KETCHIKAN GATEWAY BOROUGH

MAY 4, 2026, 5:00 p.m.

Assembly Chambers, 1900 First Avenue, Suite 144

2026 SESSION OF THE BOARD OF EQUALIZATION

1. **Call to Order - Pledge of Allegiance - Roll Call**

2. **Board of Equalization Proceedings**

   a. Presentation and Acknowledgement of the 2026 Certificate of the Assessor - Final Real and Personal Property Certified Roll

3. **Board Member Comments**

4. **Adjourn Sine Die**

Board of Equalization - Presentation of Roll **2. a.**

Meeting Date:	05/04/2026		
Submitted For:	Adam Thompson	**Submitted By:**	Kacie Paxton
Department:	Assessment		
Approved for Submittal:	Cynna Smith, Assistant Manager Charlanne Thomas, Finance Director	**Approved as to form:**	Glenn Brown, Borough Attorney

Information

TITLE

Presentation and Acknowledgement of the 2026 Certificate of the Assessor - Final Real and Personal Property Certified Roll

MOTION FORMAT

"I move to acknowledge receipt of the 2026 Certificate of the Assessor - Final Real and Personal Property Certified Roll."

SUMMARY OF ISSUE

Assessor Thompson will provide a brief overview of the 2026 Certificate of the Assessor - Final Real and Personal Property Certified Roll.

Attachments

Final 2026 Real & Business Personal Property Report

2026 CERTIFIED ROLL
REAL & BUSINESS PERSONAL PROPERTY



The Assessment Department is responsible for assessing approximately 7,031 taxable properties within the boundaries of the Ketchikan Gateway Borough. It also assesses approximately 618 accounts of personal property within the City of Ketchikan. The Department administers all State and Borough exemptions set forth in State Statutes and Borough Code. Further, the Department maintains property records, which includes information regarding ownership, address, assessed value, and legal property descriptions. This Certified Report is subject to minor revisions. Some changes in the Certified Report may occur as a result of updates, corrections and changes in exemption status. Any changes that occur are documented and available for review throughout the year.

REAL PROPERTY CERTIFIED REPORT:

Real Property Three Year Taxable Value History by Tax District *Page 2*
Land and Improvement Values by Tax District *Page 3*

REFERENCE INFORMATION:

Senior and Veteran Report *Page 4*
Senior and Veteran Exemption Amount and Count (Chart) *Page 5*
Historical Assessed Value Ratio & Top Ten Taxpayers (Chart) *Page 6*
Assessed Values for Borough & COK (Chart) *Page 7*

BUSINESS PERSONAL PROPERTY CERTIFIED REPORT:

Business Personal Property Three Year Taxable Value History by Tax District *Page 8*
Business Personal Taxable Value (Chart) *Page 9*



Adam Thompson

Adam Thompson, Director of Assessment

The Assessment Department's primary mission is to administer property assessments that are fair, uniform, and equitable.

CERTIFIED REPORT 2026

REAL PROPERTY THREE YEAR TAXABLE VALUE HISTORY BY TAX DISTRICT

		CURRENT YEAR CHANGE	2026 CERTIFIED	2025 CERTIFIED	2024 CERTIFIED
CITY OF KETCHIKAN	Tax Area	3.0%	990,943,500	962,358,600	919,794,400
CITY OF KETCHIKAN	01	3.0%	990,943,500	962,358,600	919,794,400
CITY OF SAXMAN	Tax Area	2.7%	36,167,400	35,208,200	33,728,200
CITY OF SAXMAN	85	2.7%	36,167,400	35,208,200	33,728,200
SERVICE AREAS NORTH: Districts 31-36	Tax Area	2.7%	585,514,400	570,230,700	541,775,400
NORTH TONGASS FIRE/EMS (excl 33,36)	31	2.5%	557,183,700	543,632,000	517,572,700
WATERFALL AREA	33	4.7%	13,537,400	12,923,900	12,051,800
MUD BIGHT AREA	36	8.2%	14,793,300	13,674,800	12,150,900
SERVICE AREAS SOUTH: Districts 70-77	Tax Area	4.6%	285,800,900	273,316,800	259,796,000
SOUTH TONGASS FIRE (excl 71-77)	70	4.3%	206,243,200	197,779,400	188,208,000
FOREST PARK AREA	71	3.3%	43,647,300	42,250,500	40,667,400
GOLD NUGGET AREA	73	3.2%	12,038,700	11,661,800	11,320,100
HOMESTEAD AREA	75	7.1%	17,644,300	16,480,100	15,706,400
OLD DAIRY AREA	76	20.1%	5,637,400	4,693,900	3,482,000
NICHOLS VIEW AREA	77	30.8%	590,000	451,100	412,100
SERVICE AREAS OUTLYING	Tax Area	5.9%	7,997,600	7,554,500	7,357,500
VALLENAR BAY AREA	58	5.1%	1,329,200	1,264,200	1,202,800
LORING AREA	65	2.5%	1,081,200	1,054,600	1,027,800
DEEP BAY AREA	67	4.6%	442,200	422,900	545,400
LONG ARM AREA	68	6.9%	5,145,000	4,812,800	4,581,500
REMAINDER OF BOROUGH	Tax Area	2.4%	62,263,500	60,807,900	56,410,500
REMAINDER OF BOROUGH	30	2.4%	62,263,500	60,807,900	56,410,500
NONAREAWIDE - 30 to 77		3.3%	941,576,400	911,909,900	865,339,400
BOROUGH TOTALS *Cities plus Nonareawide*		3.1%	1,968,687,300	1,909,476,700	1,818,862,000
Current year dollor change	*$59,210,600*				

