


MATANUSKA-SUSITNA BOROUGH  
BOROUGH MAYOR-VERN HALTER  
BOROUGH MANAGER-JOHN MOOSEY

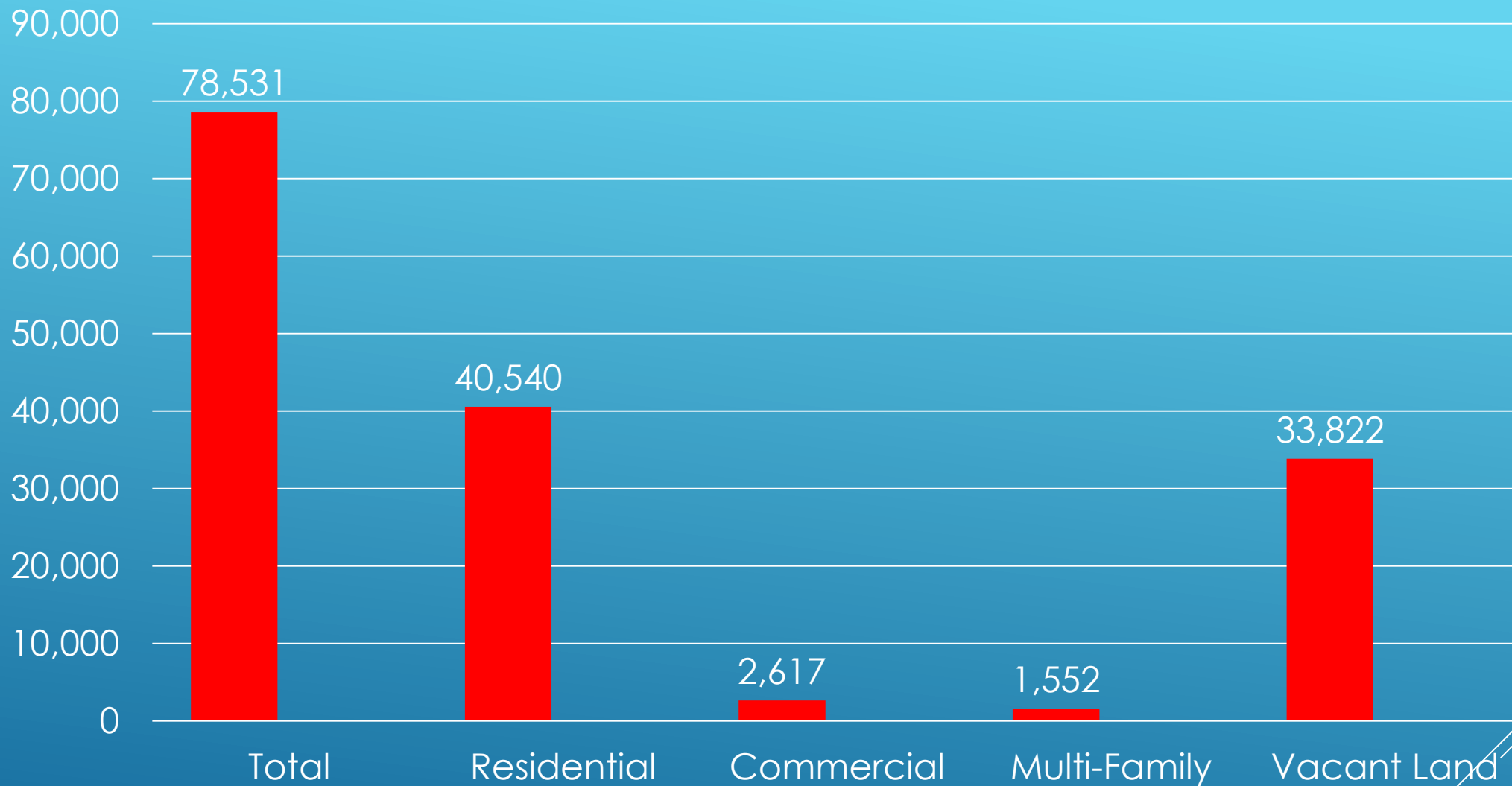
*2019 Property Appraisal  
Annual Report*

