



# SCENIC FOOTHILLS COMMUNITY COUNCIL

January 2004

## The Process of Property Tax Assessments

Marty McGee, Municipal Assessor, will be at our January meeting to describe how the Municipality of Anchorage assesses property taxes.

Whether the concept of current market value may be somewhat understandable or not, this presentation should help our citizens better understand the complexities faced by the Municipal Assessor.

Have you wondered:

- What property is subject to taxation?
- What type and how much property is exempt from Muni property taxes?
- What authorizes a property tax exemption?
- Is there a tax reduction for senior citizens?
- How often is a property reassessed for the tax rolls?
- What may cause a significant increase in tax assessment from one year to the next?
- How is a tax assessment appealed?

## Property Tax Appeals

The Municipality recently changed how it will hear property tax appeals. They also established a new fee structure for appealing the tax assessment. At our Council meeting, the Mayor's office will explain the effect of these changes.

## Municipal Tax Cap

Property tax assessment is only one part of the equation as to how much property tax will be assessed. The total amount of property taxes that can be assessed against the property in the Municipality is limited by something known as the "Municipal Tax Cap". There are certain provisions that legally restrain the increases in property taxes from year to year. An overview of the Municipal Tax Cap and its calculation will also be made at the Council meeting.

## ATTENTION: NEWSLETTER MAILINGS MAY BE ELIMINATED

Because of significant budget cuts to the Federation of Community Councils, we have been notified that by February or March the Municipality may no longer be able to reproduce and send our Council newsletter by regular mail.

If you are receiving this newsletter by regular mail, please give us your email address so you can continue to receive the monthly newsletter. Send the address either to [councils@alaska.net](mailto:councils@alaska.net) or to [mrDavis@gci.net](mailto:mrDavis@gci.net) as soon as possible. Many of you have given us your email address in the past, however many of these have not been timely added to our email distribution. We would greatly appreciate your resubmission of your address.

If you do not have an email address or internet access and wish to continue receiving the newsletter, please notify Scenic Foothills Community Council, c/o 6431 Regent Drive, Anchorage, AK 99504. We will compile these requests and notify the Assembly.

As yet the Clerk's Office has not suggested any method for handling future mailings.

If the Council membership strongly believes we should continue "hard copy" mailings of the newsletter, we will need to find some way to pay for the processing and postage. Should dues be assessed to the general membership? Should those wishing the mailings pay separately for the service? Is there a generous benefactor to underwrite some or all of the mailings?

We will discuss all of these possibilities at the January meeting.

## Ft. Rich fence

Any new information will be presented at our meeting.



Scenic Foothills Community Council  
Federation of Community Councils  
401 E Northern Lights Blvd. # 204  
Anchorage, AK 99503-2814

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**SFCC Council**  
c/o 6431 Regent Drive  
Anchorage, AK 99504

**EXECUTIVE BOARD**

President-Roger Shaw 337-3949  
[rshaw17@attglobal.net](mailto:rshaw17@attglobal.net)

Vice President-Roland Shanks 230-4918  
[rolandshanks@msn.com](mailto:rolandshanks@msn.com)

Secretary-Marcia Davis 337-3553  
[mdavis@eraaviation.com](mailto:mdavis@eraaviation.com)

Treasurer -Wendy Mikowski 333-0655  
[wendy@eklutnainc.com](mailto:wendy@eklutnainc.com)

Public Observer- -Bill Miernyk 333-2274  
[bill.miernyk@email.moore.com](mailto:bill.miernyk@email.moore.com)

FCC Representative - Janice Johnstone 333-4114

APD Representative- Sgt. Dennis Allen 786-2693  
[Dallen@ci.anchorage.ak.us](mailto:Dallen@ci.anchorage.ak.us)

Publicity Chair- open

**Next Meeting January 8, 2004  
7:00 PM Scenic Park Elementary  
AGENDA**

Minutes  
APD Report  
Assembly Report  
Legislative Report  
School Report  
Board Officers' Reports

**Presentations:**

Municipal Tax Cap Limitations  
Muni. Property Tax Assessments  
Marty McGee, Muni. Assessor  
Property Tax Appeals Changes  
Mayor's office

Updates - Old Business  
Ft. Rich fence

New Business  
Elimination of mailed newsletters

Other Reports