CERTIFIED REPORT 2026

LAND AND IMPROVEMENT VALUES BY TAX DISTRICT

AREA	NO OF PARCELS ASSESSED	ACREAGE	LAND	BUILDING	TOTAL
CITY OF KETCHIKAN	3,218	1,214	307,183,300	683,760,200	990,943,500
CITY OF KETCHIKAN	3,218	1,214	307,183,300	683,760,200	990,943,500
CITY OF SAXMAN	141	60	10,008,100	26,159,300	36,167,400
CITY OF SAXMAN	141	60	10,008,100	26,159,300	36,167,400
SERVICE AREAS NORTH: Districts 31-36	1,824	1,854	190,570,000	394,944,400	585,514,400
NORTH TONGASS FIRE/EMS (excl 33,36)	1,672	1,736	182,454,600	374,729,100	557,183,700
WATERFALL AREA	43	55	3,837,000	9,700,400	13,537,400
MUD BIGHT AREA	109	64	4,278,400	10,514,900	14,793,300
SERVICE AREAS SOUTH: Districts 70-77	958	794	91,217,700	194,583,200	285,800,900
SOUTH TONGASS FIRE (excl 71-77)	669	601	68,933,700	137,309,500	206,243,200
FOREST PARK AREA	145	61	11,422,800	32,224,500	43,647,300
GOLD NUGGET AREA	28	23	3,067,100	8,971,600	12,038,700
HOMESTEAD AREA	44	57	5,390,200	12,254,100	17,644,300
OLD DAIRY AREA	11	11	1,813,900	3,823,500	5,637,400
NICHOLS VIEW AREA	61	40	590,000	0	590,000
SERVICE AREAS OUTLYING	168	312	5,337,300	2,660,300	7,997,600
VALLENAR BAY AREA	67	120	1,210,400	118,800	1,329,200
LORING AREA	18	7	493,800	587,400	1,081,200
DEEP BAY AREA	7	10	382,300	59,900	442,200
LONG ARM AREA	76	175	3,250,800	1,894,200	5,145,000
REMAINDER OF BOROUGH	722	17,527	30,847,300	31,416,200	62,263,500
REMAINDER OF BOROUGH	722	17,527	30,847,300	31,416,200	62,263,500
BOROUGH TOTALS	7,031	21,759	635,163,700	1,333,523,600	1,968,687,300

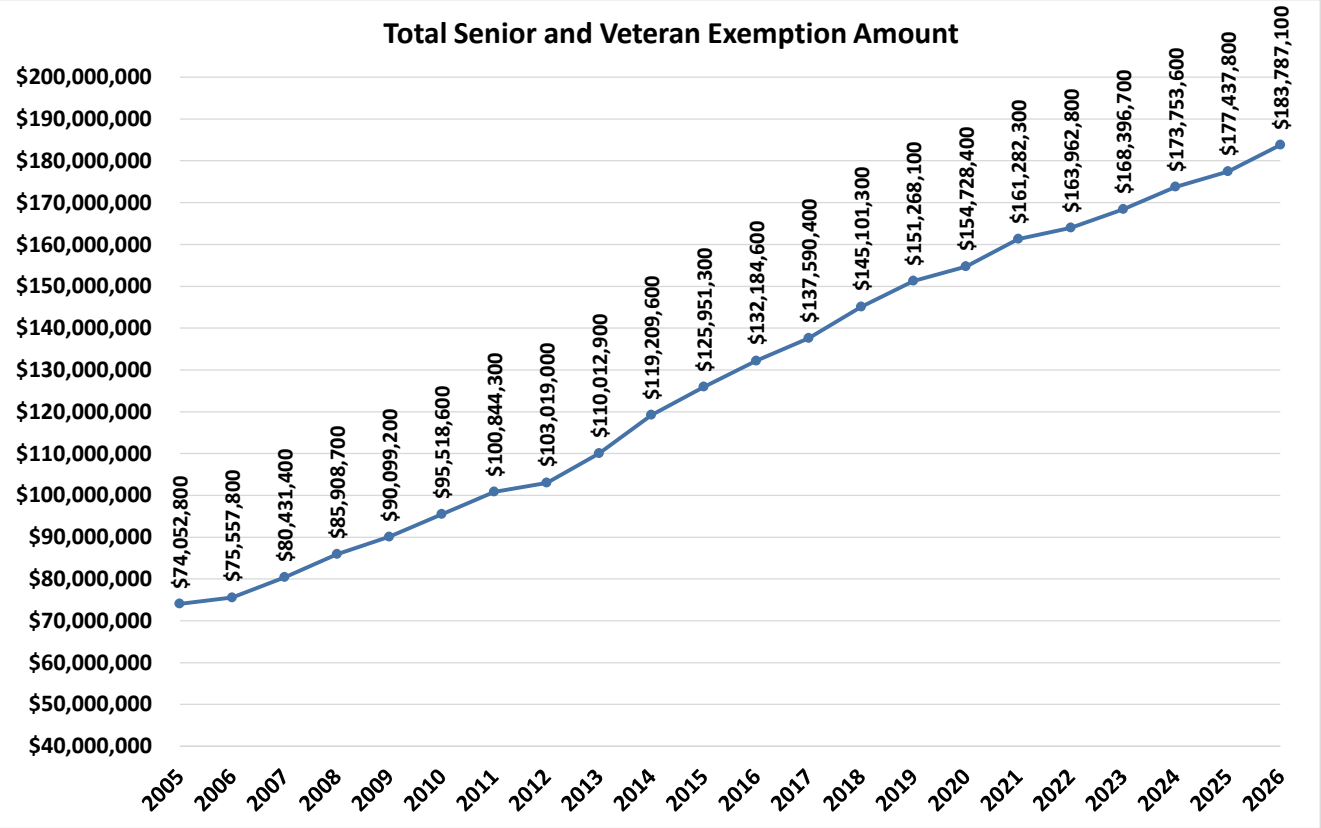
Personal property is exempted by Borough Code 4.45.080 (b)(3) is exempt from Borough taxation.
Personal property taxed by the City of Ketchikan is on a separate assessment roll.