Borough Assessor-Brad Pickett

Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Clerical changes and property inspections are performed all year											
<b>January 1<sup>st</sup>:</b> All taxable property assessed for tax year											
<b>January 31<sup>st</sup>:</b> Assessment notices mailed, Values posted to the web, 30 day appeal period commences											
<b>March 1<sup>st</sup>:</b> Appeal period ends											
			<b>April 2<sup>nd</sup>:</b> Appeal hearings begin								
					<b>June 1<sup>st</sup>:</b> Assessment roll certified						

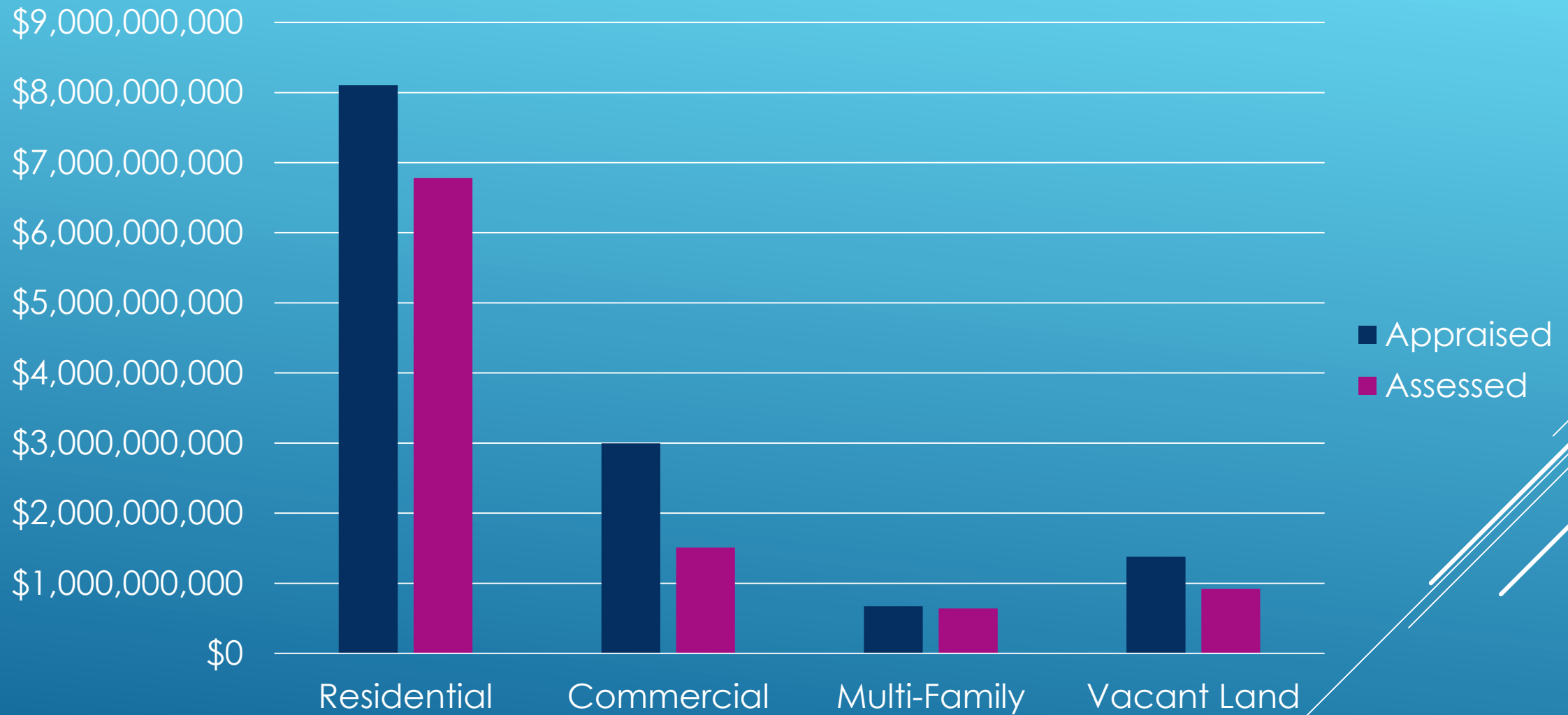
# In Calendar Year 2018 We Processed

- ▶ 6,862 Deeds
  - ▶ 7,543 Address changes
  - ▶ 7,676 Property Acquisition Questionnaires
  - ▶ 1,291 Adjusted Value Notices
  - ▶ 1,278 Senior Citizen/Disabled Veteran exemptions
  - ▶ 121 Plats
  - ▶ 156 Acreage adjustments
  - ▶ 492 New parcels
  - ▶ 7 Condominium Declarations
  - ▶ 72 Business Inventory Returns
  - ▶ 392 Utility Property Statements
  - ▶ 325 Farm Deferment applications
  - ▶ 11 Non-Profit exemptions
- 
- A series of white diagonal lines of varying lengths and thicknesses are positioned on the right side of the slide, extending from the middle towards the bottom right corner.

