



Finance Department
Assessor Division
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Assessment Report- Commercial Overview

City and Borough of Juneau

For Assessment Year 2026

Assessment Date (Effective Valuation Date): January 1, 2026

Report Date: March 19, 2026

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Introductory Message for 2026

The City and Borough of Juneau property assessment is the Assessor's determination of the fair market value of real property as of January 1, 2026.

Our office continues efforts to refine valuation models for all Juneau commercial properties; an initiative started in 2021 that will span multiple years. As an isolated market with limited commercial sales data, Juneau commercial valuations present unique challenges. While state legislation makes the disclosure of sale prices optional, our office actively compiles market data from a variety of sources. These include appraisals, property listings, government and public records, local and national surveys, owner provided financial statements, and voluntarily disclosed sales.

In 2026, after years of data collection and testing, the Assessor's Office implemented the income approach to value office and retail buildings. The income approach, considering real-time revenue and expense trends, allows for precise valuation of office and retail commercial buildings. The average change for office and retail buildings was an increase of 14%. Individual properties may see large increases and decreases in value for fairness and equity.

Big-box stores and convenience stores, which are typically owner-operated, continue to be valued using the cost approach and were updated for the 2026 assessment year.

Warehouse property received no overall change this year, although some properties overlooked in the previous year will see valuation changes for equity with other warehouses. These include properties with a mix of building types. In 2024 field reviews were completed for all warehouse properties and cost data was updated. In 2025, additional data was collected and sales analysis indicated that sale values exceeded the assessed values, resulting in an average increase of 18%. The warehouse market is robust, with new and proposed buildings throughout the Borough.

We encourage owners to reach out with market data such as appraisals, income and expense data, sales prices, as well as questions about property assessments.

The following adjustments are being applied to commercial properties in 2026:

- Office and Retail: Income approach valuation, 14% average increase
- Big-Box Buildings: Cost approach update
- Convenience Stores: Cost approach update
- Warehouse properties: No change overall, individual properties missed in previous years updated
- Office Condominiums: No change
- Multifamily Housing: No change
- Boathouses: No change
- Manufactured Home Parks: No change
- Commercial Vacant Land: No overall change, individual properties are adjusted for equity

Why do CBJ assessments matter? The Assessment establishes the taxable value of your property. Your property taxes are calculated by multiplying your assessed value by the millage rate, so it is important that your assessed value is accurate. The Juneau Assembly determines this millage rate each June as they set the budget for the next fiscal year. Only when the Assembly votes on the budget and finalizes the millage rate for the coming tax year will you know your individual property tax amount. The Assembly retains the authority to raise or lower tax rates.

CBJ sent out property assessment notices on March 18, 2026. If you think your property was inaccurately assessed, you must file a petition for review by Thursday, April 16, 2026 at 4:30 p.m.

Scope of Work

The valuation of commercial use taxable property within the City and Borough of Juneau (CBJ).

Client & Intended Users

The intended user(s) of this report is the City and Borough of Juneau.

Intended Use

This report is intended for use by the Assessor's Office in the administration of ad valorem property taxation. It is not intended to serve as an all-encompassing report but as a summary report of the relevant valuations.

Effective Date

The effective date of this report and the associated values is January 1, 2026.

For ad valorem tax purposes, the Assessor is required by law to annually value all property as of January 1st of each year, at one hundred percent of the true and fair market value.

Identification of Property

The subject properties of this report are all taxable real commercial properties within the City and Borough of Juneau.