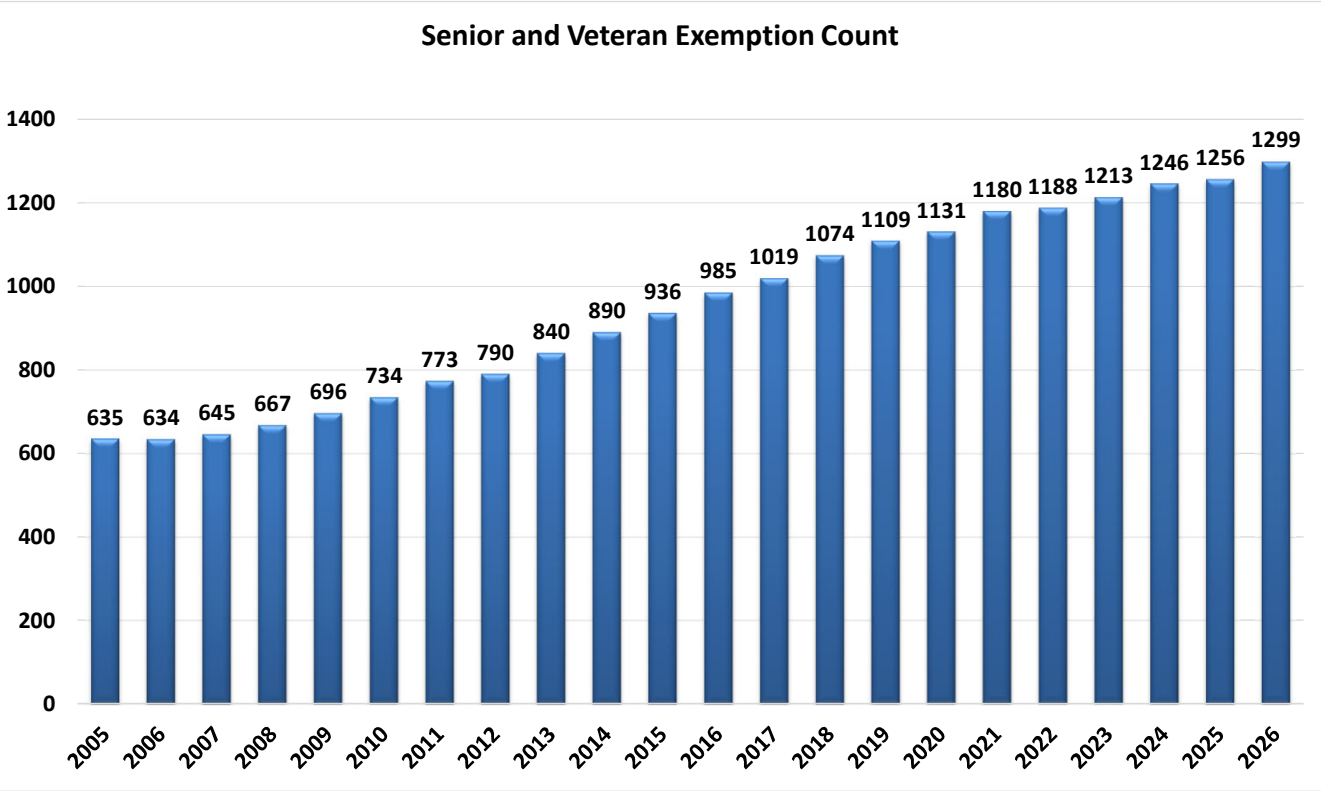
CERTIFIED REPORT 2026

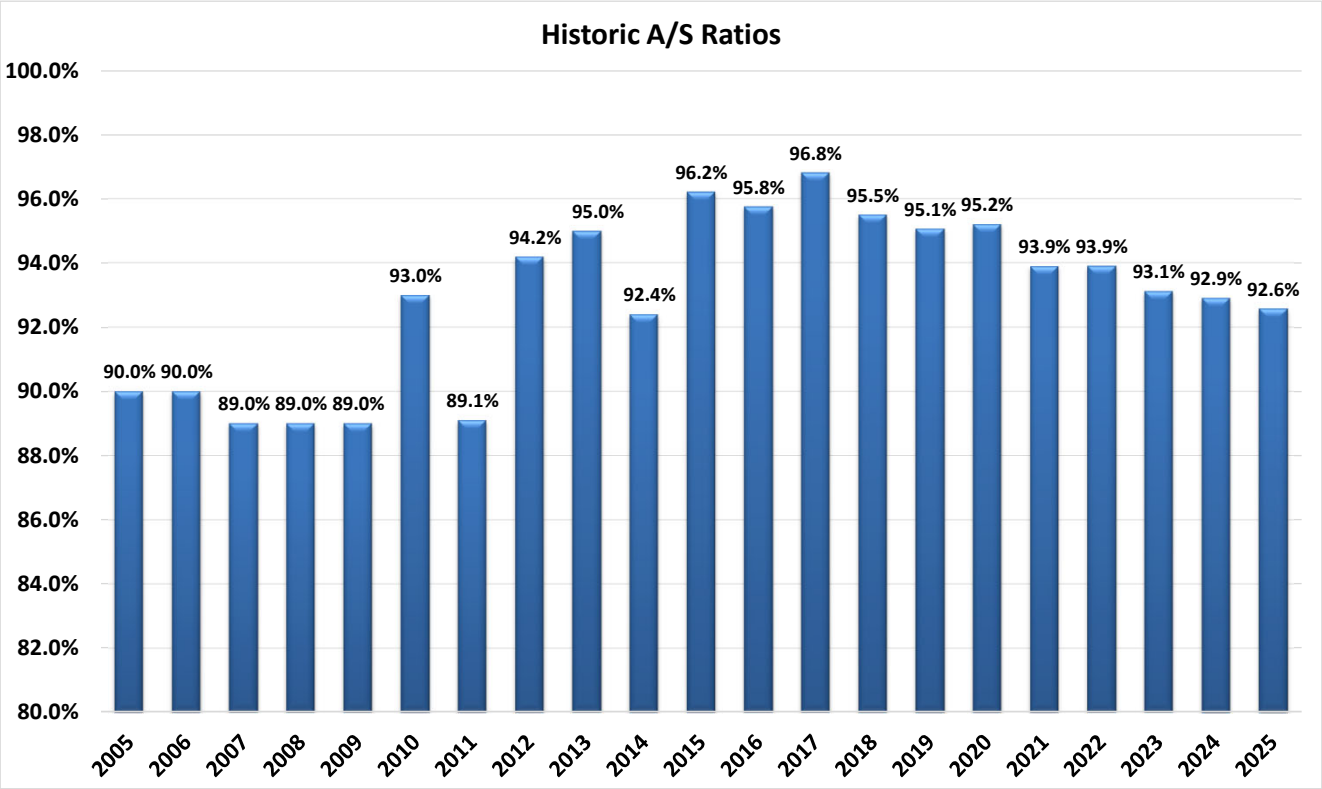
