
Nenana	$3,039,718	$6,061,500	50.15%
Nome	$21,088,651	$33,943,700	62.13%
Pelican	$995,361	$4,754,900	20.93%
Unalaska	$99,333,440	$108,124,300	91.87%
Valdez	$95,289,304	$142,932,500	66.67%
Whittier	$23,853,278	$25,734,000	92.69%
Wrangell	$0	$35,168,300	0.00%
Total Cities	$277,894,521	$400,600,700	69.37%

SUMMARY

	Locally Assessed Value	Full Value	Ratio
BOROUGHS/UNIFIED MUNICIPALITIES	$2,768,913,296	$5,391,132,000	51.36%
CITIES IN THE UNORGANIZED BOROUGH	$277,894,521	$400,600,700	69.37%
TOTAL	$3,046,807,817	$5,791,732,700	52.61%

TABLE 7 - PART C - REAL & PERSONAL PROPERTY - 2001

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

Boroughs/Unified Municipalities	Locally Assessed Value	Full Value**	Ratio
Municipality of Anchorage	**$15,642,881,512**	**$18,126,905,800**	**86.30%**
Bristol Bay Borough	**$100,806,350**	**$204,917,800**	**49.19%**
Fairbanks North Star Borough	**$3,713,249,893**	**$4,742,787,700**	**78.29%**
City of Fairbanks	$1,133,793,609	$1,436,238,900	78.94%
City of North Pole	$243,792,762	$294,212,400	82.86%
Outside Cities	$2,335,663,522	$3,012,336,400	77.54%
Haines Borough	**$178,350,906**	**$216,760,200**	**82.28%**
City of Haines	$115,931,582	$142,798,300	81.19%
Outside Cities	$62,419,324	$73,961,900	84.39%
City & Borough of Juneau	**$2,524,469,909**	**$2,845,582,700**	**88.72%**
Kenai Peninsula Borough	**$3,082,335,947**	**$3,927,670,600**	**78.48%**
City of Homer	$238,153,966	$321,539,100	74.07%
Kachemak City	$25,082,006	$31,854,000	78.74%
City of Kenai	$323,933,740	$429,322,500	75.45%
City of Seldovia	$15,879,029	$23,880,200	66.49%
City of Seward	$163,317,021	$249,402,200	65.48%
City of Soldotna	$252,969,498	$319,294,400	79.23%
Outside Cities	$2,063,000,687	$2,552,278,200	80.83%
Ketchikan Gateway Borough	**$980,675,200**	**$1,171,391,700**	**83.72%**
City of Ketchikan	$566,118,600	$676,492,600	83.68%
City of Saxman	$13,136,400	$21,097,400	62.27%
Outside Cities	$401,420,200	$473,801,700	84.72%
Kodiak Island Borough	**$752,049,060**	**$977,779,200**	**76.91%**
Akhiok	$268,960	$544,300	49.41%
City of Kodiak	$394,391,345	$570,952,600	69.08%
Larsen Bay	$5,671,835	$6,857,200	82.71%
Old Harbor	$4,311,788	$6,426,400	67.09%
Ouzinkie	$2,745,944	$4,344,000	63.21%
Port Lions	$7,337,117	$8,969,100	81.80%
Outside Cities	$337,322,071	$379,685,600	88.84%
Matanuska-Susitna Borough	**$3,053,219,217**	**$3,465,932,100**	**88.09%**
City of Houston	$50,424,283	$56,770,400	88.82%
City of Palmer	$171,569,469	$195,999,000	87.54%
City of Wasilla	$380,399,836	$439,229,500	86.61%
Outside Cities	$2,450,825,629	$2,773,933,200	88.35%
North Slope Borough	**$266,293,251**	**$288,869,900**	**92.18%**
Anaktuvak Pass	$2,436,250	$3,630,000	67.11%
Atqasuk	$2,122,980	$3,637,600	58.36%
City of Barrow	$141,399,420	$153,089,500	92.36%
Kaktovik	$4,104,290	$5,347,200	76.76%
Nuiqsut	$2,786,110	$4,463,200	62.42%
Point Hope	$1,761,371	$3,800,200	46.35%
Wainwright	$4,304,790	$6,445,400	66.79%
Outside Cities	$107,378,040	$108,456,800	99.01%
City & Borough of Sitka	**$587,516,691**	**$678,342,200**	**86.61%**
City & Borough of Yakutat	**$33,207,570**	**$47,089,600**	**70.52%**
Total Boroughs	**$30,915,055,506**	**$36,693,929,500**	**84.25%**

TABLE 7 - PART C - REAL & PERSONAL PROPERTY - 2001
continued

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

CITIES	Locally Assessed Value	Full Value**	Ratio
City of Cordova	$106,508,658	$179,669,900	59.28%
City of Craig	$75,705,544	$103,456,400	73.18%
City of Dillingham	$122,021,569	$159,311,500	76.59%
City of Eagle	$8,920,446	$10,934,700	81.58%
City of Nenana	$12,357,034	$17,593,000	70.24%
City of Nome	$158,536,307	$207,928,100	76.25%
City of Pelican	$7,899,260	$12,022,200	65.71%
City of Petersburg	$181,194,138	$258,774,000	70.02%
City of Skagway	$166,260,800	$187,917,800	88.48%
City of Unalaska	$333,155,319	$395,189,700	84.30%
City of Valdez	$302,319,117	$371,175,800	81.45%
City of Whittier	$39,205,698	$45,167,400	86.80%
City of Wrangell	$100,175,030	$166,538,800	60.15%

SUMMARY

Cities in the Unorganized Borough	**$1,614,258,920**	**$2,115,679,300**	**76.30%**
Total Boroughs/ Municipalities	**$30,915,055,506**	**$36,693,929,500**	**84.25%**
TOTALS	**$32,529,314,426**	**$38,809,608,800**	**83.82%**

