

Assessing Department Quarterly Report

Department Overview:

Assessing Director: Larry Reeder

Appraiser: Kasi Kinslow

Appraisal Technician: Chloe Cagle

The Assessing department currently operates with three Full Time Employees. All three positions are currently filled.

Current Activities:

We are continuing our reappraisal of the residential properties in Sitka. This will be our 5th year, and we will be working in the north end, including Halibut Point Road and adjacent streets. We hope to complete the entire reappraisal project this year but may need a 6th year to finish. Moving forward, our office will continue reappraising a portion of our properties every year.

The reappraisal project has brought values closer to the “Full and True Value” required by Alaska State Statute AS 29.45.110.

Between reappraisals, a market trend will be applied to all properties annually. This will help us to comply with Alaska Statute and minimize the impact of reappraisals on our property owners

Using market data, we can develop and apply trends to all properties in the Borough. We will apply trends for the 2026 Tax Year and every year as we move forward. The application of a trend model annually will assist in keeping our values current.

Recent Accomplishments:

Our Appraiser, Kasi Kinslow continues her outstanding work and growth as a professional property appraiser. Kasi has earned a Level 2 Alaska certification and has worked tirelessly on our reappraisal project. Her effort and accuracy have been outstanding. Kasi also works hard to maintain our daily work and helps train our newest teammate Chloe Cagle.

Chloe is our appraisal technician and often is the public's first contact with our department. Chloe always exhibits a professional attitude with the public and has made significant growth in her role. Chloe serves on our internal Culture Club Committee and took on the duty of presenting our department update at our October "all hands-on deck" meeting.

For myself, I recently earned a Level 4 Certification issued by the Alaska Association of Assessing Officers (AAAO). There are 5 Levels with 5 being the highest. Certification level is determined by a scoring system. Points are earned for successful completion of formal education courses, years of experience, membership and participation on applicable boards and committees, attending conferences, workshops, and seminars.

Earning certifications helps the public to trust our assessing staff by knowing that the highest assessment standards are being met.

Budget:

As of 11/18/2025, the Assessing department has used 24% of the operating budget for fiscal year 2026.



Expense Budget Performance Report

Fiscal Year to Date 10/31/25

Exclude Rollup Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 100 - General Fund										
	EXPENSE									
5110.001	Regular Salaries/Wages	234,738.18	.00	234,738.18	24,791.20	.00	68,176.71	166,561.47	29	59,494.08
5110.002	Holidays	.00	.00	.00	995.78	.00	3,156.45	(3,156.45)	+++	2,169.40
5110.003	Sick Leave	.00	.00	.00	2,695.28	.00	5,738.56	(5,738.56)	+++	699.78
5110.010	Temp Wages	12,781.62	.00	12,781.62	.00	.00	.00	12,781.62	0	.00
5120.001	Annual Leave	8,509.00	.00	8,509.00	1,391.19	.00	8,223.68	285.32	97	7,026.75
5120.002	SBS	15,694.55	.00	15,694.55	1,831.23	.00	5,228.60	10,465.95	33	4,253.70
5120.003	Medicare	3,712.41	.00	3,712.41	433.17	.00	1,236.77	2,475.64	33	1,006.15
5120.004	PERS	51,642.49	.00	51,642.49	6,572.15	.00	18,434.95	33,207.54	36	15,265.80
5120.005	Health Insurance	73,748.16	.00	73,748.16	5,636.54	.00	22,546.16	51,202.00	31	26,493.00
5120.006	Life Insurance	30.96	.00	30.96	2.34	.00	10.08	20.88	33	10.32
5120.007	Workmen's Compensation	643.70	.00	643.70	80.64	.00	230.28	413.42	36	180.39
5120.011	PERS on Behalf	6,393.00	.00	6,393.00	.00	.00	.00	6,393.00	0	1,646.50
5201.000	Training and Travel	11,000.00	.00	11,000.00	.00	.00	.00	11,000.00	0	.00
5204.000	Telephone	800.00	.00	800.00	.00	.00	.00	800.00	0	.00
5206.000	Supplies	1,500.00	.00	1,500.00	.00	.00	.00	1,500.00	0	.00
5207.000	Repairs and Maintenance	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
5211.000	IT Fees	94,140.00	.00	94,140.00	.00	.00	.00	94,140.00	0	26,417.32
5212.000	Contracted Services	17,500.00	.00	17,500.00	688.20	.00	688.20	16,811.80	4	.00
5221.000	Transportation/Vehicles	9,422.00	.00	9,422.00	.00	.00	.00	9,422.00	0	2,625.06
5222.000	Postage	3,100.00	.00	3,100.00	.00	.00	.00	3,100.00	0	.00
5223.000	Tools & Small Equipment	1,500.00	.00	1,500.00	.00	.00	.00	1,500.00	0	.00
5224.000	Dues and Publications	4,150.00	.00	4,150.00	.00	.00	108.00	4,042.00	3	40.00
	EXPENSE TOTALS	\$552,006.07	\$0.00	\$552,006.07	\$45,117.72	\$0.00	\$133,778.44	\$418,227.63	24%	\$147,328.25
Fund 100 - General Fund Totals		\$552,006.07	\$0.00	\$552,006.07	\$45,117.72	\$0.00	\$133,778.44	\$418,227.63		\$147,328.25
Grand Totals		\$552,006.07	\$0.00	\$552,006.07	\$45,117.72	\$0.00	\$133,778.44	\$418,227.63		\$147,328.25