Table 4A
Local Assessments vs Full Values Real Property

The following three Tables, 4A, 4B & 4C, list the municipal assessed value compared to the full value. Table 4A compares real property, Table 4B compares personal property, and Table 4C compares the total of real and personal property. Cities in Boroughs not included.

Municipality	Real Property Locally Assessed (1)	Real Property Full Value (2)	Ratio (3)
Municipality of Anchorage	**$31,863,656,981**	**$35,948,688,424**	**88.64%**
Bristol Bay Borough	**$183,339,580**	**$230,873,239**	**79.41%**
Fairbanks North Star Borough	**$7,726,511,032**	**$8,896,395,508**	**86.85%**
Haines Borough	**$363,775,393**	**$373,433,313**	**97.41%**
City and Borough of Juneau	**$4,634,825,579**	**$4,860,044,879**	**95.37%**
Kenai Peninsula Borough	**$6,544,531,100**	**$7,845,230,102**	**83.42%**
Ketchikan Gateway Borough	**$1,492,576,300**	**$1,576,628,274**	**94.67%**
Kodiak Island Borough	**$1,266,365,775**	**$1,369,841,814**	**92.45%**
Matanuska Susitna Borough	**$9,562,044,077**	**$10,470,996,645**	**91.32%**
North Slope Borough	**$836,407,825**	**$956,455,413**	**87.45%**
Petersburg Borough	**$323,352,600**	**$347,754,134**	**92.98%**
City and Borough of Sitka	**$1,057,900,600**	**$1,127,996,569**	**93.79%**
Municipality of Skagway	**$357,846,238**	**$380,066,670**	**94.15%**
City and Borough of Wrangell	**$153,071,200**	**$152,298,757**	**100.51%**
City and Borough of Yakutat	**$49,585,900**	**$54,938,416**	**90.26%**
Cordova	**$214,831,421**	**$236,312,200**	**90.91%**
Craig	**$116,869,100**	**$129,448,407**	**90.28%**
Dillingham	**$184,652,150**	**$210,026,003**	**87.92%**
Nenana	**$16,265,813**	**$16,480,054**	**98.70%**
Nome	**$312,246,354**	**$368,345,351**	**84.77%**
Pelican	**$10,283,547**	**$10,626,792**	**96.77%**
Unalaska	**$433,989,456**	**$444,713,787**	**97.59%**
Valdez	**$279,061,545**	**$373,512,534**	**74.71%**
Whittier	**$46,282,200**	**$46,891,793**	**98.70%**
Total (24)	**$68,030,271,766**	**$76,378,680,667**	**89.07%**

Note: Real property is not assessed in areas outside taxing jurisdictions. The totals in this table exclude values for unorganized areas of the state, and exclude values for municipalities which do not levy a property tax.

(1) Actual assessed value of property taxed at the city/borough level.

(2) The full value of real and personal property that can be taxed under state law as equalized by the Office of the State Assessor according to standards defined in Attorney General Opinion No. 18, 1962. This includes the value of all municipal assessed values plus the value of any optional exemptions.

(3) The relationship between the actual municipal assessed values and the Department's full value determination, expressed as a percentage. This ratio is calculated using both the municipal assessment ratio plus the addition of optionally exempted property.