** 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, 2001

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	**$93,569,600**	**$0**	**$93,569,600**	**2,213**	**$42,277**
Akutan	$9,103,000	$0	$9,103,000	425	$21,419
Cold Bay	$4,969,200	$0	$4,969,200	104	$47,781
False Pass	$1,727,300	$0	$1,727,300	73	$23,662
King Cove	$28,744,500	$0	$28,744,500	671	$42,838
Sand Point	$41,430,600	$0	$41,430,600	871	$47,567
Outside Cities	$7,585,000	$0	$7,585,000	69	$109,928
Municipality of Anchorage	**$18,126,905,800**	**$134,793,560**	**$18,261,699,360**	**261,446**	**$69,849**
Bristol Bay Borough	**$204,917,800**		**$204,917,800**	**1,224**	**$167,417**
Denali Borough	**$153,077,100**	**$0**	**$153,077,100**	**1,974**	**$77,547**
Anderson	$7,590,000	$0	$7,590,000	588	$12,908
Outside Cities	$145,487,100	$0	$145,487,100	1,386	$104,969
Fairbanks North Star Borough	**$4,742,787,700**	**$277,581,520**	**$5,020,369,220**	**83,814**	**$59,899**
City of Fairbanks	$1,436,238,900	$0	$1,436,238,900	31,423	$45,707
City of North Pole	$294,212,400	$0	$294,212,400	1,557	$188,961
Outside Cities	$3,012,336,400	$277,581,520	$3,289,917,920	50,834	$64,719
Haines Borough	**$216,760,200**	**$0**	**$216,760,200**	**2,516**	**$86,153**
City of Haines	$142,798,300	$0	$142,798,300	1,808	$78,981
Outside Cities	$73,961,900	$0	$73,961,900	708	$104,466
City & Borough of Juneau	**$2,845,582,700**	**$0**	**$2,845,582,700**	**31,262**	**$91,024**
Kenai Peninsula Borough	**$3,927,570,600**	**$601,141,730**	**$4,528,712,330**	**49,628**	**$91,253**
City of Homer	$321,539,100	$0	$321,539,100	4,205	$76,466
Kachemak City	$31,854,000	$0	$31,854,000	425	$74,951
City of Kenai	$429,322,500	$6,964,030	$436,286,530	7,039	$61,981
City of Seldovia	$23,880,200	$0	$23,880,200	291	$82,063
City of Seward	$249,402,200	$0	$249,402,200	3,085	$80,844
City of Soldotna	$319,294,400	$1,576,520	$320,870,920	4,157	$77,188
Outside Cities	$2,552,278,200	$592,601,180	$3,144,879,380	30,426	$103,362
Ketchikan Gateway Borough	**$1,171,391,700**	**$0**	**$1,171,391,700**	**14,003**	**$83,653**
City of Ketchikan	$676,492,600	$0	$676,492,600	8,295	$81,554
City of Saxman	$21,097,400	$0	$21,097,400	370	$57,020
Outside Cities	$473,801,700	$0	$473,801,700	5,338	$88,760
Kodiak Island Borough	**$977,779,200**	**$0**	**$977,779,200**	**14,028**	**$69,702**
Akhiok	$544,300	$0	$544,300	99	$5,498
City of Kodiak	$570,952,600	$0	$570,952,600	6,836	$83,521
Larsen Bay	$6,857,200	$0	$6,857,200	120	$57,143
Old Harbor	$6,426,400	$0	$6,426,400	257	$25,005
Ouzinkie	$4,344,000	$0	$4,344,000	259	$16,772
Port Lions	$8,969,100	$0	$8,969,100	246	$36,460
Outside Cities	$379,685,600	$0	$379,685,600	6,211	$61,131
Lake & Peninsula Borough	**$70,246,900**	**$0**	**$70,246,900**	**1,809**	**$38,832**
Chignik	$13,203,800	$0	$13,203,800	96	$137,540
Egegik	$5,099,500	$0	$5,099,500	123	$41,459
Newhalen	$3,510,700	$0	$3,510,700	183	$19,184
Nondalton	$3,760,700	$0	$3,760,700	216	$17,411
Pilot Point	$1,839,800	$0	$1,839,800	85	$21,645
Port Heiden	$2,870,000	$0	$2,870,000	121	$23,719
Outside Cities	$39,962,400	$0	$39,962,400	985	$40,571

TABLE 8 - Continued
FULL VALUE DETERMINATION
As of January 1, 2001

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	**$3,465,932,100**	**$2,986,630**	**$3,468,918,730**	**60,094**	**$57,725**
City of Houston	$56,770,400	$0	$56,770,400	951	$59,695
City of Palmer	$195,999,000	$0	$195,999,000	4,495	$43,604
City of Wasilla	$439,229,500	$0	$439,229,500	5,568	$78,885
Outside Cities	$2,773,933,200	$2,986,630	$2,776,919,830	49,080	$56,579
North Slope Borough	**$288,869,900**	**$10,218,090,950**	**$10,506,960,850**	**9,355**	**$1,123,139**
Anaktuvak Pass	$3,630,000	$0	$3,630,000	312	$11,635
Atqasuk	$3,637,600	$0	$3,637,600	273	$13,325
City of Barrow	$153,089,500	$0	$153,089,500	4,541	$33,713
Kaktovik	$5,347,200	$0	$5,347,200	254	$21,052
Nuiqsut	$4,463,200	$0	$4,463,200	468	$9,537
Point Hope	$3,800,200	$0	$3,800,200	792	$4,798
Wainwright	$6,445,400	$0	$6,445,400	545	$11,826
Outside Cities	$108,456,800	$10,218,090,950	$10,326,547,750	2,170	$4,758,778
Northwest Arctic Borough	**$381,186,000**	**$0**	**$381,186,000**	**7,019**	**$54,308**
Ambler	$3,538,400	$0	$3,538,400	298	$11,874
Buckland	$3,208,200	$0	$3,208,200	442	$7,258
Deering	$1,905,000	$0	$1,905,000	155	$12,290
Kiana	$5,157,000	$0	$5,157,000	366	$14,090
Kivalina	$3,456,400	$0	$3,456,400	382	$9,048
Kobuck	$1,124,900	$0	$1,124,900	96	$11,718
Kotzebue	$81,537,300	$0	$81,537,300	3,000	$27,179
Noorvik	$6,586,700	$0	$6,586,700	634	$10,389
Selawik	$8,089,300	$0	$8,089,300	792	$10,214
Shungnak	$3,022,600	$0	$3,022,600	257	$11,761
Outside Cities	$263,560,200	$0	$263,560,200	597	$441,474
City & Borough of Sitka	**$678,342,200**	**$0**	**$678,342,200**	**8,788**	**$77,190**
City & Borough of Yakutat	**$47,089,600**	**$0**	**$47,089,600**	**744**	**$63,292**
SUMMARY	**$37,391,999,100**	**$11,234,594,390**	**$48,626,593,490**	**549,917**	**$88,425**

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. Population is based on the State Revenue Sharing Program.