SENIOR AND VETERANS REPORT

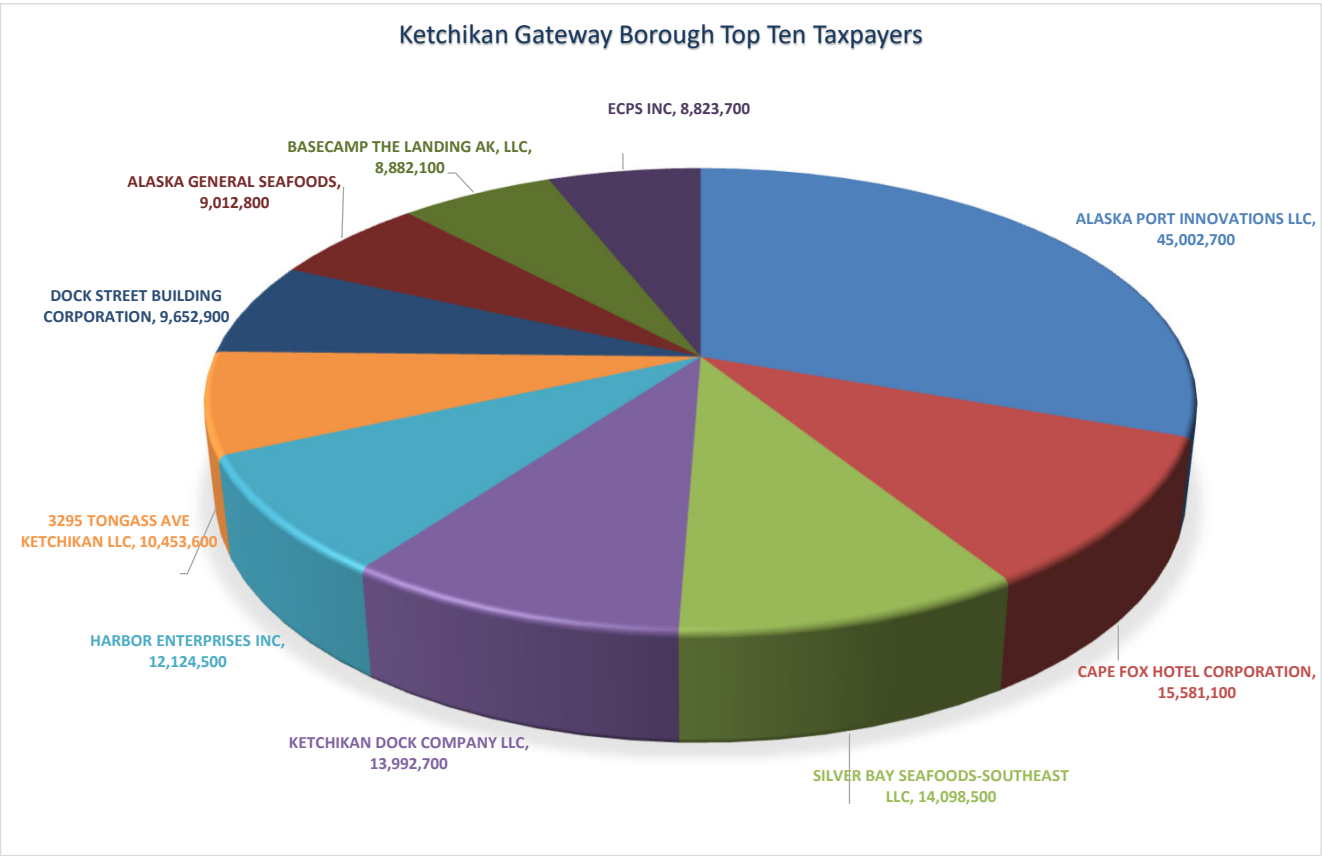
(Mandatory Exemptions)