Valuation Summary

Sales Data

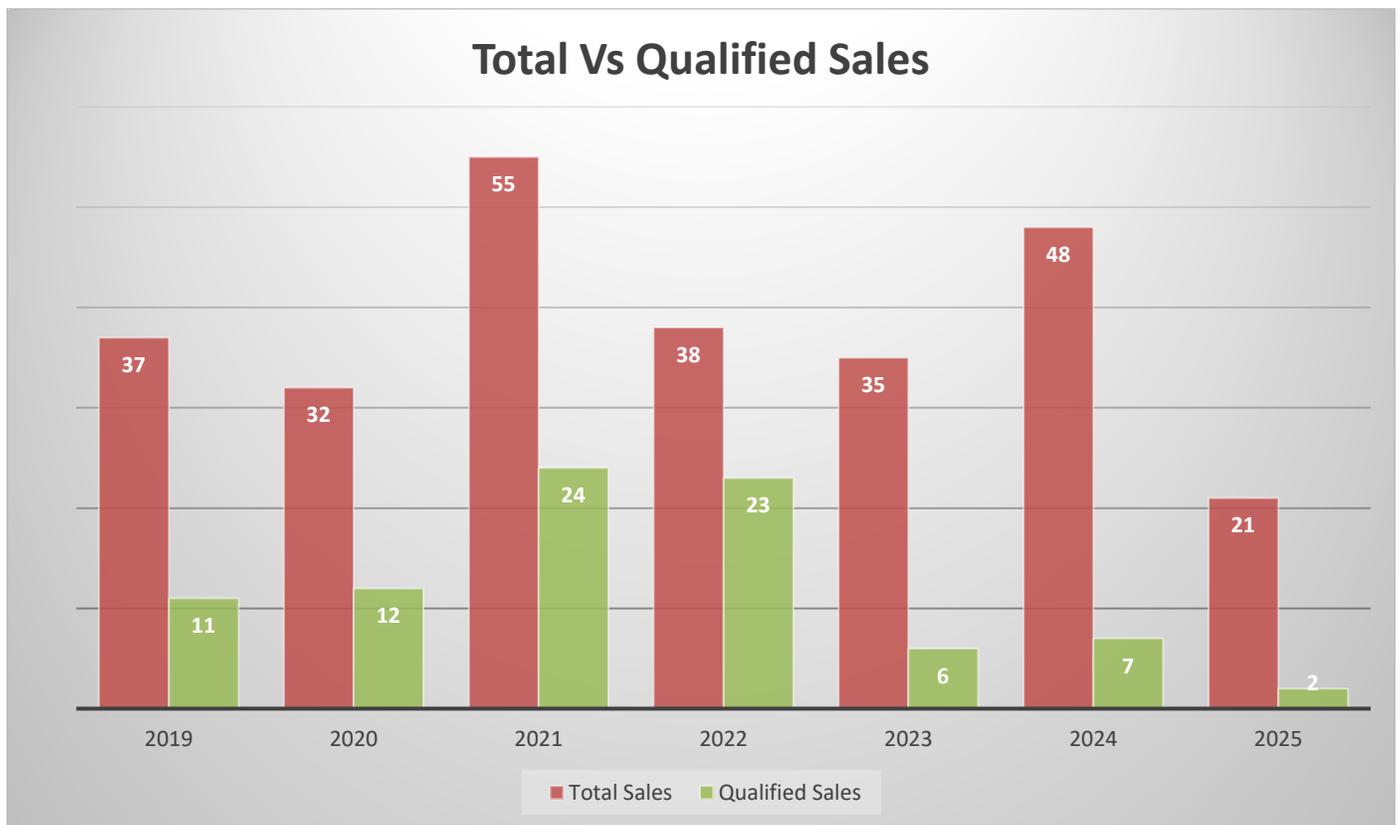
Sales data was gathered and considered through a sales validation and verification process. See Addendum A for the list of qualified sales and Addendum B for sales non-qualified sales.

Four qualification types are utilized during the sales validation process:

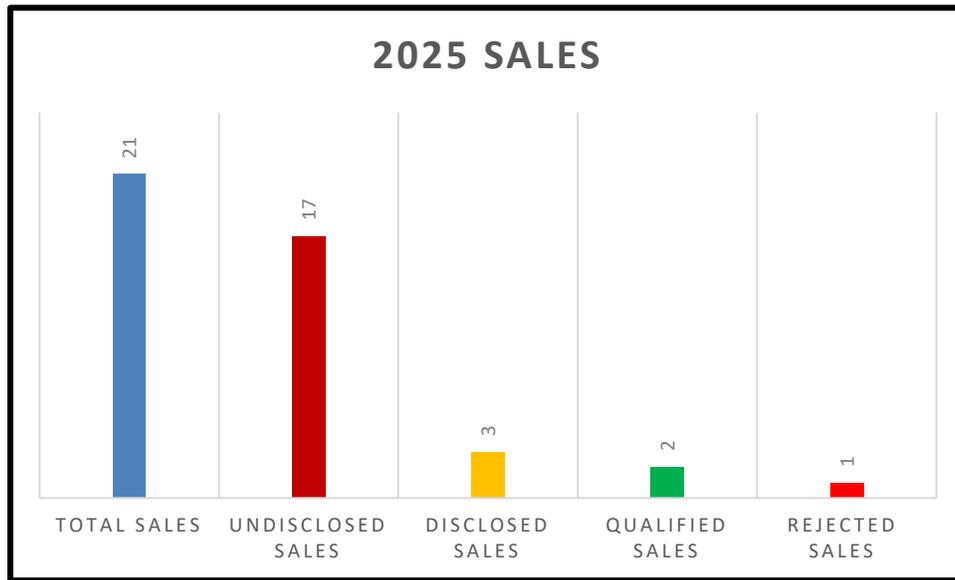
- Qualified – Appears to be an arms-length sale with a disclosed sales price.
- Unverified – Needs review or continued research.
- Rejected – Identified as non-arms-length sale, extreme outliers, or sales that due to limitations with the Computer Assisted Mass Appraisal System (CAMA) system are excluded from the overall ratio study but may be used in special studies. These include multi-parcel sales, or improvements to the property after the sale.

Commercial sales utilized in the 2026 analysis range from October 4, 2018, to December 31, 2025. Sales prices are adjusted for time to reflect market trends throughout the analysis range if needed. Time-trended sales adjustments are important for accurate valuation because market changes throughout the analysis range can overstate or understate values. Trends were developed by sales analysis for specific building types.

The following chart shows the number of identified commercial sales per year compared to the sale prices disclosed to the Assessor’s Office. Note the significant difference in disclosed sales after the repeal of mandatory sales disclosure.



Below is a chart of known sales in 2025. 17 of the 21 total values were not disclosed to our office. Of the 3 disclosed sales, 1 sale was labeled “rejected” due to damage to the building and a complete renovation after the sale. Although marked “rejected”, we will utilize this sale in special studies.



Approach to Value

The Assessor’s Office considers three approaches to value:

- Cost Approach: Land Value + RCN (Replacement Cost New) - Depreciation
- Sales Comparison Approach: Comparing disclosed sale prices of like-properties.
- Income Approach: Estimates value by converting expected future income stream into present value, by dividing the net operating income by a capitalization rate.