TABLE 8 - Continued
FULL VALUE DETERMINATION
As of January 1, 2001

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	$186,653,400	$0	$186,653,400	5,449	$34,255
Cordova	$179,669,900	$2,762,650	$182,432,550	2,512	$72,624
Craig	$103,456,400	$0	$103,456,400	2,124	$48,708
Delta Junction	$48,815,800	$0	$48,815,800	898	$54,361
Dillingham	$159,311,500	$0	$159,311,500	2,400	$66,380
Eagle	$10,934,700	$0	$10,934,700	171	$63,946
Emmonak	$6,775,900	$0	$6,775,900	804	$8,428
Galena	$17,993,500	$0	$17,993,500	592	$30,394
Hoonah	$37,486,100	$0	$37,486,100	880	$42,598
Hooper Bay	$7,717,900	$0	$7,717,900	1,066	$7,240
Hydaburg	$8,469,800	$0	$8,469,800	389	$21,773
Kake	$17,815,400	$0	$17,815,400	702	$25,378
Klawock	$32,012,000	$0	$32,012,000	750	$42,683
Nenana	$17,593,000	$0	$17,593,000	452	$38,923
Nome	$207,928,100	$0	$207,928,100	3,620	$57,439
Pelican	$12,022,200	$0	$12,022,200	135	$89,053
Petersburg	$258,774,000	$0	$258,774,000	3,387	$76,402
St. Mary's	$4,722,200	$0	$4,722,200	482	$9,797
Saint Paul	$56,104,000	$0	$56,104,000	585	$95,904
Skagway	$187,917,800	$0	$187,917,800	880	$213,543
Tanana	$5,710,000	$0	$5,710,000	300	$19,033
Togiak	$11,931,500	$0	$11,931,500	824	$14,480
Unalakleet	$17,816,400	$0	$17,816,400	757	$23,536
Unalaska	$395,189,700	$0	$395,189,700	4,283	$92,269
Valdez	$371,175,800	$653,820,650	$1,024,996,450	4,271	$239,990
Whittier	$45,167,400	$467,430	$45,634,830	289	$157,906
Wrangell	$166,538,800	$0	$166,538,800	2,569	$64,826

SUMMARY

Statewide Population 628,800

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)**	**$1,367,037,320**	**$1,367,037,320**		
Boros/Unified Municipalities	**$37,391,999,100**	**$11,234,594,390**	**$48,626,593,490**	**549,917**	**$88,425**
Cities in the Unorganized Borough	**$2,575,703,200**	**$657,050,730**	**$3,232,753,930**	**42,328**	**$76,374**
Total	**$39,967,702,300**	**$13,258,682,440**	**$53,226,384,740**	**628,800**	**$84,648**

*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, 1999, 2000, 2001

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 boroughs and cities.

Boroughs/Unified Municipalities	1999	2000	% Change 1999 to 2000	2001	% Change 2000 to 2001
Aleutians East Borough	$96,923,600	$97,167,900	0.25%	$93,559,600	-3.71%
Municipality of Anchorage	$15,539,310,500	$16,488,453,800	6.11%	$18,126,905,800	9.94%
State Assessed	$121,647,000	$86,273,020	-29.08%	$134,793,560	56.24%
Total	$15,660,957,500	$16,574,726,820	5.83%	$18,261,699,360	10.18%
Bristol Bay Borough	$210,045,900	$204,802,200	-2.50%	$204,917,800	0.06%
Denali Borough	$122,745,200	$121,643,100	-0.90%	$153,077,100	25.84%
Fairbanks North Star Borough	$4,410,593,500	$4,582,337,900	3.89%	$4,742,787,700	3.50%
State Assessed	$303,577,810	$258,225,360	-14.94%	$277,581,520	7.50%
Total	$4,714,171,310	$4,840,563,260	2.68%	$5,020,369,220	3.71%
Haines Borough	$198,061,700	$204,022,700	3.01%	$216,760,200	6.24%
City & Borough of Juneau	$2,493,796,400	$2,632,035,700	5.54%	$2,845,582,700	8.11%
Kenai Peninsula Borough	$3,626,347,900	$3,787,636,500	4.45%	$3,927,570,600	3.69%
State Assessed	$424,565,020	$461,506,410	8.70%	$601,141,730	30.26%
Total	$4,050,912,920	$4,249,142,910	4.89%	$4,528,712,330	6.58%
Ketchikan Gateway Borough	$1,086,074,100	$1,116,923,700	2.84%	$1,171,391,700	4.88%
Kodiak Island Borough	$936,735,100	$977,967,800	4.40%	$977,779,200	-0.02%
Lake & Peninsula Borough	$69,241,000	$69,030,900	-0.30%	$70,246,900	1.76%
Matanuska-Susitna Borough	$2,972,294,000	$3,251,559,400	9.40%	$3,465,932,100	6.59%
State Assessed	$7,489,820	$5,325,940	-28.89%	$2,986,630	-43.92%
Total	$2,979,783,820	$3,256,885,340	9.30%	$3,468,918,730	6.51%
North Slope Borough	$315,648,200	$305,692,600	-3.15%	$288,869,900	-5.50%
State Assessed	$10,616,154,930	$10,553,757,880	-0.59%	$10,218,090,950	-3.18%
Total	$10,931,803,130	$10,859,450,480	-0.66%	$10,506,960,850	-3.25%
Northwest Arctic Borough	$381,186,000	$381,186,000	0.00%	$381,186,000	0.00%
City & Borough of Sitka	$635,768,000	$658,298,100	3.54%	$678,342,200	3.04%
City & Borough of Yakutat	$44,296,200	$44,561,300	0.60%	$47,089,600	5.67%
Totals	**$44,612,501,880**	**$46,288,408,210**	**3.76%**	**$48,626,593,490**	**5.05%**

