



Special Reports

- 1. Sitka Tribe of Alaska
Tribal Council - Alana Peterson**
- 2. Sitka School Board - Phil Burdick**
- 3. Department Quarterly Report-
Assessing**

Assessing Department Quarterly Report

Department Overview:

Assessing Director: Larry Reeder

Appraiser: Kasi Kinslow

Appraisal Technician: Open

The Assessing department currently operates with three Full Time Employees. We currently have an opening for our Appraisal Technician position.

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.

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 helps to maintain our daily work such as handling public inquiries, processing exemption applications and maintaining our files.

For myself, I have been working on appraising our New Construction and analyzing sales data to determine our annual trend. At this point it appears the Sitka real estate market is still increasing.

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This year we will apply a 3% increase to the property values. This process has been missing in the Assessing department for several years. Applying market trends annually will help keep the values current and minimize the impact of reappraisals on our property owners.

We will mail out the 2026 Value Notices on March 16, 2026.

Budget:

As of 2/18/2026, the Assessing department has used 52% of the operating budget for fiscal year 2026.



Expense Budget Performance Report

Fiscal Year to Date 01/31/26
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	14,878.96	.00	117,298.07	117,440.11	50	108,103.58
5110.002	Holidays	.00	.00	.00	1,991.56	.00	7,496.27	(7,496.27)	+++	6,807.05
5110.003	Sick Leave	.00	.00	.00	1,019.46	.00	7,890.52	(7,890.52)	+++	3,589.99
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	2,025.66	.00	12,258.02	(3,749.02)	144	11,013.40
5120.002	SBS	15,694.55	.00	15,694.55	1,220.83	.00	8,884.98	6,809.57	57	7,843.61
5120.003	Medicare	3,712.41	.00	3,712.41	288.78	.00	2,101.67	1,610.74	57	1,877.96
5120.004	PERS	51,642.49	.00	51,642.49	4,381.43	.00	31,557.36	20,085.13	61	28,415.40
5120.005	Health Insurance	73,748.16	.00	73,748.16	5,636.54	.00	39,455.78	34,292.38	54	44,916.76
5120.006	Life Insurance	30.96	.00	30.96	2.34	.00	17.10	13.86	55	17.36
5120.007	Workmen's Compensation	643.70	.00	643.70	57.76	.00	401.27	242.43	62	336.68
5120.011	PERS on Behalf	6,393.00	.00	6,393.00	.00	.00	.00	6,393.00	0	3,293.00
5201.000	Training and Travel	11,000.00	.00	11,000.00	.00	.00	1,246.16	9,753.84	11	.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	128.98	.00	356.47	1,143.53	24	100.87
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	7,845.00	.00	54,915.00	39,225.00	58	46,230.31
5212.000	Contracted Services	17,500.00	.00	17,500.00	.00	.00	688.20	16,811.80	4	681.20
5221.000	Transportation/Vehicles	9,422.00	.00	9,422.00	255.92	.00	2,089.27	7,332.73	22	4,603.29
5222.000	Postage	3,100.00	.00	3,100.00	.00	.00	222.85	2,877.15	7	196.37
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	\$39,733.22	\$0.00	\$286,986.99	\$265,019.08	52%	\$268,066.83
Fund 100 - General Fund Totals		\$552,006.07	\$0.00	\$552,006.07	\$39,733.22	\$0.00	\$286,986.99	\$265,019.08		\$268,066.83
Grand Totals		\$552,006.07	\$0.00	\$552,006.07	\$39,733.22	\$0.00	\$286,986.99	\$265,019.08		\$268,066.83