

Property Assessment Update

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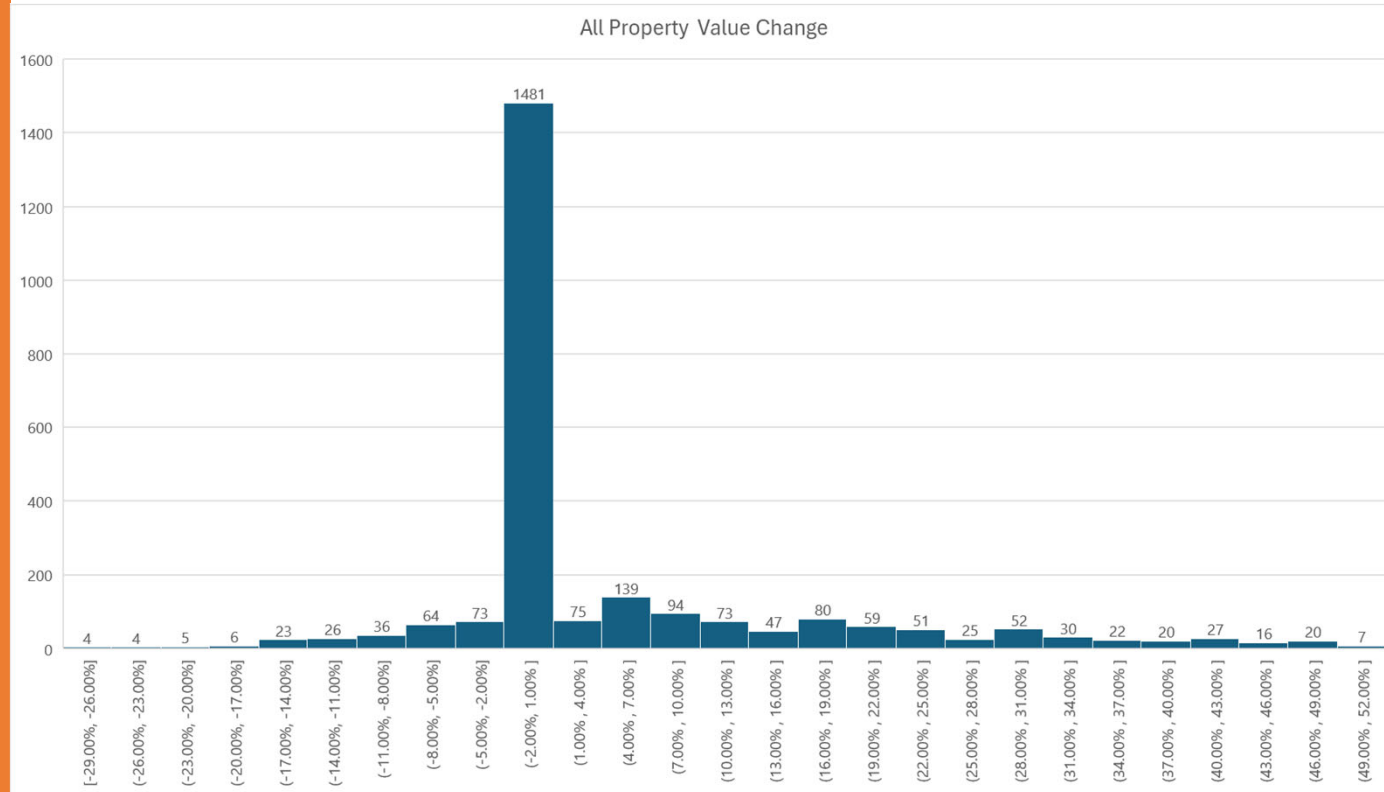
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Areas of Interest

- 2024 Updates
 - Value Change
 - MARS 2023 vs 2024
 - Review of all residential properties
 - Residential; Vacant Land and Commercial
- Step by Step Valuation Process
 - Field Review
 - Sales Research / Sales Ratio Study
 - Setting the Assessment Value
 - Sales Ratio Study
- Current Listings
- Appeals
- Board Of Equalization
- Mill Rate
- Questions

2024 Updates



2024 Updates

Property Valuation 2023 vs 2024 – PDF Example



2024 Updates

- Review of all residential properties, including 450 properties
- Vacant Land and Commercial – No Change




Valuation Process


- Field Review – Working with current Data
- Sales Ratio Study – Assessed Value vs Property Sales Prices
- Setting the Assessed value (Valuation Manual)
- 2024 Residential Properties Sales Ratio Confirmation 87.65%