TABLE 9 -continued
FULL VALUE DETERMINATION COMPARISONS FOR TAX YEARS, 1999, 2000, 2001

CITIES	1999	2000	% Change 1999 TO 2000	2001	% Change 2000 to 2001
Bethel	$188,791,400	$187,995,600	-0.42%	$186,653,400	-0.71%
Cordova	$162,550,200	$171,031,900	5.22%	$179,669,900	5.05%
State Assessed	$2,765,050	$2,765,050	0.00%	$2,762,650	-0.09%
Total	$165,315,250	$173,796,950	5.13%	$182,432,550	4.97%
Craig	$103,253,900	$103,150,100	-0.10%	$103,456,400	0.30%
Delta Junction	$49,106,100	$48,344,300	-1.55%	$48,815,800	0.98%
Dillingham	$146,268,700	$148,150,600	1.29%	$159,311,500	7.53%
Eagle	$10,927,200	$10,902,000	-0.23%	$10,934,700	0.30%
Emmonak	$6,256,300	$6,216,300	-0.64%	$6,775,900	9.00%
Galena	$17,983,300	$18,043,700	0.34%	$17,993,500	-0.28%
Hoonah	$25,321,900	$25,060,000	-1.03%	$37,486,100	49.59%
Hooper Bay	$7,701,000	$7,690,000	-0.14%	$7,717,900	0.36%
Hydaburg	$8,223,000	$8,141,600	-0.99%	$8,469,800	4.03%
Kake	$18,064,300	$17,642,900	-2.33%	$17,815,400	0.98%
Klawock	$32,273,800	$31,525,500	-2.32%	$32,012,000	1.54%
Nenana	$18,076,400	$16,800,100	-7.06%	$17,593,000	4.72%
Nome	$191,926,100	$211,123,500	10.00%	$207,928,100	-1.51%
Pelican	$12,290,200	$12,621,800	2.70%	$12,022,200	-4.75%
Petersburg	$243,848,900	$254,224,500	4.25%	$258,774,000	1.79%
St. Mary's	$4,500,600	$4,535,700	0.78%	$4,722,200	4.11%
St. Paul	$56,570,400	$56,104,000	-0.82%	$56,104,000	0.00%
Skagway	$148,776,700	$177,458,900	19.28%	$187,917,800	5.89%
Tanana	$5,834,100	$5,771,200	-1.08%	$5,710,000	-1.06%
Togiak	$11,534,200	$11,585,300	0.44%	$11,931,500	2.99%
Unalakleet	$17,779,500	$17,545,000	-1.32%	$17,816,400	1.55%
Unalaska	$375,842,900	$383,163,500	1.95%	$395,189,700	3.14%
Valdez	$283,802,500	$362,808,500	27.84%	$371,175,800	2.31%
State Assessed	$664,841,090	$623,410,970	-6.23%	$653,820,650	4.88%
Total	$948,643,590	$986,219,470	3.96%	$1,024,996,450	3.93%
Whittier	$33,653,800	$41,256,400	22.59%	$45,167,400	9.48%
State Assessed	$468,220	$468,220	0.00%	$467,430	-0.17%
Total	$34,122,020	$41,724,620	22.28%	$45,634,830	9.37%
Wrangell	$148,029,200	$150,471,600	1.65%	$166,538,800	10.68%

			% Change '99 to '00		% Change '00 to '01
(Oil and Gas Property) Outside Taxing Jurisdictions	**$1,404,041,750**	**$1,318,461,660**	**-6.10%**	**$1,367,037,320**	**3.68%**
Boroughs/Unified Municipalities	**$44,756,439,080**	**$46,288,408,210**	**3.42%**	**$48,626,593,490**	**5.05%**
Cities in the Unorganized Borough	**$2,997,260,960**	**$3,116,008,740**	**3.96%**	**$3,232,753,930**	**3.75%**
Totals	**$49,157,741,790**	**$50,722,878,610**	**3.18%**	**$53,226,384,740**	**4.94%**

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 which 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.

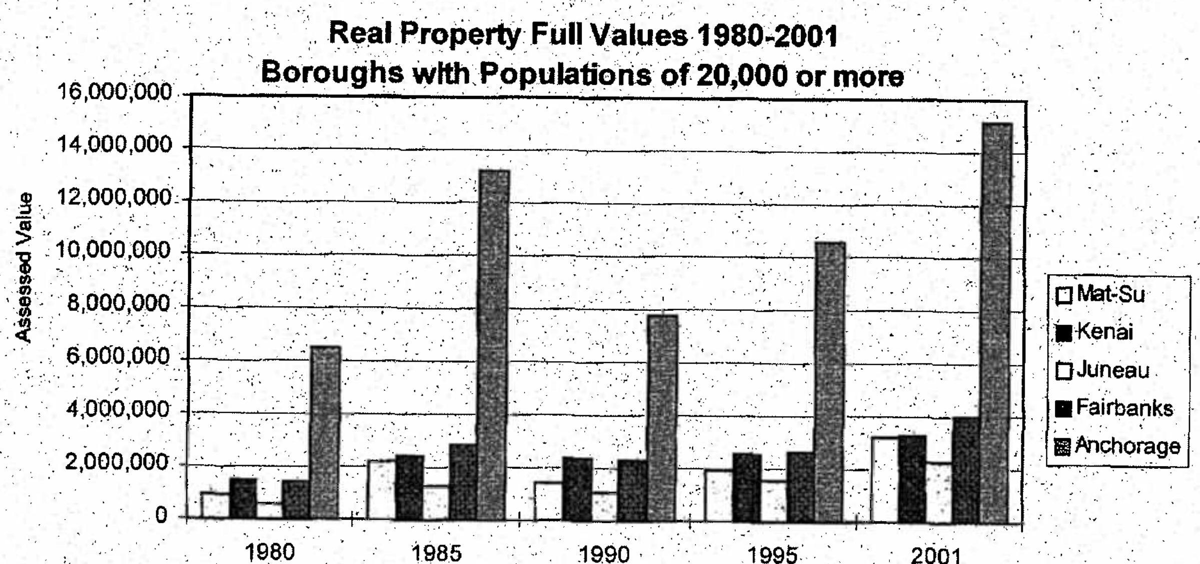
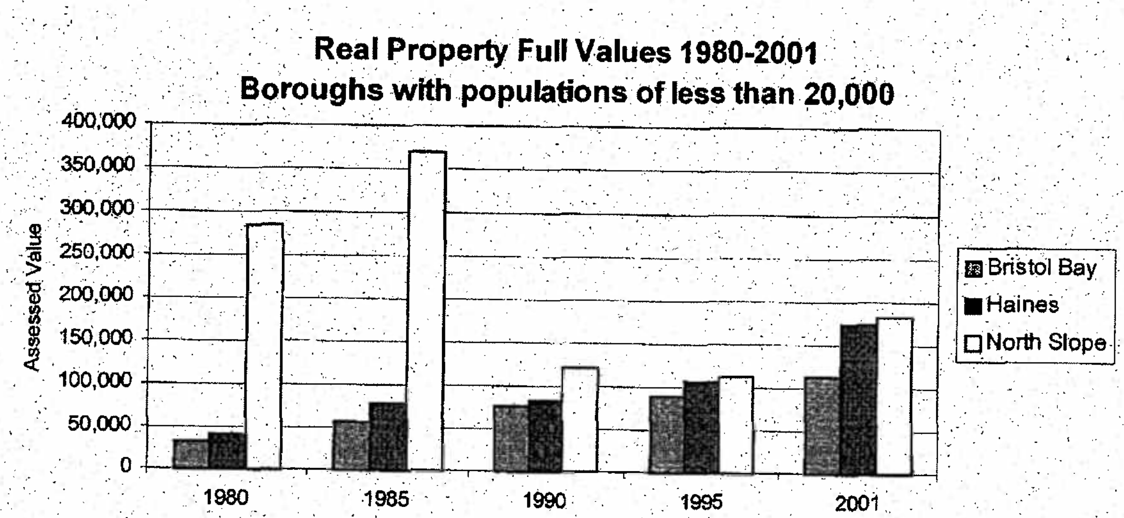