As of 1/1/2026 Office, Retail, and Manufactured Home Parks are valued using the income approach and tested against the cost approach and sale values. All 3 types of valuation are tested, increasing confidence in valuation.

Other commercial improvements such as warehouses, “Big-box” stores, and convenience stores are valued using the cost approach. Cost information supplied by Marshall & Swift Valuation Services is used to build a valuation model of buildings. Improvement characteristics and depreciation are considered to result in an RCNLD value (Replacement Cost New Less Depreciation). Site value from our land model is specified for the parcel. The property is then segmented into like-groups and compared to qualified sales data. Market trends are reviewed, and a market adjustment factor is applied to the market segment to bring the level of appraisal to an acceptable standard. After the market adjustment factor is applied, a second ratio study is generated comparing recent sale prices with the proposed appraised values for the sold properties. The appraisal level in both updated and non-updated neighborhoods is evaluated.

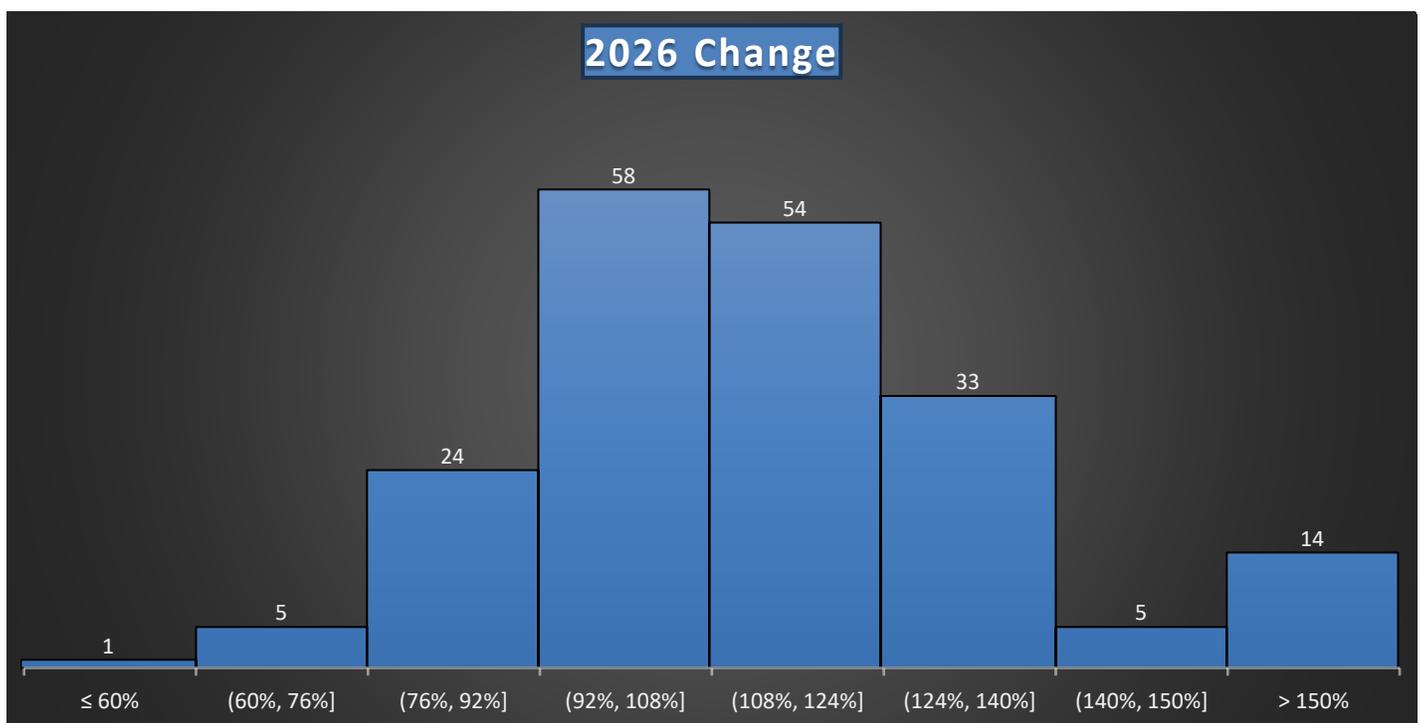
Office and Retail Review

In 2026, after years of data collection and testing, the income approach was used to value office and retail buildings. Buildings were visited to document conditions and any changes from the previous site visit. Income, expense, and cap rates were developed from disclosed appraisals, financial statements, sale prices, leases, and CBJ surveys. These rates were selected based on building type, quality, condition, and location. After values are estimated using typical rates, they are tested against actual sale prices, actual rates, and the cost approach to calibrate the typical rates for uniformity and accuracy.

182 lease values, 148 combined income/expense statements and appraisal values, and 33 cap rates derived from sales and recorded from disclosed appraisals were used to develop typical rates. Actual income and expenses were considered if available. Rentable area was estimated if not available in our data.

For context, the rates used for an average condition 1st floor office in an average location is 2.31 price per sf rent, typical cap rate of 9%, and typical expense rate of 45%.

