



Green Card Blues

Dear Dave: I just received the MOA valuation notice for my home and I have some questions about value. What do I do?

Answer: If you have any questions or concerns, you can start by contacting Property Appraisal during the 30-day review period, which began on January 12 and ends on February 11, 2021. The review period is a good time to ensure the property profile is correct, discuss a concern with an appraiser, correct errors, or file a formal appeal on your real property assessment. Contacting Property Appraisal sooner is advantageous as many matters can be resolved without the need to file an appeal in those early weeks. Until 12th February you can call the Appeal hotline at 343-6500. The year round contact number is 907-343-6770.

If you do end up appealing your 2021 assessed value, make sure you file the appeal by 11th February and submit any supporting information by 26th February. Remember, you must be the owner on file to appeal your property valuation and a refundable deposit will be required. After your appeal has been processed it will be assigned to an appraiser. The appraiser will contact you to review details of the property, the information

submitted, and your concerns. Depending on the issue, the appraiser may ask for additional supporting evidence. Some examples of evidence may include, but are not limited to, a physical inspection, contractor bids, or any recent sales, appraisals or listings.

Once the appraiser reviews the supporting evidence, the appraiser will make a value recommendation and you will receive an 'Appeal Withdrawal Form' noting the recommended value. If you sign the Withdrawal Form your appeal will close at the recommended value and you will get your appeal deposit back. The vast majority of appeals are resolved in this manner. If you choose not to sign the Withdrawal Form your appeal will be scheduled for a hearing at the Board of Equalization (BOE).

The BOE is comprised of private citizens and local professionals who have been appointed by the members of the Anchorage Assembly to hear valuation appeals. It is also important to know that the BOE is not an advocate for the Municipality nor for the property owner. The BOE reviews appeals for unequal, excessive, improper or under-valuation based on the facts stated in the appeal or proven at the hearing.

At the hearing you are usually allotted five minutes to present your case. The Municipality will follow with five minutes to present their case. Then you will receive an additional five minutes to rebut anything the Municipality has presented. Once finished, the Board will ask any questions. The testimony will then be closed and the BOE will debate the case privately. Once the BOE makes their determination of value, the decision will be final unless challenged at Superior Court.

Appreciation: The Municipal Assessor, Jack Gadamus, generously assisted in the preparation of this article.