TABLE 10
continued



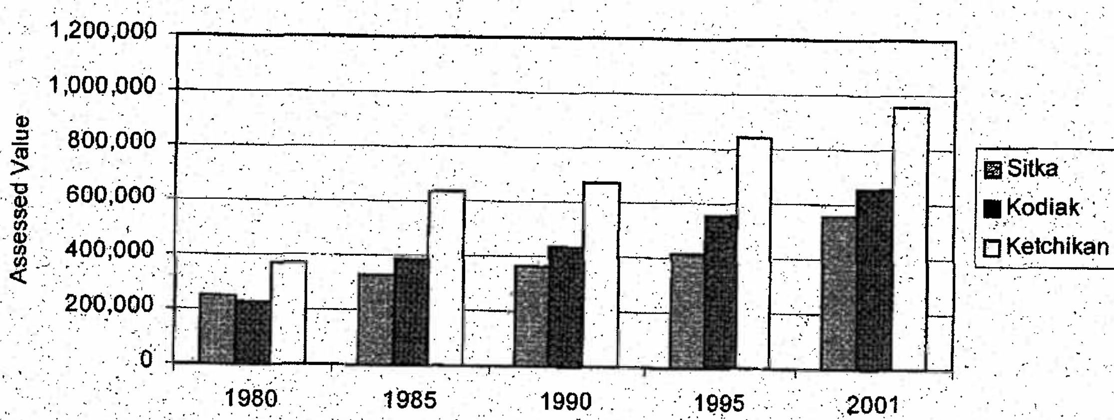
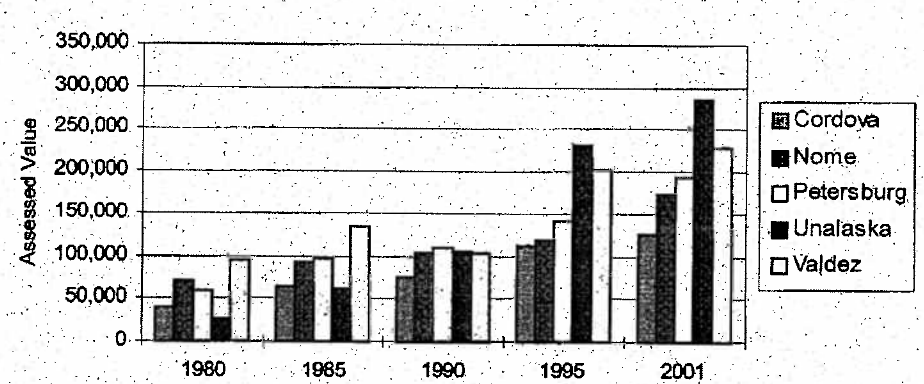
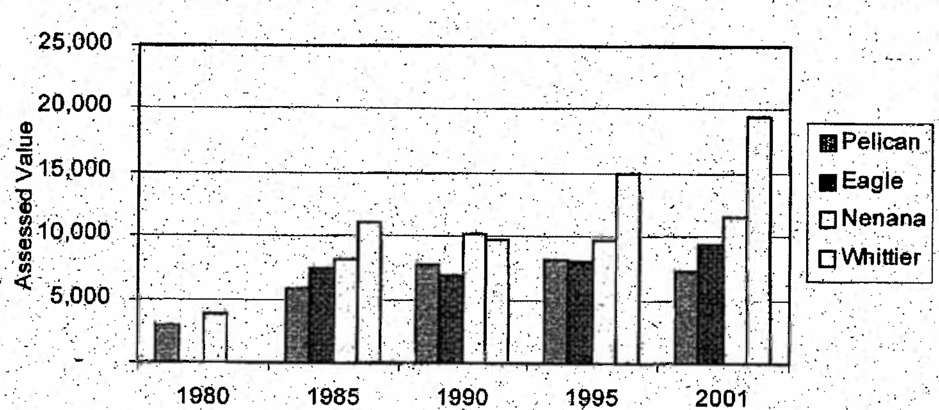


TABLE 10
continued

Real Property Full Values 1980-2001 – Cities Outside Organized Boroughs





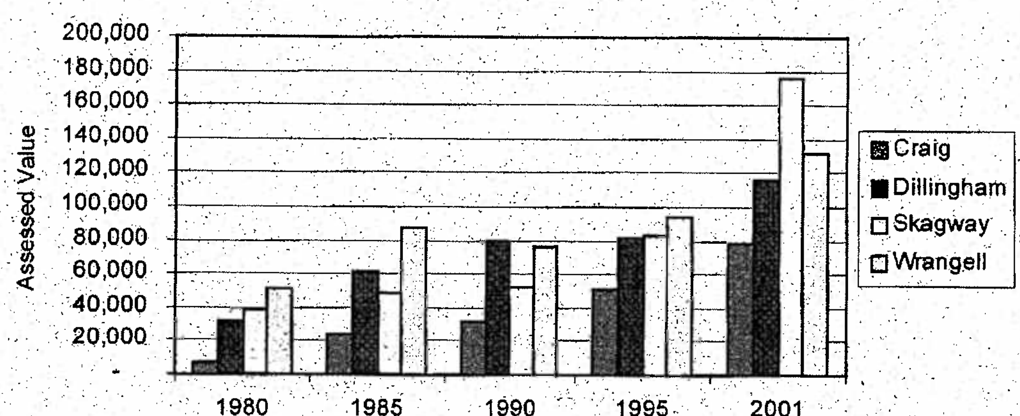


TABLE 11

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

FULL VALUE DETERMINATION SUMMARY

TEN YEAR HISTORY

1991 - 2001

January 1 Year	Municipal Full Value($)	Percentage Change	State Assessed Value($)	Percentage Change	Total Full Value($)	Percentage Change
1991	23,895,910,400	4.98%	17,037,634,540	0.78%	40,933,544,940	3.19%
1992	25,576,072,700	7.03%	16,702,122,880	-1.97%	42,278,195,580	3.28%
1993	26,413,302,900	3.27%	15,944,178,550	-4.54%	42,357,481,450	0.19%
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%

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 - 2001

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.