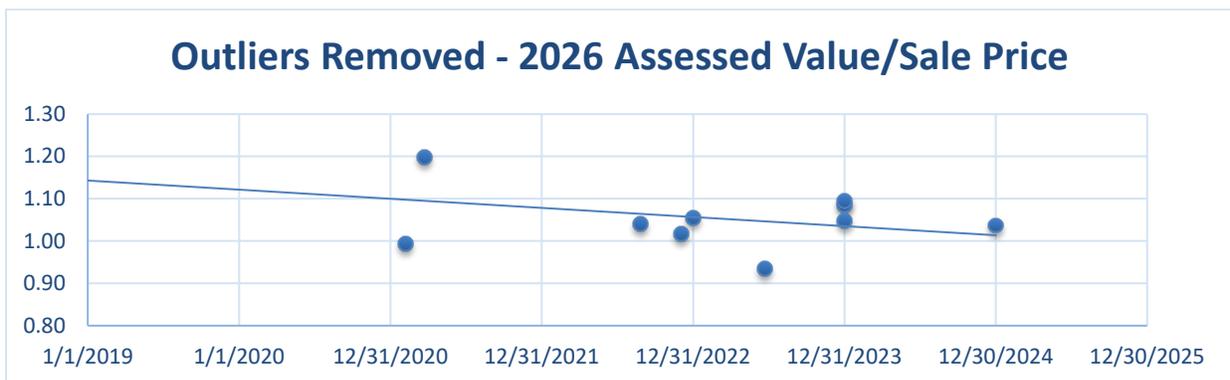
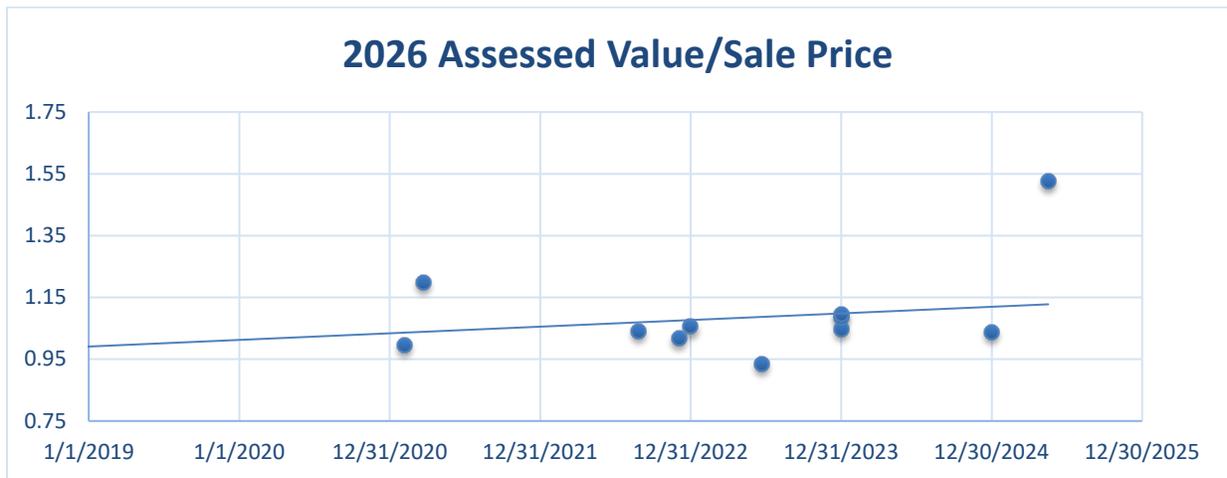
Office and retail properties saw an average value increase of 14%. Individual property changes ranged from -31% to +234%, with the largest swings driven by complete renovations and adjustments for equity and accuracy. Each parcel was assessed individually, considering actual income and expense data when available.



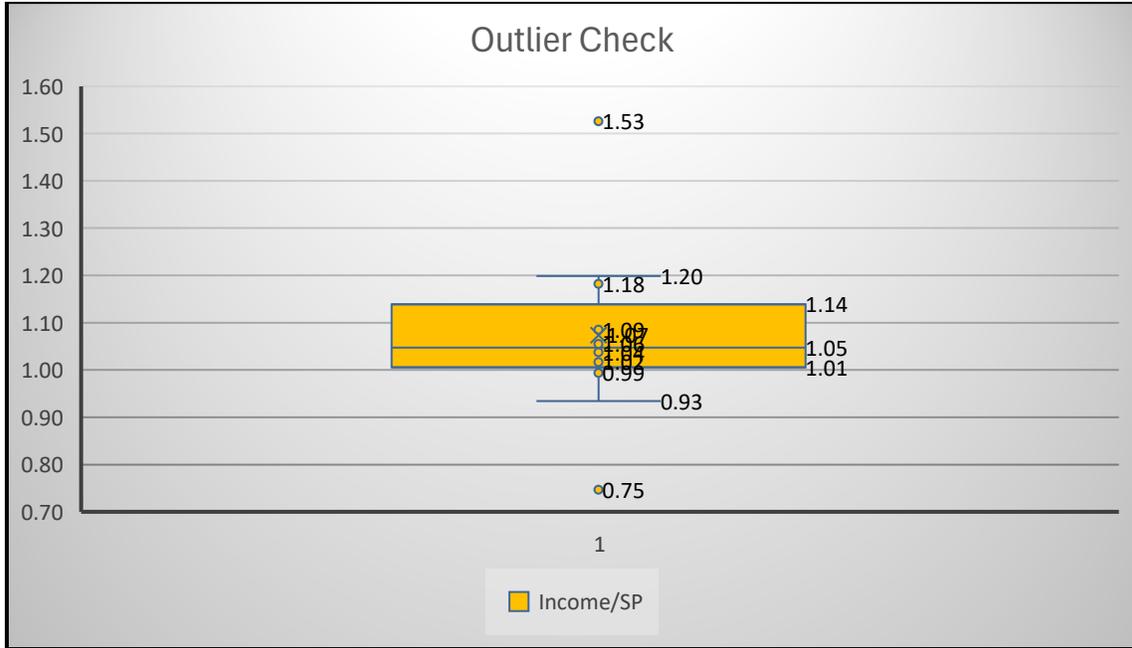
The table below shows the 11 parcels that were included in the study ranging from 10/4/2018 to 12/31/2025. 7 of these parcels were disclosed sale prices, and 4 were values from disclosed appraisals. The same median A/S ratio of 1.04 was constant when considering sales alone and the combination of sales and appraisal values.

