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Anchorage homeowners see property assessment increases up to 40%



After Anchorage homeowners see property assessment increases up to 40% the municipal discusses what may have changed

By [Joe Allgood](#)

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ANCHORAGE, Alaska (KTUU) - Anchorage homeowners received assessment cards in the mail showing their properties' assessed values for 2026, with some reporting increases of 20–40%.

The substantial increases have raised concerns about potential property tax hikes for residents.

"Forty percent in one year. I mean, we're talking about people on fixed incomes. You're increasing, depending on their mill rate in their area, their annual taxes \$1,000–3,000. It's substantial, and this really does need a review and a second check," Assembly Member Keith McCormick said.

McCormick posted [a video](#) on social media Monday saying the municipality contracted a different consulting firm for assessment, leading to the spike.

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"That is why we're seeing broad swath increases in certain areas and not others. You know, like I said, I'm not an assessor by trade. But the outcome we're seeing here is not one that I'm seeing as accurate or beneficial for the community at this point," McCormick said.

Municipality says no substantial methodology change

The municipality says there was no substantial change to the assessment process.

"Was there a methodology change? There wasn't ... there were a few things that changed this year, which is that this is a technocratic process, and the assessor's office is always looking to match national standards and implement best practices," said Bill Falsey, Anchorage Chief Administrative Officer.

Falsey said this year, the assessor's office did a better job of incorporating neighborhood data into the assessment process.

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Officials deny political intent

Some residents have raised concerns about the valuations of properties and homes owned by elected officials in Anchorage. Falsey said there was no political intent behind the changes.