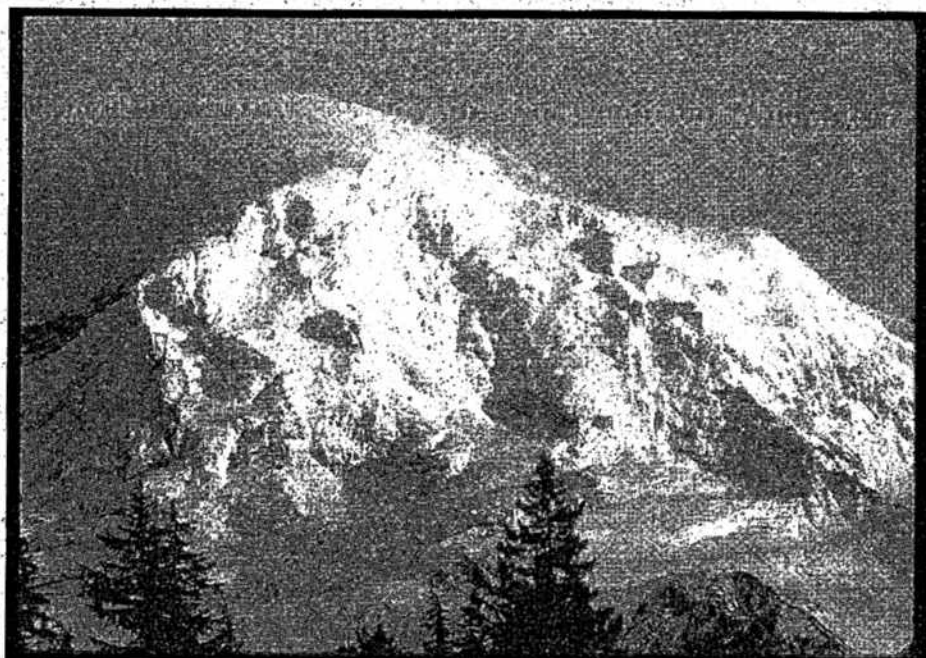
Municipality	# Real Property Appraisers Including Assessor	Total # Real Prop. Parcels	Est. Sq. Mi. Within Jurisdiction	2001 Assessment Budget	Avg. No. Parcels Per Appraiser Per Cycle Year	Assessment Cycle	Date Assmnt Notices Mailed	Board of Equalization Mtg. Date	Date Tax Notices Mailed
Anchorage	24	89,959	1,940	$3,728,500	625	6-Year Cycle	1-Mar	20-May	20-Jun
Fairbanks	14	39,454	7,430	$1,799,760	939	3-Year Cycle	1-Mar	18-Apr	29-Jun
Haines	1	3,201	2,730	$88,986	1,601	2-Year Cycle	30-Mar	7-May	2-Jul
Juneau	4	11,390	3,248	$448,965	570	5-Year Cycle	28-Feb	14-May	1-Jul
Kenai	10	60,159	21,330	$1,523,600	1,055	6-Year Cycle	5-Mar	6-Jun	1-Jul
Ketchikan	4	5,985	1,750	$419,560	428	4-Year Cycle	17-Jan	19-Mar	29-Jun
Kodiak	2	5,224	12,150	$307,460	871	3-Year Cycle	31-Mar	30-May	30-Jun
Mat-Su	9	64,487	25,260	$1,094,595	3,793	2-Year Cycle	28-Feb	1-May	2-Jul
Nenana	1	739	8.50	$5,000	185	3-5Year Cycle	5-Apr	20-May	13-Jun
North Slope	4	5,339	94,770	$1,243,300	1,335	Annual	2-Mar	3-Apr	31-May
Sitka	1	3,630	4,530	$181,981	1,210	3-Year Cycle	12-Mar	7-May	1-Jul

TABLE 13
2001 CONTRACT ASSESSMENT COSTS

These costs are strictly for services provided by the 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	$26,900	1,767	$15.22	Update (Real)	15-Mar	26-Apr	1-Jun
CORDOVA	Appraisal Company of Alaska	$22,800	1,811	$12.59	Update (Real)	8-Mar	16-Apr	28-Jun
CRAIG	Horan, Corak & Company	$15,800	586	$26.96	Update (Real)	30-Mar	17-May	29-Jun
DILLINGHAM	Appraisal Company of Alaska	$12,000	761	$15.77	Update (Real)	9-Mar	24-Apr	1-Jul
NOME	Appraisal Company of Alaska	$15,000	1,608	$9.33	Update(Real & Personal)	1-Mar	3-May	20-Jun
PETERSBURG	Michael Thompson	$15,500	2,313	$6.70	Update (Real)	1-Apr	9-May	30-Jun
SKAGWAY	Horan, Corak & Company	$13,500	684	$19.74	Update (Real)	1-Apr	21-Jun	1-Jul
UNALASKA	Appraisal Company of Alaska	$30,000 +expenses	562	$53.38	Reappraisal (Real)	31-Mar	22-May	29-Jun
VALDEZ	Appraisal Company of Alaska	$58,000	2,103	$27.58	Reappraisal (Real)	1-Mar	4-Jun	1-Jul
WHITTIER	Appraisal Company of Alaska	$8,000	399	$20.05	Update(Real & Personal)	2-Apr	4-May	2-Jul
WRANGELL	Appraisal Company of Alaska	$40,000	1,526	$26.21	Reappraisal (Real)	20-Mar	7-May	29-Jun
YAKUTAT	Appraisal Company of Alaska	$15,000	498	$30.12	Update (Real)	28-Feb	17-Apr	1-Jul