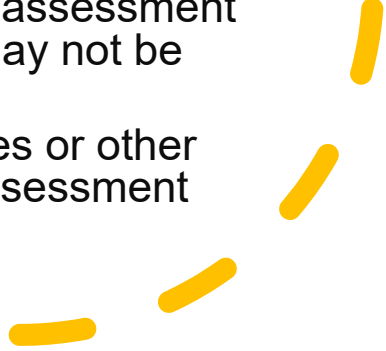
Current Listings

- Around 60 active listings including residential; vacant land and commercial properties
 - 2 Properties Assessed Over the listed sales price
 - Listing List -
 - [Haines Real Estate](#)
 - [Anchor Properties, Alaska \(apalaska.com\)](#)
 - [Haines AK Real Estate - Haines AK Homes For Sale | Zillow](#)
 - [Haines, AK Homes for Sale - Real Estate for Sale in Haines, AK - Coldwell Banker](#)
 - Property Listings
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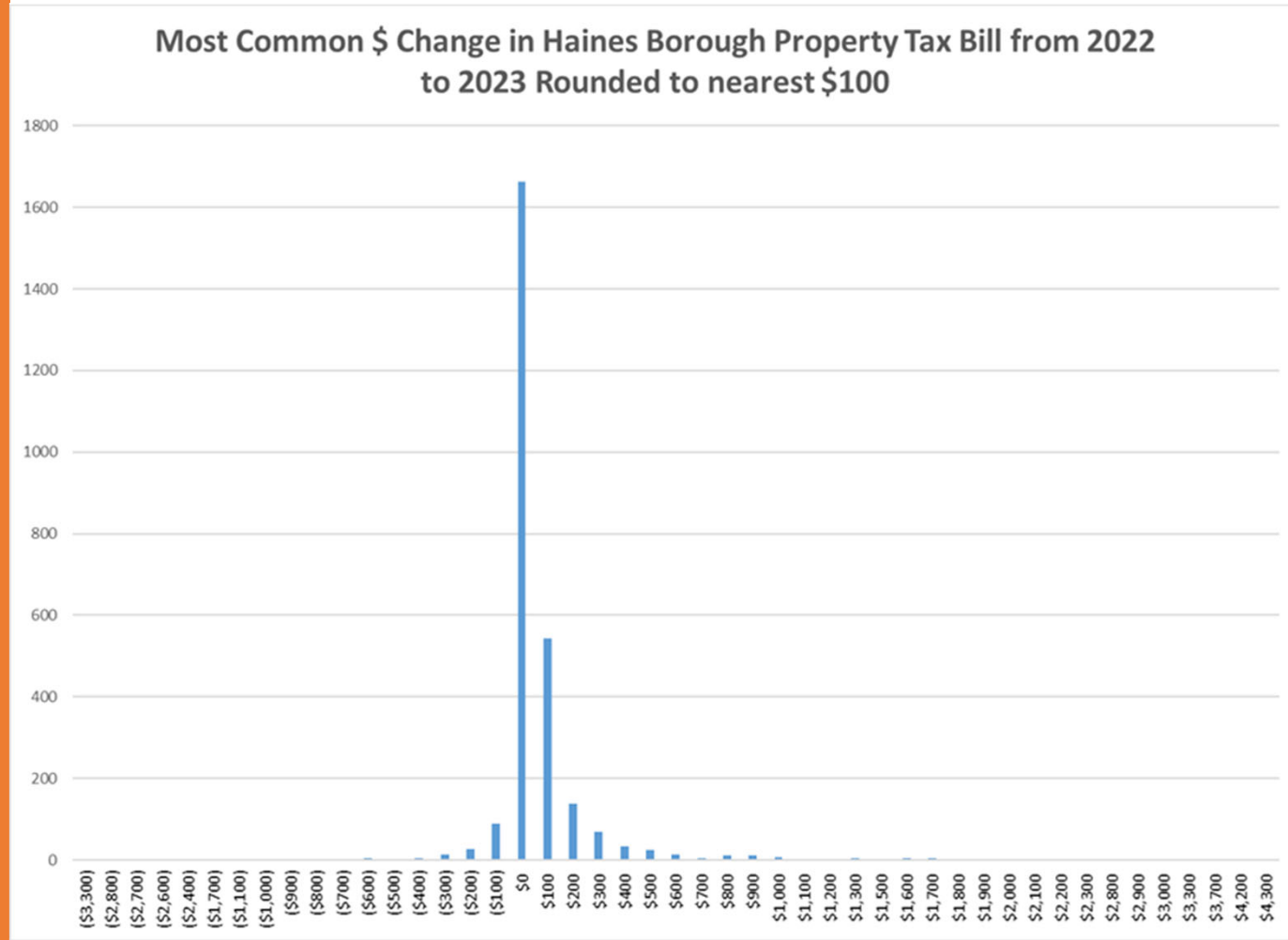
Appeals

