



Special Reports

1. Sitka Tribe of Alaska Tribal Council

**2. Department Quarterly Report -
Assessing**

Assessing Department Quarterly Report

Department Overview:

Assessing Director: Larry Reeder

Appraiser: Kasi Kinslow

Appraisal Technician: Chole Cagle

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

Current Activities:

Along with our day-to-day work, we are currently working on corrections to the 2025 tax roll. Corrections usually consist of improper mailing addresses and ownership information. Typically, a correction does not address values unless it involves a clerical error.

We are also 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:

As a team we recently attended the Alaska Association of Assessing Officers (AAAO), summer conference via Zoom. The AAAO continues to grow under new leadership. We have added a monthly Assessor's Zoom meeting to discuss current assessment issues. The AAAO provides informative input on assessment issues and collaboration among the Assessing Offices statewide. I continue my term as an AAAO Board Member and will also serve on our Legislative Committee.

I want to recognize our appraiser Kasi Kinslow for 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 recently passed her probation period and is doing a great job as our first contact with the public. She has already completed the education portion of her Level 1 certification process and has grown in the office processes of our work. Chloe has also volunteered to serve on our internal Culture Committee.

Budget:

As of 8/20/2025, the Assessing department has used 4% of the operating budget for fiscal year 2026.



Expense Budget Performance Report

Fiscal Year to Date 07/31/25

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	7,440.61	.00	7,440.61	227,297.57	3	10,217.45
5110.002	Holidays	.00	.00	.00	915.20	.00	915.20	(915.20)	+++	1,244.20
5110.003	Sick Leave	.00	.00	.00	1,449.66	.00	1,449.66	(1,449.66)	+++	.00
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	4,130.29	.00	4,130.29	4,378.71	49	2,416.35
5120.002	SBS	15,694.55	.00	15,694.55	854.27	.00	854.27	14,840.28	5	850.74
5120.003	Medicare	3,712.41	.00	3,712.41	202.06	.00	202.06	3,510.35	5	201.23
5120.004	PERS	51,642.49	.00	51,642.49	3,065.86	.00	3,065.86	48,576.63	6	3,053.16
5120.005	Health Insurance	73,748.16	.00	73,748.16	5,636.54	.00	5,636.54	68,111.62	8	6,623.25
5120.006	Life Insurance	30.96	.00	30.96	2.58	.00	2.58	28.38	8	2.58
5120.007	Workmen's Compensation	643.70	.00	643.70	37.62	.00	37.62	606.08	6	36.09
5120.011	PERS on Behalf	6,393.00	.00	6,393.00	.00	.00	.00	6,393.00	0	.00
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	6,604.33
5212.000	Contracted Services	17,500.00	.00	17,500.00	.00	.00	.00	17,500.00	0	.00
5221.000	Transportation/Vehicles	9,422.00	.00	9,422.00	.00	.00	.00	9,422.00	0	646.41
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	.00	4,150.00	0	40.00
EXPENSE TOTALS		\$552,006.07	\$0.00	\$552,006.07	\$23,734.69	\$0.00	\$23,734.69	\$528,271.38	4%	\$31,935.79
Fund 100 - General Fund Totals		\$552,006.07	\$0.00	\$552,006.07	\$23,734.69	\$0.00	\$23,734.69	\$528,271.38		\$31,935.79
Grand Totals		\$552,006.07	\$0.00	\$552,006.07	\$23,734.69	\$0.00	\$23,734.69	\$528,271.38		\$31,935.79