PART 4



SPECIAL TAX PROGRAMS

TABLE 14 (A)

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

State law exempts real property owned and occupied as a permanent home by a resident, 65 years of age or older, or, by a disabled veteran with a 50% or greater service-connected disability. The exemption applies to the first $150,000 of assessed valuation. Applicants must apply directly to their municipality before January 15 each year. (The municipality of Anchorage has extended this deadline to March 15 each year.) 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.
1992	10,719	$883,539,005	17.15%	$13,669,469	21.04%	$82,427	$1,275
1993	11,594	$979,290,045	10.84%	$14,843,296	8.59%	$84,465	$1,280
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

TABLE 14 (B)

SENIOR CITIZEN AND DISABLED VETERAN PROPERTY TAX EXEMPTION

Program Summary
FY 02/Tax Year 2001

Municipality	Number of Applicants Approved	Total Assessed Value Exempt	% Value Inc./Dec. Over 2000	Total Tax Amount Exempt	% Tax Inc./Dec. Over 2000	Average Value Per Appl	Average Tax Per Appl
Municipality of Anchorage	8,011	$950,056,746	9.07%	$16,924,430	9.85%	$118,594	$2,113
Bristol Bay Borough	19	$1,848,900	17.75%	$24,027	61.07%	$97,311	$1,265
Fairbanks North Star Borough	2,308	$221,835,846	6.81%	$4,362,377	12.99%	$96,116	$1,890
Haines Borough	144	$15,041,200	3.72%	$160,423	-2.10%	$104,453	$1,114
City & Borough of Juneau	934	$123,556,000	1.07%	$1,417,187	-3.63%	$132,287	$1,517
Kenai Peninsula Borough	2,062	$181,826,950	7.81%	$2,053,871	3.09%	$88,180	$996
Ketchikan Gateway Borough	555	$62,958,300	1.01%	$718,255	2.72%	$113,438	$1,294
Kodiak Island Borough	254	$28,121,540	11.17%	$315,199	10.63%	$110,715	$1,241
Matanuska-Susitna Borough	2,345	$246,787,500	10.23%	$4,051,395	19.31%	$105,240	$1,728
North Slope Borough	41	$4,244,100	16.83%	$80,171	19.30%	$103,515	$1,955
City & Borough of Sitka	327	$41,078,225	6.58%	$247,119	6.56%	$125,621	$756
City & Borough of Yakutat	19	$1,204,250	0.08%	$10,277	0.09%	$63,382	$541
Cordova	66	$7,096,612	1.26%	$91,553	1.73%	$107,524	$1,387
Craig	34	$3,089,100	13.55%	$18,535	13.55%	$90,856	$545
Dillingham	31	$3,514,100	26.35%	$37,289	67.69%	$113,358	$1,203
Nenana	22	$784,182	20.91%	$9,410	20.91%	$35,645	$428
Nome	82	$6,773,617	-0.34%	$85,348	4.61%	$82,605	$1,041
Pelican	6	$328,100	0.00%	$1,969	0.00%	$54,683	$328
Petersburg	138	$16,616,517	3.44%	$168,990	5.20%	$120,410	$1,225
Skagway	42	$5,903,200	7.42%	$38,779	11.28%	$140,552	$923
Unalaska	7	$615,596	5.92%	$7,255	5.91%	$87,942	$1,036
Valdez	62	$6,458,821	18.43%	$129,176	18.43%	$104,175	$2,083
Whittier	8	$254,250	-4.83%	$1,271	-4.83%	$31,781	$159
Wrangell	123	$12,149,755	21.78%	$121,792	3.85%	$98,778	$990
Totals	**17,640**	**1,942,143,407**	**7.97%**	**31,076,097**	**10.01%**	**$110,099**	**$1,762**

TABLE 15 (A)

SENIOR CITIZEN AND DISABLED VETERAN PROPERTY TAX EQUIVALENCY PROGRAM HISTORY

(Renters Rebate Program)

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 2002, tax year 2001, 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	-0-	-0-	-0-
2001	-0-	-0-	-0-
2002	-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 ther 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	9	$41,908
Cordova	2	$1,447
Fairbanks North Star Borough	9	$28,103
City & Borough of Juneau	11	$7,480
Kenai Peninsula Borough	1	$1,781
Matanuska-Susitna Borough	1	$362
City & Borough of Sitka	2	$9,000
Statewide Totals	35	$90,080

Total 2001 Liens released and dollars returned to the State of Alaska

Liens Released	$$ Returned to the State of Alaska in 2001
1	$1,073

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 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 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 Deferred Value	Average Farm Value Per Acre	Total Deferred Taxes
1992	103	14,904	$29,937,551	$13,502,045	$906	$302,953
1993	132	15,172	$31,619,578	$17,837,351	$1,176	$359,437
1994	143	15,987	$31,710,742	$20,648,084	$1,292	$367,386
1995	166	16,788	$36,159,754	$15,640,172	$932	$369,621
1996	111	17,638	$38,399,262	$17,789,225	$1,009	$354,127
1997	109	16,882	$41,479,036	$18,939,776	$1,122	$360,613
1998	107	17,204	$42,137,480	$17,862,503	$1,038	$378,981
1999	105	17,386	$43,260,265	$18,852,479	$1,084	$393,206
2000	115	17,382	$44,517,955	$22,954,235	$1,321	$351,240
2001	112	17,555	$45,567,108	$23,870,511	$1,360	$389,018