Parcel	Address		Value	Date	2026AV/Sales	Note
1C070A090010	301 Seward St	Sale	750,000	5/16/2025	1.53	Outlier
1C070B0L0010	219 S Franklin St	Sale	2,550,000	12/30/2024	1.04	
1C070A020030	110 Seward St	Appraisal	1,480,000	1/1/2024	1.05	
1C070A040010	201 Seward St	Appraisal	1,101,321	1/1/2024	1.09	
5B1501030010	2093 Jordan Ave	Sale	3,500,000	6/21/2023	0.93	
1C060U040010	801 W Tenth St	Appraisal	9,800,000	12/31/2022	1.06	
1C070B0N0011	259 S Franklin St	Sale	2,724,000	12/2/2022	1.02	
5B1501010014	8390 Airport Blvd	Sale	3,230,000	8/26/2022	1.04	
4B2801010021	11687 Glacier Hwy	Sale	1,650,000	10/1/2021	0.75	
1C070A030020	214 Front St	Sale	1,450,000	3/23/2021	1.20	
1C070A030070	134 N Franklin St	Sale	1,896,068	2/5/2021	0.99	
2D040T040020	804 3rd St	Appraisal	820,000	10/4/2018	1.18	

The chart below displays the ratio of sale prices to assessed values over time. A value of 1 indicates that the sale price equals the assessed value. Values above 1 indicate that the assessed value exceeds the sale price, while values below 1 indicate that the sale price exceeds the assessed value. Overall, sales cluster within 20% of assessed values, with two notable outliers in October 2021 and December 2025. With those outliers removed in the following chart, the trendline shows a slight downward slope, suggesting that assessed values may be understated and that a time adjustment for older sales could be warranted — which would result in higher adjusted values. In the interest of a conservative valuation, and in anticipation of additional market data becoming available next year, no time adjustment was applied.



The chart below highlights the sales that are considered outliers which are represented by dots outside of the “box and whiskers”:



Overview Reconciliation & Conclusions

Note that this is an overview of the reconciliation and conclusions. Much deliberation and review occur within the analysis process that cannot be captured here.

Over the next few years, we will continue to work to:

- Bring more uniformity between the commercial and residential property classes.
- Bring more uniformity between the commercial subclasses.
- Study new Office and Retail market data and apply changes.
- Survey commercial property owners for market data, specifically Hotel and Apartment Buildings.
- Maintain a timely canvass schedule for all property classes.

We took the first step in this process with the Assessment Year 2021 values, resulting in a 50% increase in land value. In Assessment Year 2022 a 2% overall increase was applied, with a 2% decrease to Downtown, and 35% increase to the Rock Dump area. The Rock Dump, Downtown, Warehouse Condominiums and Boathouses received additional positive and negative adjustments within the submarkets to increase uniformity.

Assessment year 2023 had a 6% increase overall, with a 5% decrease Downtown, and 8% increase to Warehouse Condominiums. Manufactured home parks and the Vintage Business Park land values had valuation changes due to a special study.

Assessment year 2024 had a 5% average change to warehouses and -6% change to office buildings. Warehouses received additional positive and negative adjustments within the submarkets to increase uniformity.

Assessment year 2025 had an 18% average change to warehouses after new market data was applied from the previous year.

The following adjustments are being applied to commercial properties in 2026:

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- Convenience Stores: Cost approach update
- Warehouse properties: No change overall, individual properties missed in previous years updated
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Reconciliation & Conclusions Summary

After consideration of the data, the various models, and the performance measurements and tests, we have applied the changes to the assessed values for 2026 as indicated by market sales and special studies outlined in the above sections.

All three approaches were considered for all properties. Similar appraisal methodologies were applied to similarly classed properties to promote equity and uniformity. For some classes of properties one or more of the approaches were not given significant weight.

Statements & Definitions

Type and Definition of Value (Interest Being Appraised)

The value being assessed is fee simple ownership interest at 100% of market value as of the effective date. Market value is the amount of money a willing buyer, not obligated to purchase, would pay and a willing seller, not obligated to sell, would accept for a property.

Highest and Best use Definition

A property's use may or may not represent its highest and best use. The highest and best use is the most profitable use given the probable legal, physical, and financial constraints.

Statement of Assumptions and Limiting Conditions

1. This report and the associated assessed values are intended for ad valorem taxation purposes and may not be applicable for any other use.
2. Property attributes observed upon exterior inspection are assumed to be representative of interior attributes when interior inspections were not feasible.