- Estimated Mailing Date - March 22nd
 - Appeal Deadline – April 22nd
 - BOE Meeting – TBD (end of May)
 - How to appeal your property assessment?
 1. Request property information from the assessor's office (MARS)
 2. Conduct a thorough comparison with similar properties in your neighborhood or local listings.
 3. Base your appeal on factual data.
 4. Prepare comprehensive documentation for your initial appeal.
 5. Reach out to our office for further assistance.
 - What to expect from the assessor's office?
 1. Transparent and professional handling of your appeal.
 2. Thorough review of all submitted documentation and evidence.
 3. Clear communication regarding the assessment process and any subsequent decisions.
 4. Guidance and assistance provided throughout the appeal process.
 - Main Areas of Concern
 1. No improvements made to the property.
 2. Unreasonable increase in assessed value.
 3. Unaware of market fluctuations.
 4. Physical damage – water, snow, wind.
 5. Local Economy.
 6. Tax \$.
 - Assessment/Appraisal
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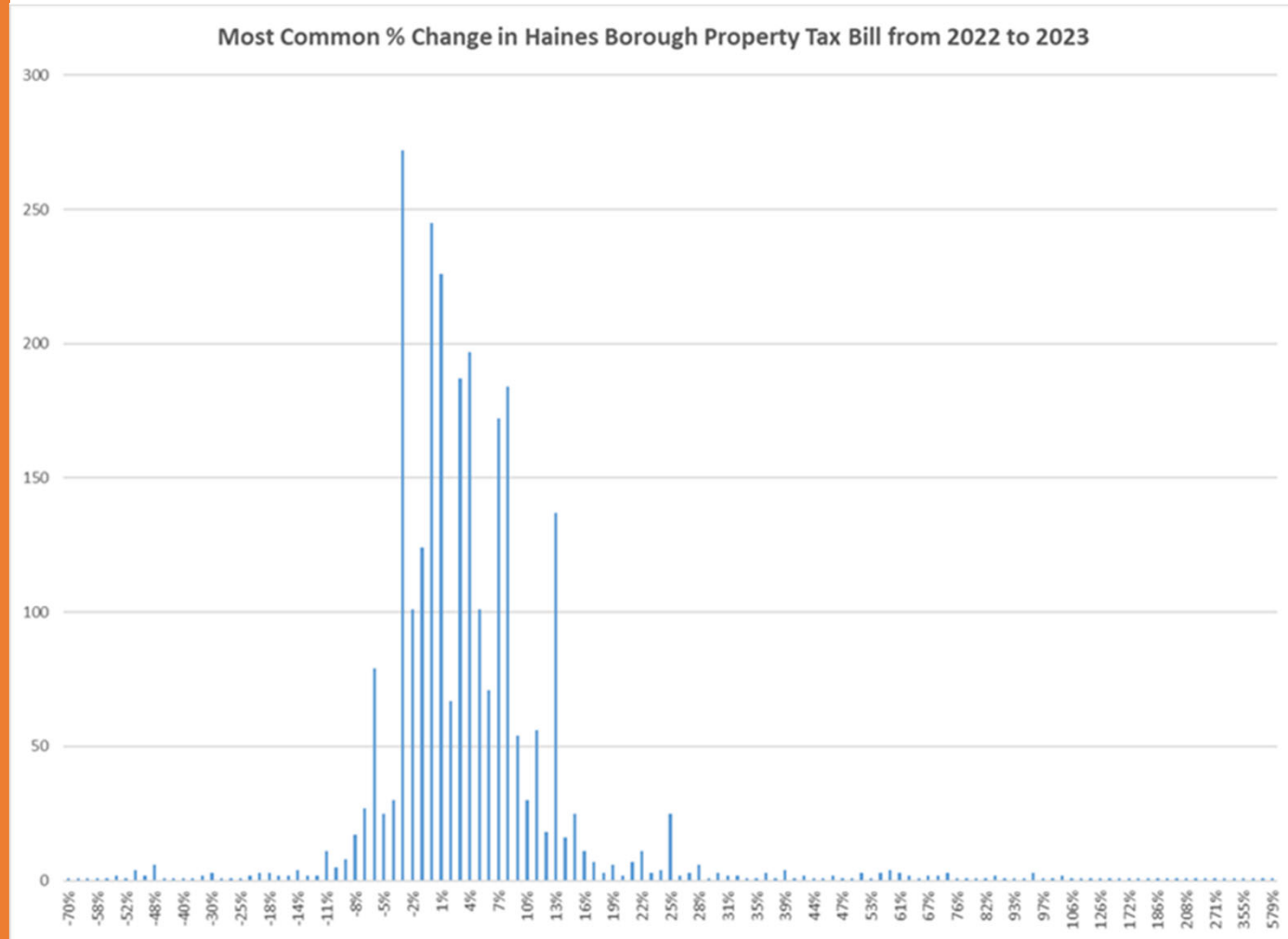
Board of Equalization