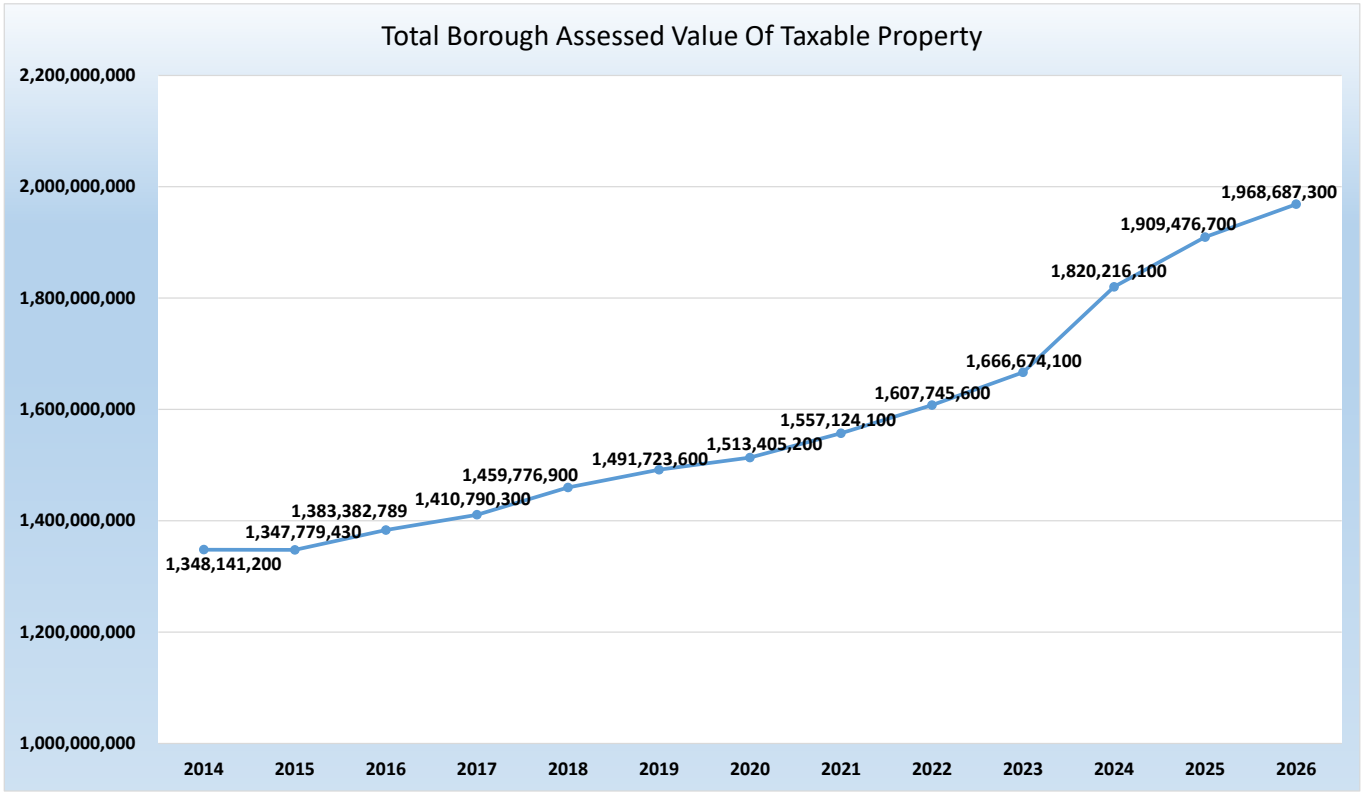
Area	SENIOR	Count	VETERAN	Count
CITY OF KETCHIKAN	**84,818,800**	**614**	**2,163,800**	**15**
01 CITY OF KETCHIKAN	84,818,800	614	2,163,800	15
CITY OF SAXMAN	**5,565,900**	**38**	**150,000**	**1**
85 CITY OF SAXMAN	5,565,900	38	150,000	1
SERVICE AREAS NORTH: Districts 31-36	**51,685,500**	**358**	**3,248,800**	**22**
31 NORTH TONGASS FIRE/EMS (excl 33,36)	49,555,700	343	3,150,000	21
33 WATERFALL AREA	1,000,900	7	0	0
36 MUD BIGHT AREA	1,128,900	8	98,800	1
SERVICE AREAS SOUTH: Districts 70-77	**30,314,100**	**207**	**1,200,000**	**8**
70 SOUTH TONGASS FIRE (excl 71-77)	22,391,900	153	900,000	6
71 FOREST PARK AREA	5,522,200	38	300,000	2
73 GOLD NUGGET AREA	1,500,000	10	0	0
75 HOMESTEAD AREA	900,000	6	0	0
76 OLD DAIRY AREA	0	0	0	0
77 NICHOLS VIEW AREA	0	0	0	0
SERVICE AREAS OUTLYING	**410,600**	**4**	**0**	**0**
58 VALLENAR BAY AREA	91,600	1	0	0
65 LORING AREA	70,300	1	0	0
67 DEEP BAY AREA	148,500	1	0	0
68 LONG ARM AREA	100,200	1	0	0
REMAINDER OF BOROUGH	**4,229,600**	**32**	**0**	**0**
30 REMAINDER OF BOROUGH	4,229,600	32	0	0
TOTAL ALL AREAS	**177,024,500**	**1,253**	**6,762,600**	**46**