Certification Statement

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are the personal, impartial, and unbiased professional analyses, opinions, and conclusions of the Assessor's Office.
- I and the Assessor's Office staff have no present or prospective interest in the property that is the subject of this report except for any personal real estate holdings we may have within the borough. No individual inspected their own property.
- We have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions and conclusions were developed, and the report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- We have made a personal inspection of the properties that are the subject of this report as outlined in our revaluation plan.
- The Assessor's Office staff provided significant mass appraisal assistance to the person (the Assessor) signing this certification.



Mary Hammond, City and Borough of Juneau Assessor

Addendum A – Qualified Commercial Sales

PARCEL	ADDRESS	SALE_DATE	SALE_PRICE
1C070A090010	301 SEWARD	05/16/2025	750,000
1C110K000022	THANE	02/13/2025	762,000
1C070B0L0010	219 FRANKLIN	12/30/2024	2,550,000
5B1601130020	9425 GLACIER	05/29/2024	600,000
5B1401050020	7880 HONSINGER	05/22/2024	1,400,000
1C070A030080	121 SEWARD	05/15/2024	1,800,000
5B1501010047	1900 CREST	09/29/2023	2,000,000
5B1601210010	2010 RADCLIFFE	09/25/2023	1,700,000
1C110K120051	EASTAUGH	08/04/2023	775,000
5B1201060220	5731 CONCRETE	06/30/2023	2,000,000
5B1501030010	2093 JORDAN	06/21/2023	3,500,000
5B1601420040	3038 CLINTON	05/12/2023	215,000
4B2801030092	11802 GLACIER	02/14/2023	990,000
5B2101550050	8603 HAYES	11/01/2022	800,000
5B1401050020	7880 HONSINGER	10/31/2022	1,196,161
1C030J050010	1600 GLACIER	10/07/2022	754,900
5B1601010011	9000 GLACIER	10/04/2022	800,000
5B1601020160	9310 GLACIER	09/30/2022	2,400,000
5B1601020170	9320 GLACIER	09/30/2022	5,250,000
5B1401050110	HONSINGER	09/20/2022	501,837
5B2501560190	8824 GLENDALE	09/01/2022	975,000
5B1501010014	8390 AIRPORT	08/26/2022	3,230,000
7B0901040090	3241 HOSPITAL	07/26/2022	3,500,000
5B1601430016	3063 VINTAGE	06/15/2022	500,000
4B1701100021	2760 SHERWOOD	05/25/2022	1,750,000
5B1501090051	1720 CREST	05/16/2022	1,850,000
4B2301050060	11385 GLACIER	05/02/2022	862,500
5B1401050030	7860 HONSINGER	04/29/2022	1,229,764
5B1201020211	5338 SHAUNE	04/15/2022	2,100,000
5B1601010220	9110 GLACIER	03/25/2022	530,000
2D050B030171	2215 GREAT WEST	03/10/2022	935,000
5B1201020140	5438 SHAUNE	02/11/2022	675,000
5B1601010021	9040 GLACIER	02/11/2022	650,000
5B1401050050	7820 HONSINGER	12/03/2021	972,000
1C070A050060	234 SEWARD	11/24/2021	1,232,575
4B2801010021	11687 GLACIER	10/01/2021	1,950,000
1C070K810010	225 FRONT	09/17/2021	1,850,000
5B1201260020	1995 LEMON CREEK	07/30/2021	410,000
2D040T480011	200 ST ANN'S	07/28/2021	155,831
2D040T030060	907 3RD	06/24/2021	900,000
1C060K700011	612 WILLOUGHBY	06/16/2021	680,000

PARCEL	ADDRESS	SALE_DATE	SALE_PRICE
7B0901040110	3225 HOSPITAL	06/11/2021	3,100,000
1C060K700020	607 SEVENTH	06/10/2021	430,000
5B1501050040	8717 MALLARD	05/03/2021	1,300,000
5B1401050090	HONSINGER	04/16/2021	958,276
1C070A030070	134 FRANKLIN	02/25/2021	1,850,000
5B1201410060	5334 COMMERCIAL	02/05/2021	371,000
4B1701104000	2771 SHERWOOD	01/15/2021	1,350,000
1C070A040020	224 SECOND	01/05/2021	286,000
5B1401050100	7845 HONSINGER	12/22/2020	479,138
4B1701020020	10011 GLACIER	11/17/2020	650,000
5B1401050010	7900 HONSINGER	11/03/2020	2,009,000
1C060K660110	711 WILLOUGHBY	10/30/2020	1,400,000
1C060K010031	EGAN	10/09/2020	20,000,000
5B1201300110	1783 ANKA	09/24/2020	300,000
5B1501010120	8371 OLD DAIRY	08/13/2020	500,000
5B1301070020	6205 ALAWAY	08/06/2020	750,000
7B0901030031	3100 CHANNEL	06/25/2020	9,744,050
1C110K120051	EASTAUGH	03/10/2020	584,934
1C110K120140	MILL	03/10/2020	378,818
4B1701090056	CRAZY HORSE	02/28/2020	1,567,000
4B1701080020	10012 CRAZY HORSE	02/13/2020	800,000
5B1201300110	1783 ANKA	12/24/2019	225,000
5B1201000060	5245 GLACIER	10/04/2019	2,100,000
1C110K120120	MILL	10/02/2019	378,818
1C060K660090	601 WILLOUGHBY	09/06/2019	11,250,000
1C070B0N0011	259 FRANKLIN	07/01/2019	2,300,000
4B1701020041	10002 GLACIER	04/05/2019	2,100,000
1C110K120150	MILL	04/01/2019	597,938
4B2801050030	3845 LEE	03/26/2019	115,000
5B1201020041	5433 SHAUNE	01/15/2019	1,780,000
5B2401610150	4045 DELTA	01/04/2019	672,000
5B1501040020	8855 MALLARD	11/16/2018	900,000
5B1501040030	8825 MALLARD	11/16/2018	750,000
1C070B0J0020	195 FRANKLIN	11/02/2018	510,600
4B2901020010	10200 MENDENHALL	06/29/2018	1,000,000
3R0401010050		05/18/2018	270,000
2D040T230020	1310 4TH	03/30/2018	780,000
5B1601000023	9151 GLACIER	02/15/2018	968,750

