



Alaska Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Alaska lets you appeal. Use this checklist to file correctly and on time.

Alaska at a glance

Appeal deadline	30 days from the date your assessment notice was MAILED — appeal to the assessor
Effective tax rate	0.94% (about \$3,901/yr on a \$352,900 home)
Assessment basis	100% of market value
Appeals heard by	Borough Board of Equalization !' Superior Court

The 30-day length is fixed statewide by AS 29.45.190(b) and applies to home-rule municipalities too; only the mailing date varies by borough, so the calendar date differs but the window does not. Submit the written appeal to the assessor; the Board of Equalization hears it. Anchorage mailed on February 11, 2026 and states the deadline cannot be extended; Fairbanks North Star and Matanuska-Susitna mail in late January — count 30 days from your own notice. Deadlines and forms vary by county — always confirm with your local borough/municipality assessor before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive assessment notice from borough assessor
- ☐ File appeal with Borough Board of Equalization
- ☐ Attend hearing before Board
- ☐ Appeal to Superior Court if needed
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** \$150,000 exemption for primary residence (senior/disabled)
- **Senior / other relief:** Mandatory \$150,000 exemption for seniors 65+ and disabled veterans

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value

- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local borough/municipality assessor or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.