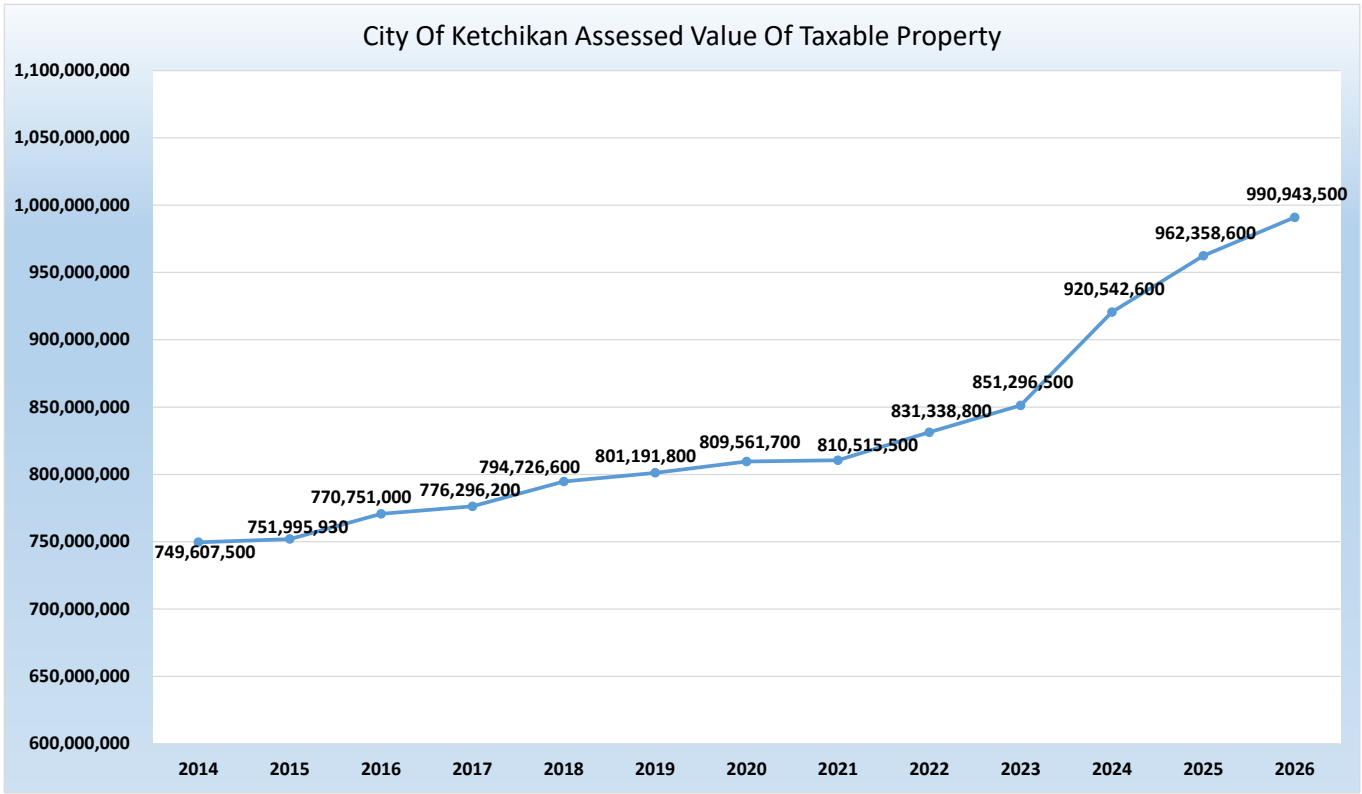

Total Senior and Veteran Exemption Amount
$200,000,000
$190,000,000
$180,000,000
$170,000,000
$160,000,000
$150,000,000
$140,000,000
$130,000,000
$120,000,000
$110,000,000
$100,000,000
$90,000,000
$80,000,000
$70,000,000
$60,000,000
$50,000,000
$40,000,000
$74,052,800
$75,557,800
$80,431,400
$85,908,700
$90,099,200
$95,518,600
$100,844,300
$103,019,000
$110,012,900
$119,209,600
$125,951,300
$132,184,600
$137,590,400
$145,101,300
$151,268,100
$154,728,400
$161,282,300
$163,962,800
$168,396,700
$173,753,600
$177,437,800
$183,787,100
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026


Senior and Veteran Exemption Count
1400
1200
1000
800
600
400
200
0
635
634
645
667
696
734
773
790
840
890
936
985
1019
1074
1109
1131
1180
1188
1213
1246
1256
1299
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026


Historic A/S Ratios
100.0%
98.0%
96.0%
94.0%
92.0%
90.0%
88.0%
86.0%
84.0%
82.0%
80.0%
90.0% 90.0% 89.0% 89.0% 89.0% 93.0% 89.1% 94.2% 95.0% 92.4% 96.2% 95.8% 96.8% 95.5% 95.1% 95.2% 93.9% 93.9% 93.1% 92.9% 92.6%
2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025


Ketchikan Gateway Borough Top Ten Taxpayers
