

To: Anchorage Community Leaders  
From: Home And LandOwners Organization, Inc. "HALO"  
Re: Free Seminar on Property Tax Appraisals

How many of us understand and trust how our properties are assessed?

The Municipality assigns both a land valuation and a separate building valuation to every parcel in Anchorage. Values of structures on the land are relatively easy to assess. But the value of the land underneath the structures is inherently more subjective and requires an accurate understanding of all the factors that make some properties more or less desirable than others.

So how does the Municipality assess your land?

The "Public Inquiry" webpage at <https://www.muni.org/pw/public.html> provides some information about the basics for land valuations. You can find info about the valuation history and the structures, but nothing that explains any basis for the land valuation.

After hearing many reports of erroneous assessments resulting in increased property taxes, the Home And LandOwners Organization, Inc "HALO" and the Huffman/O'Malley Community Council submitted a Freedom Of Information Act "FOIA" request for all the materials used to assess our land. The Muni responded with an estimate of the fee they would charge for the requested materials. That estimate was four-figures, far beyond the reach of any community council.

We pared down our request to what we believed to contain information of the greatest importance. That first release of FOIA-Act materials gave us fascinating insight. One of our members, Ian Moore of Alaska Map Science, took those materials and made an interactive map that we want to share with the entire community. Our hope is that by freely sharing this information we are able to provide vital knowledge to every tax paying citizen. Some of our members have already found "appealable" errors in their land valuations, including topography, view, and soils.

Ian has also created a "calculated slope vs MOA-determined slope" visualization that shows where the MOA topography categorization is incorrect.

It is important to note that this knowledge applies not just to areas of the Hillside or Eagle River. These errors and questions can be found throughout the Muni.

To share this information with our community, HALO will be hosting a one-hour zoom seminar about the map, how to understand the information to get the most out of it, and how to use it to your benefit. This information is a valuable asset to property owners, and needs to be shared to bring some transparency to the methods used to assess our lands. An open and transparent process is an honest process, and sunlight is always the best disinfectant.

Plan to attend this free seminar, and please share this letter with your board, members, your friends and road service areas. Learn how to use the information we have purchased through a FOIA Request to discover how the MOA has determined the appraised value of your dirt. When you are familiar with utilizing this tool, you will be able to share it with your neighborhood and your council

We look forward to sharing this valuable resource with you.

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### **Free Seminar Info**

What: HALO Property Tax Appraisal FOIA Request Info to share with Anchorage.  
*Learn how to use the information we have purchased through a FOIA Request to discover how the MOA has determined the appraised value of your property.*

When: Tuesday, June 14th, 7 pm

Where: Zoom

Meeting ID: 455 419 5765

Passcode: HALO

Join Zoom Meeting at:

<https://us02web.zoom.us/j/4554195765?pwd=dEErQW9iR1FvaXVPbkt6Z3MwZStMUT09>

Call Zoom at: (253) 215-8782 Meeting ID: 455 419 5765