- Ensure your appeal contains factual evidence demonstrating that your assessment is excessive, unequal, improper, or undervalued.
 - Note that high taxes or increased assessments alone are not sufficient grounds for appeal, as the board is unable to alter these circumstances.
 - Emphasize the importance of presenting concrete data to support your case.
 - What to expect from the Assessor's Office?
 - A short presentation outlining the details of your appeal, including discussions on the assessed value and areas of disagreement.
 - Clear explanations regarding why the assessment differs and why adjustments may or may not be warranted.
 - Utilization of comparable property sales or other relevant factual data to support our assessment decisions.
 - Example...
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Mill Rate

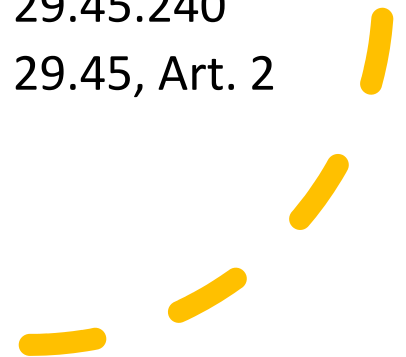


Mill Rate



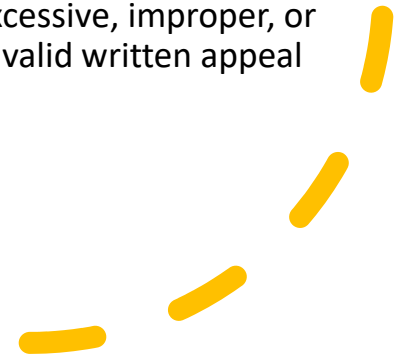
Alaska Statutes

- **Appraisal of property** **AS 29.45.110**
- Assessment roll AS 29.45.160
- Notification of value AS 29.45.170
- Corr. of errors or omissions AS 29.45.180
- **Appeals procedure** **AS 29.45.190**
- BOE AS 29.45.200
- **Hearing** **AS 29.45.210**
- Tax billing AS 29.45.240
- Tax collection AS 29.45, Art. 2



Alaska Statutes

- **Appraisal of property AS 29.45.110**
 - (a) The assessor shall assess property at its full and true value as of January 1...
- **Appeals procedure AS 29.45.190**
 - (b) The appellant shall, within 30 days after the date of mailing of notice of assessment, submit to the assessor a written appeal specifying grounds in the form that the board of equalization may require. Otherwise, the right of appeal ceases unless the board of equalization finds that the taxpayer was unable to comply
- **Hearing AS 29.45.210**
 - (b) The appellant bears the burden of proof. The only grounds for adjustment of assessment are proof of unequal, excessive, improper, or under valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.



Unequal, Excessive, Improper

- **EXCESSIVE** – To show that an assessment is excessive, an appellant must show that the assessment is more than just overvalued. It must be shown that the assessment is grossly disproportionate when compared to other assessments (*OR, it can be shown that there is an intentional or fraudulent purpose to place an excessive valuation on the property.*) Higher than what similar properties are selling for.
- **UNEQUAL** – To show that an assessment is unequal, the appellant must show that there are other properties in the same class as the property being appealed and that there is no basis that would justify different valuations of the property.
- **IMPROPER** – To show that an assessment is improper, it must be shown that the assessor used an improper method of valuation, which amounts to fraud or a clear adoption of a wrong principle of valuation.