ECPS INC, 8,823,700
BASECAMP THE LANDING AK, LLC, 8,882,100
ALASKA GENERAL SEAFOODS, 9,012,800
ALASKA PORT INNOVATIONS LLC, 45,002,700
DOCK STREET BUILDING CORPORATION, 9,652,900
3295 TONGASS AVE KETCHIKAN LLC, 10,453,600
HARBOR ENTERPRISES INC, 12,124,500
CAPE FOX HOTEL CORPORATION, 15,581,100
KETCHIKAN DOCK COMPANY LLC, 13,992,700
SILVER BAY SEAFOODS-SOUTHEAST LLC, 14,098,500


Total Borough Assessed Value Of Taxable Property
2,200,000,000
2,000,000,000
1,800,000,000
1,600,000,000
1,400,000,000
1,200,000,000
1,000,000,000
1,348,141,200
1,347,779,430
1,383,382,789
1,410,790,300
1,459,776,900
1,491,723,600
1,513,405,200
1,557,124,100
1,607,745,600
1,666,674,100
1,820,216,100
1,909,476,700
1,968,687,300
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026


City Of Ketchikan Assessed Value Of Taxable Property
1,100,000,000
1,050,000,000
1,000,000,000
950,000,000
900,000,000
850,000,000
800,000,000
750,000,000
700,000,000
650,000,000
600,000,000
749,607,500
751,995,930
770,751,000
776,296,200
794,726,600
801,191,800
809,561,700
810,515,500
831,338,800
851,296,500
920,542,600
962,358,600
990,943,500
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026