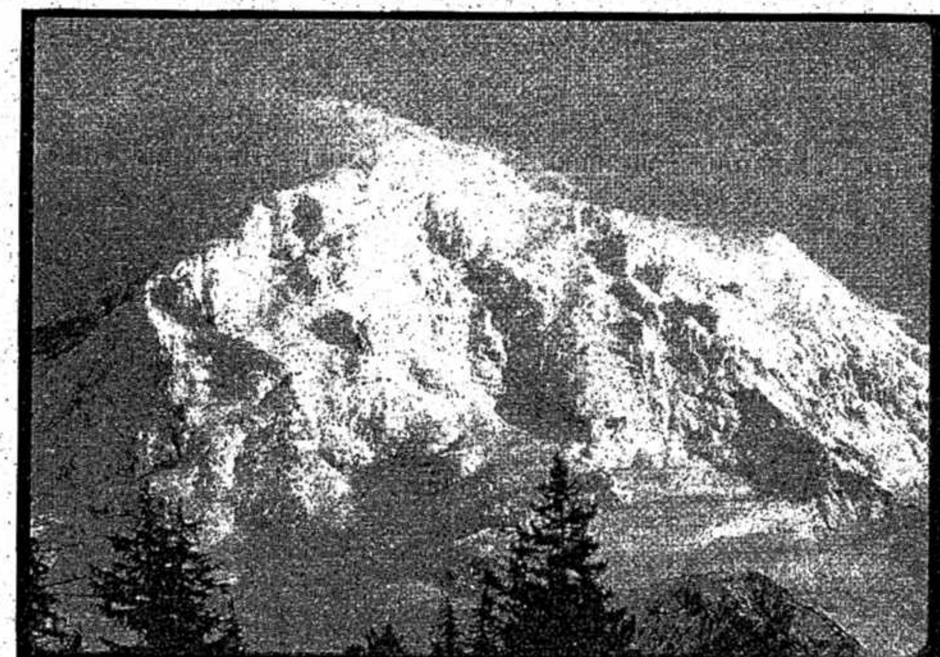
TABLE 17 (B)
FARM USE LAND ASSESSMENT PROGRAM

AS 29.45.060

2001 PROGRAM
MUNICIPAL SUMMARY BREAKDOWN

Municipality	Number of Applicants	Number of Acres	Full & True Value	Value Deferred	Deferred Tax	Average Farm Value Per Acre
Anchorage	0	0.00	$0	$0	$0	$0
Fairbanks	34	3,271.00	$8,252,408	$3,838,147	$65,205	$1,350
Juneau	1	35.12	$957,700	$274,100	$3,144	$19,465
Kenai	10	1,217.95	$2,076,600	$1,576,500	$17,680	$411
Kodiak	3	319.89	$1,621,100	$1,095,850	$10,137	$1,642
Matanuska-Susitna	64	12,711.34	$32,959,300	$14,912,000	$292,853	$1,420
Totals	**112**	**17,555.30**	**$45,867,108**	**$21,696,597**	**$389,019**	**$1,377**

PART 5



GENERAL OBLIGATION BONDED INDEBTEDNESS

TABLE 18

POPULATION AND G.O. BONDED DEBT TEN YEAR HISTORY

1991 - 2001

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, 2001.

Year	Municipal Debt	State of Alaska Debt	Total Statewide Debt	Statewide Population	Per Capita G.O. Debt
1991	$1,854,840,012	$213,032,000	$2,067,872,012	579,659	$3,567
1992	$1,729,810,425	$156,883,000	$1,886,693,425	585,000	$3,225
1993	$1,813,963,325	$108,020,000	$1,921,983,325	599,200	$3,208
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

* 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	2001 Population	'01 Full Value Determination	'01 Per Capita Full Value	'01 Municipal G.O. Debt	'01 Per Capita Debt
Boroughs					
Aleutians East Borough	2,213	$93,559,600	$42,277	$4,895,000	$2,212
Municipality of Anchorage	261,446	$18,261,699,360	$69,849	$833,195,000	$3,187
Fairbanks North Star Borough	83,814	$5,020,369,220	$59,899	$117,005,000	$1,396
City of Fairbanks	31,423	$1,436,238,900	$45,707	$7,000,000	$223
Haines (City)	1,808	$142,798,300	$78,981	$1,506,700	$833
City & Borough of Juneau	31,262	$2,845,582,700	$91,024	$26,905,000	$861
Kenai Peninsula Borough	49,628	$4,528,712,330	$91,253	$18,069,005	$364
City of Homer	4,205	$321,539,100	$76,466	$3,118,457	$742
City of Kenai	7,039	$436,286,530	$61,981	$625,000	$89
City of Seward	3,085	$249,402,200	$80,844	$11,935,000	$3,869
City of Soldotna	4,157	$320,870,920	$77,188	$2,620,000	$630
Ketchikan Gateway Borough	14,003	$1,171,391,700	$83,653	$13,185,000	$942
City of Ketchikan	8,295	$676,492,600	$81,554	$14,535,000	$1,752
Kodiak Island Borough	14,028	$977,779,200	$69,702	$17,690,000	$1,261
Lake & Peninsula Borough	1,809	$70,246,900	$38,832	$6,174,000	$3,413
Matanuska-Susitna Borough	60,094	$3,468,918,730	$57,725	$118,009,086	$1,964
City of Palmer	4,495	$195,999,000	$43,604	$1,670,000	$372
City of Wasilla	5,568	$439,229,500	$78,885	$5,330,000	$957
North Slope Borough	9,355	$10,506,960,850	$1,123,139	$573,404,932	$61,294
City of Kaktovik	254	$5,347,200	$21,052	$730,000	$2,874
Northwest Arctic Borough	7,019	$381,186,000	$54,308	$21,235,000	$3,025
City & Borough of Sitka	8,788	$678,342,200	$77,190	$17,323,000	$1,971
City & Borough of Yakutat	744	$47,089,600	$63,292	$720,000	$968
Cities					
City of Bethel	5,449	$186,653,400	$34,255	$662,781	$122
City of Cordova	2,512	$103,456,400	$41,185	$3,150,000	$1,254
City of Craig	2,124	$103,456,400	$48,708	$1,200,000	$565
City of Hoonah	880	$37,486,100	$42,598	$1,573,832	$1,788
City of King Cove	671	$28,744,500	$42,838	$0	$0
City of Nenana	452	$17,593,000	$38,923	$246,060	$544
City of Nome	3,620	$207,928,100	$57,439	$2,832,096	$782
City of Petersburg	3,387	$258,774,000	$76,402	$3,980,000	$1,175
City of St. Paul	585	$56,104,000	$95,904	$8,962,877	$15,321
City of Skagway	880	$187,917,800	$213,543	$511,000	$581
City of Unalaska	4,283	$395,189,700	$92,269	$6,421,581	$1,499
City of Wrangell	2,569	$166,538,800	$64,826	$3,989,000	$1,553

SUMMARY

(Statewide General Obligation Bonded Debt: July 1, 2001)

	Population	Full Value	Per Capita Full Value	Total Debt	Per Capita Debt
Municipal Totals (with debt)	571,868	$49,879,579,190	$87,222	$1,850,409,407	$3,236
State of Alaska G.O. Debt				$0	
Statewide Total	628,800	$53,226,384,740	$84,648	$1,850,409,407	$2,943

State of Alaska
Taxing Jurisdiction Directory

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OFFICE OF THE
STATEASSESSOR
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