Addendum B – Non-Qualified Commercial Sales

PARCEL NUMBER	ADDRESS	SALE DATE	SALE PRICE	QUAL	ADJ REASON
1C070B0H0020	157 FRANKLIN	01/10/2025	380,000	unverified	
5B1401050081	HONSINGER	09/16/2024	1,172,448	unverified	Multiple Parcel Sale
5B1401050082	7805 HONSINGER	09/16/2024	1,172,448	unverified	Multiple Parcel Sale
5B1201300070	1774 ANKA	02/23/2024	1,480,000	unverified	Multiple Parcel Sale
5B1201300080	1782 ANKA	02/23/2024	1,480,000	unverified	Multiple Parcel Sale
5B1201330100	ANKA	01/22/2024	184,000	unverified	Multiple Parcel Sale
5B1201330110	1941 ANKA	01/22/2024	184,000	unverified	Multiple Parcel Sale
1C060U050030	1114 GLACIER	01/17/2024	800,000	unverified	Multiple Parcel Sale
1C060U050040	1111 F	01/17/2024	800,000	unverified	Multiple Parcel Sale
1C060K660080	535 WILLOUGHBY	12/27/2023	800,000	unverified	
5B1601430016	3063 VINTAGE	09/13/2023	1,000,000	unverified	
5B1201320070	2000 ANKA	08/09/2023	2,400,000	unverified	
5B1601420020	3020 CLINTON	06/30/2023	185,550	rejected	Changed After Sale
5B1601020050	9233 LEE SMITH	05/26/2023	5,750,000	unverified	Multiple Parcel Sale
5B1601020121	9200 GLACIER	05/26/2023	5,750,000	unverified	Multiple Parcel Sale
2D040T320130	808 FRONT	02/24/2023	900,000	unverified	Multiple Parcel Sale
2D040T320140	FRONT	02/24/2023	900,000	unverified	Multiple Parcel Sale
2D040T320150	FRONT	02/24/2023	900,000	unverified	Multiple Parcel Sale
2D040T320161	FRONT	02/24/2023	900,000	unverified	Multiple Parcel Sale
5B1301070032	6525 GLACIER	12/07/2022	4,500,000	rejected	Partial Interest
1C070B0N0011	259 FRANKLIN	12/02/2022	2,800,000	unverified	Multiple Parcel Sale
5B1501030011	2075 JORDAN	10/31/2022	1,525,000	unverified	
5B1601420020	3020 CLINTON	09/16/2022	300,000	rejected	Uninformed Buyer/Seller
5B1201390031	5436 COMMERCIAL	04/06/2022	1,090,000	rejected	Non-Typical Terms
2D040T140022	1112 3RD	12/30/2021	175,000	rejected	Damaged As-Is Property Sale
6D0701000060	DOUGLAS	12/28/2021	700,000	rejected	Multiple Parcel Sale
6D0701040000	5050 DOUGLAS	12/28/2021	700,000	unverified	Multiple Parcel Sale
6D0701060000	5060 DOUGLAS	12/28/2021	700,000	unverified	Multiple Parcel Sale
6D0701060001	DOUGLAS	12/28/2021	700,000	unverified	Multiple Parcel Sale
1C060K680010	410 WILLOUGHBY	12/03/2021	15,044,000	rejected	Multiple Parcel Sale
1C060K680020	400 WILLOUGHBY	12/03/2021	15,044,000	rejected	Multiple Parcel Sale
1C060K680030	400 WILLOUGHBY	12/03/2021	15,044,000	rejected	Multiple Parcel Sale
5B1201330100	ANKA	10/15/2021	155,000	rejected	Multiple Parcel Sale
5B1201330110	1941 ANKA	10/15/2021	155,000	rejected	Multiple Parcel Sale
5B1201040051	1725 ANKA	09/30/2021	4,000,000	rejected	Multiple Parcel Sale
5B1201040052	1721 ANKA	09/30/2021	4,000,000	rejected	Multiple Parcel Sale
5B1601430017	3051 VINTAGE	09/28/2021	2,037,376	rejected	Changed After Sale
1C070A090060	211 FOURTH	08/20/2021	1,250,000	rejected	Exempt Grantee
1C060K710010	436 WILLOUGHBY	07/16/2021	220,000	rejected	Damaged As-Is Property Sale
4B1701100200	10155 JENSINE	06/11/2021	240,000	rejected	Changed After Sale
4B1701100147	2793 SHERWOOD	03/24/2021	1,126,272	rejected	Multiple Parcel Sale
4B1701100148	SHERWOOD	03/24/2021	1,126,272	rejected	Multiple Parcel Sale
1C070A030020	214 FRONT	03/23/2021	1,450,000	rejected	Changed After Sale
2D04020A0140	1508 3RD	02/10/2021	1,600,000	unverified	Multiple Parcel Sale
2D04020D0020	1506 2ND	02/10/2021	1,600,000	unverified	Multiple Parcel Sale
2D04020D0030	1510 2ND	02/10/2021	1,600,000	unverified	Multiple Parcel Sale
1D060L030011	201 CORDOVA	11/13/2020	400,000	rejected	Multiple Parcel Sale
1D060L030012	CORDOVA	11/13/2020	400,000	rejected	Multiple Parcel Sale
5B1201060160	5740 CONCRETE	09/24/2020	2,450,000	rejected	Multiple Parcel Sale
5B1201060171	5750 CONCRETE	09/24/2020	2,450,000	rejected	Multiple Parcel Sale
7B0901020030	EGAN	09/03/2020	200,000	rejected	Exempt Grantee
5B1201260062	1962 LEMON CREEK	02/27/2020	795,000	rejected	Multiple Parcel Sale
1C070K810090	170 FRANKLIN	12/31/2019	1,600,000	rejected	Multiple Parcel Sale
5B1501020070	AIRPORT	12/19/2019	535,200	rejected	Multiple Parcel Sale
5B1501020080	AIRPORT	12/19/2019	535,200	rejected	Multiple Parcel Sale
5B1501020090	AIRPORT	12/19/2019	535,200	rejected	Multiple Parcel Sale
5B1501020100	AIRPORT	12/19/2019	535,200	rejected	Multiple Parcel Sale
5B1501020110	AIRPORT	12/19/2019	535,200	rejected	Multiple Parcel Sale
5B1501060030	TEAL	12/19/2019	800,000	rejected	Multiple Parcel Sale
1C110K120130	190 MILL	10/25/2019	378,818	rejected	Changed After Sale
5B1201010010	1610 ANKA	09/03/2019	1,070,000	rejected	Multiple Parcel Sale
5B1201010030	JENKINS	09/03/2019	1,070,000	rejected	Multiple Parcel Sale
5B1601440321	3041 CLINTON	08/23/2019	1,519,000	rejected	Changed After Sale
5B1201020100	5452 SHAUNE	08/02/2019	500,000	rejected	
5B1501010030	8420 AIRPORT	08/01/2019	3,085,000	rejected	Seller/Buyer Related
5B1601210010	2010 RADCLIFFE	05/13/2019	385,000	rejected	Uninformed Buyer/Seller
5B1601020230	9290 HURLOCK	10/19/2018	350,000	rejected	Damaged As-Is Property Sale
1C060U050022	1108 F	07/20/2018	1,741,000	rejected	Multiple Parcel Sale
1D050L020141	3010 DOUGLAS	06/06/2018	195,000	unverified	
1C070K830040	406 FRANKLIN	03/13/2018	4,150,000	unverified	Multiple Parcel Sale
4B1701090052	10007 CRAZY HORSE	03/01/2018	937,500	rejected	Multiple Parcel Sale
4B1701090053	10009 CRAZY HORSE	03/01/2018	937,500	rejected	Multiple Parcel Sale
1C100I070020	FRANKLIN	01/09/2018	307,000	rejected	Multiple Parcel Sale
1C100I070030	FRANKLIN	01/09/2018	307,000	rejected	Multiple Parcel Sale
1C100I070040	FRANKLIN	01/09/2018	307,000	rejected	Multiple Parcel Sale
1C100I070050	549 FRANKLIN	01/09/2018	307,000	rejected	Multiple Parcel Sale