CERTIFIED REPORT

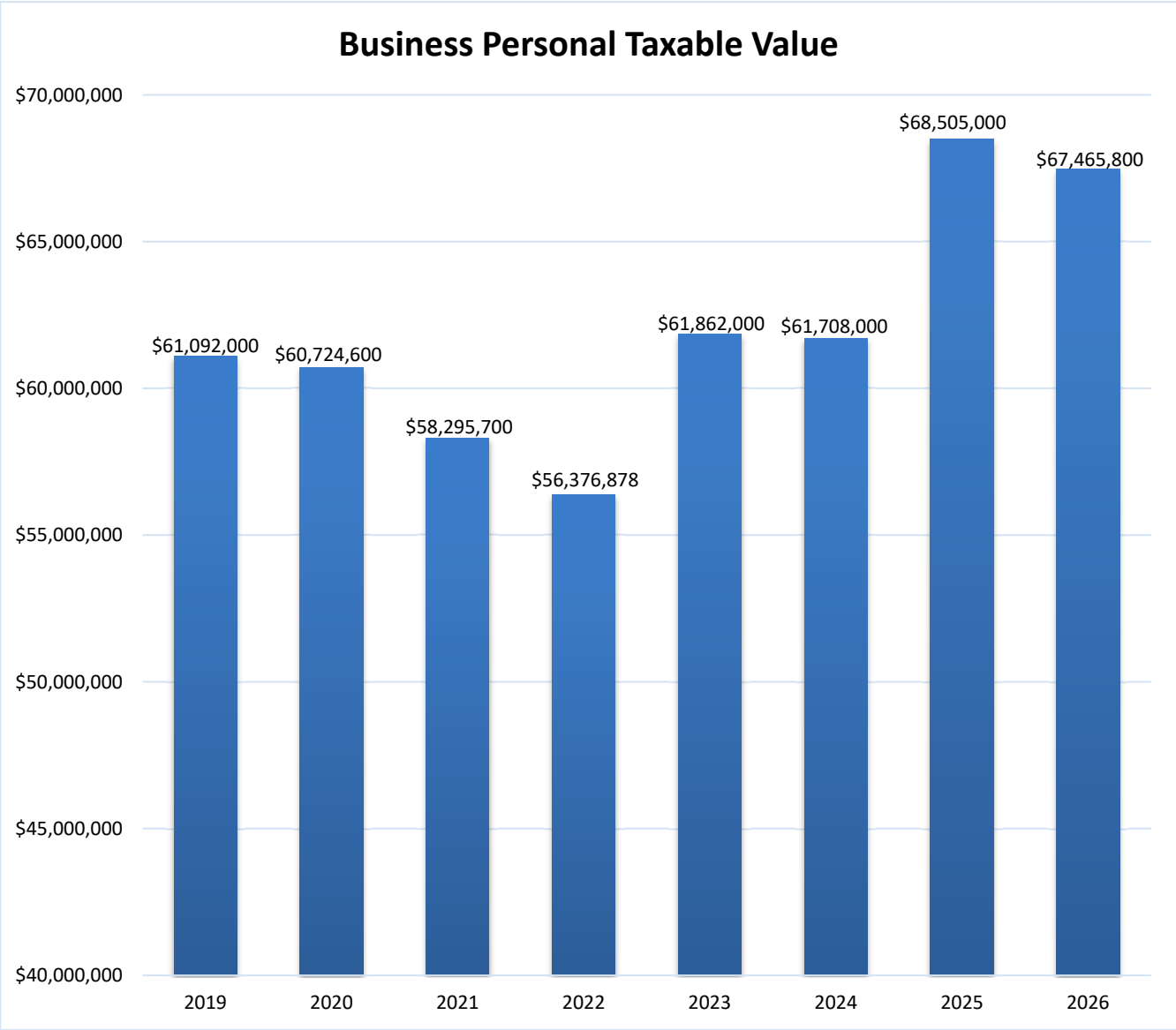
BUSINESS PERSONAL PROPERTY THREE YEAR TAXABLE VALUE HISTORY BY TAX DISTRICT

	CURRENT YEAR CHANGE	2026 CERTIFIED	2025 CERTIFIED	2024 CERTIFIED
CITY OF KETCHIKAN	-1.5%	67,465,800	68,50**5**,**000**	61,708,000
BOROUGH TOTALS *Cities plus Nonareawide*	-1.5%	67,465,800	68,505,000	61,708,000
Current year dollor change	*-$1,039,200*			

2026 BUSINESS/PERSONAL DETAIL: APR VALUE PERCENTAGE

PROPERTY CLASS	FURNISHINGS	MACH/EQUIPMENT	AIRCRAFT	OTHER
TOTAL VALUE	1,027,800	943,100	603,000	643,200
CLASS PERCENT	1.4%	1.3%	0.8%	0.9%

Total Value	74,239,489			
Exempt Total	6,778,600	618	accounts	Note: The number of taxable accounts can include those with the $25,000 exemption.
Taxable Total	67,465,800	189	accounts	


Business Personal Taxable Value
$70,000,000
$65,000,000
$60,000,000
$55,000,000
$50,000,000
$45,000,000
$40,000,000
$61,092,000
$60,724,600
$58,295,700
$56,376,878
$61,862,000
$61,708,000
$68,505,000
$67,465,800
2019
2020
2021
2022
2023
2024
2025
2026