Addendum C – Outliers

Outlier Definition

The following definition is used to determine if a sale is an outlier. Any sale that is more than 1.5 times outside the IQR (Interquartile Range), either above or below, is considered a “Standard Outlier” and any sale that is more than 3 times outside the IQR is considered an “Extreme Outlier.” This is based off the following definition of an outlier from Appendix B of the IAAO Standard on Ratio Studies: “The term outlier is often associated with ratios that fall outside 1.5 multiplied by the IQR. A factor of 3.0 X IQR often is chosen to identify extreme outliers.”

For each study a decision must be made whether to include outliers. Generally, outliers are not included in normal studies but may be included in a special study.

Addendum E – Full and True Value

CBJ 15.05.100 Determination of full and true value:

Property shall be assessed at its full and true value in money, as of January 1 of the assessment year. In determining the full and true value of property in money, the person making the return, or the assessor, as the case may be, shall not adopt a lower or different standard of value because same is to serve as a basis of taxation, nor shall the assessor adopt as a criterion of value the price for which the property would sell at auction, or at a forced sale, either separately or in the aggregate with all of the property in the taxing district, but the assessor shall value the property at a sum which the assessor believes it is fairly worth in money at the time of assessment.

(CBJ Code 1970, § 15.05.100; Serial No. 70-33, § 3, 1971)

State law reference(s)—Full and true value, AS 29.45.110.

Alaska State Statute 29.45.110:

The estimated price that the property would bring in an open market and under the then-prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.