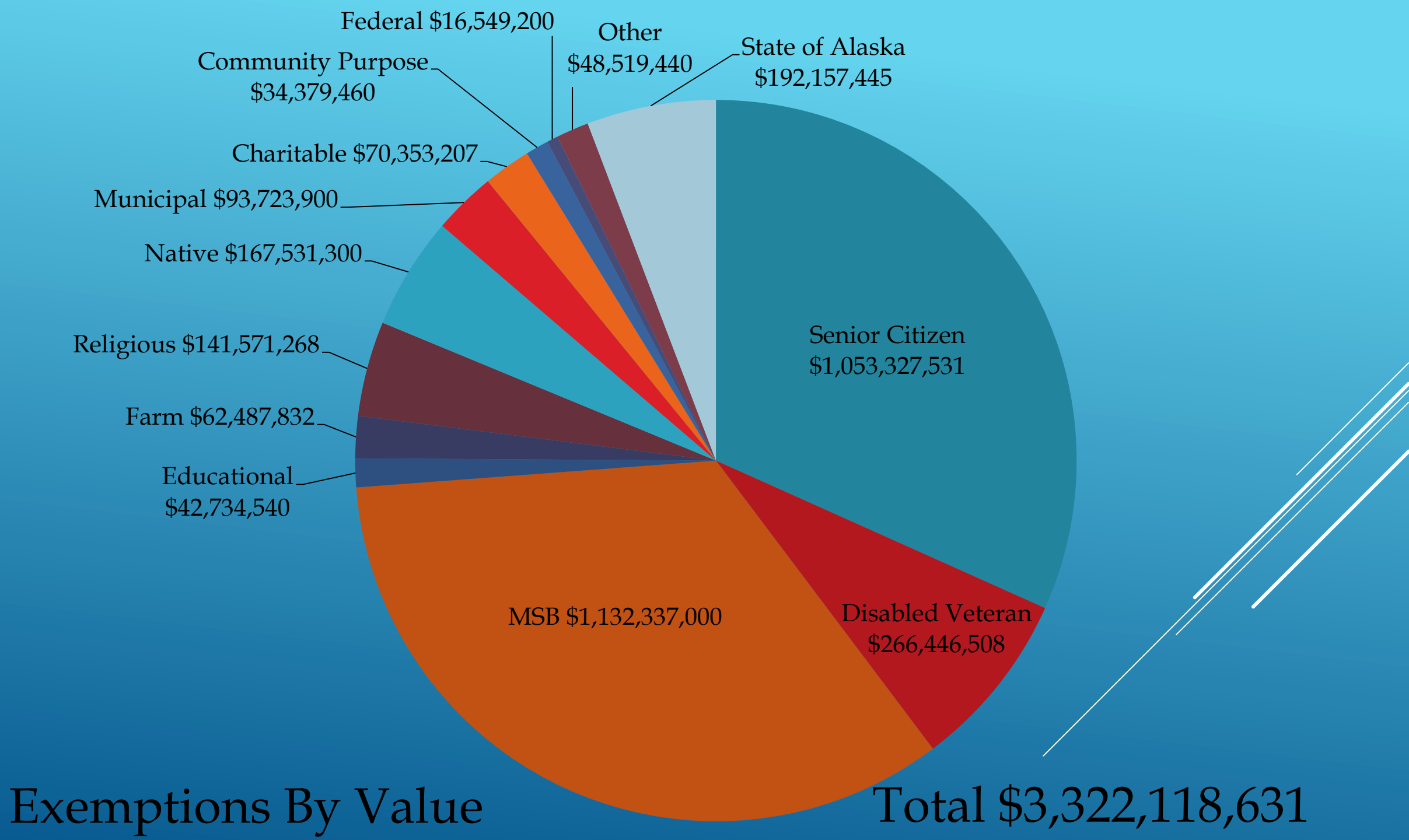


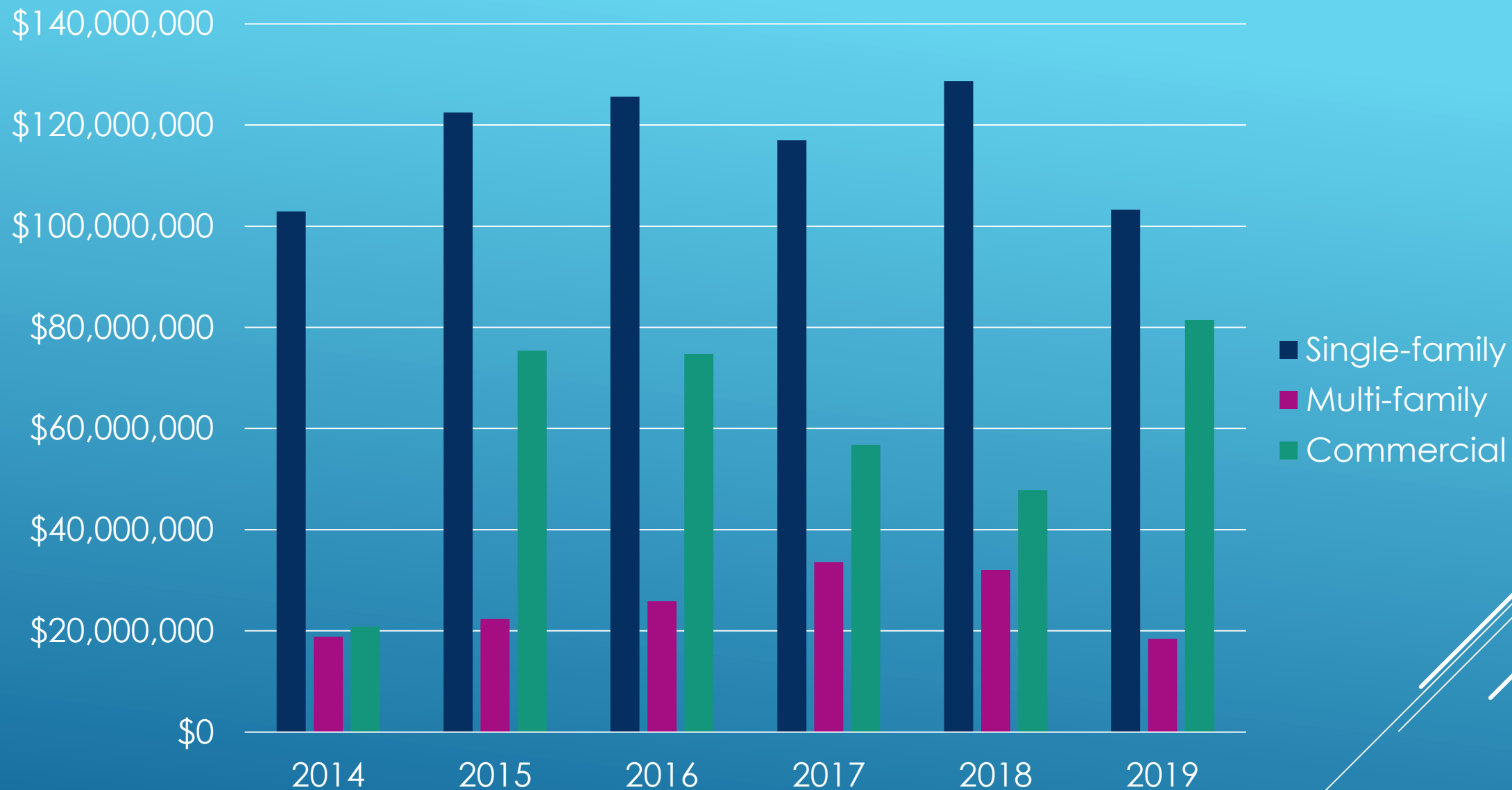
**Parcels-Improved/Vacant**

Appraised Value \$13,152,104,217 3.85% increase in appraised value this year    Assessed Value \$9,847,212,593

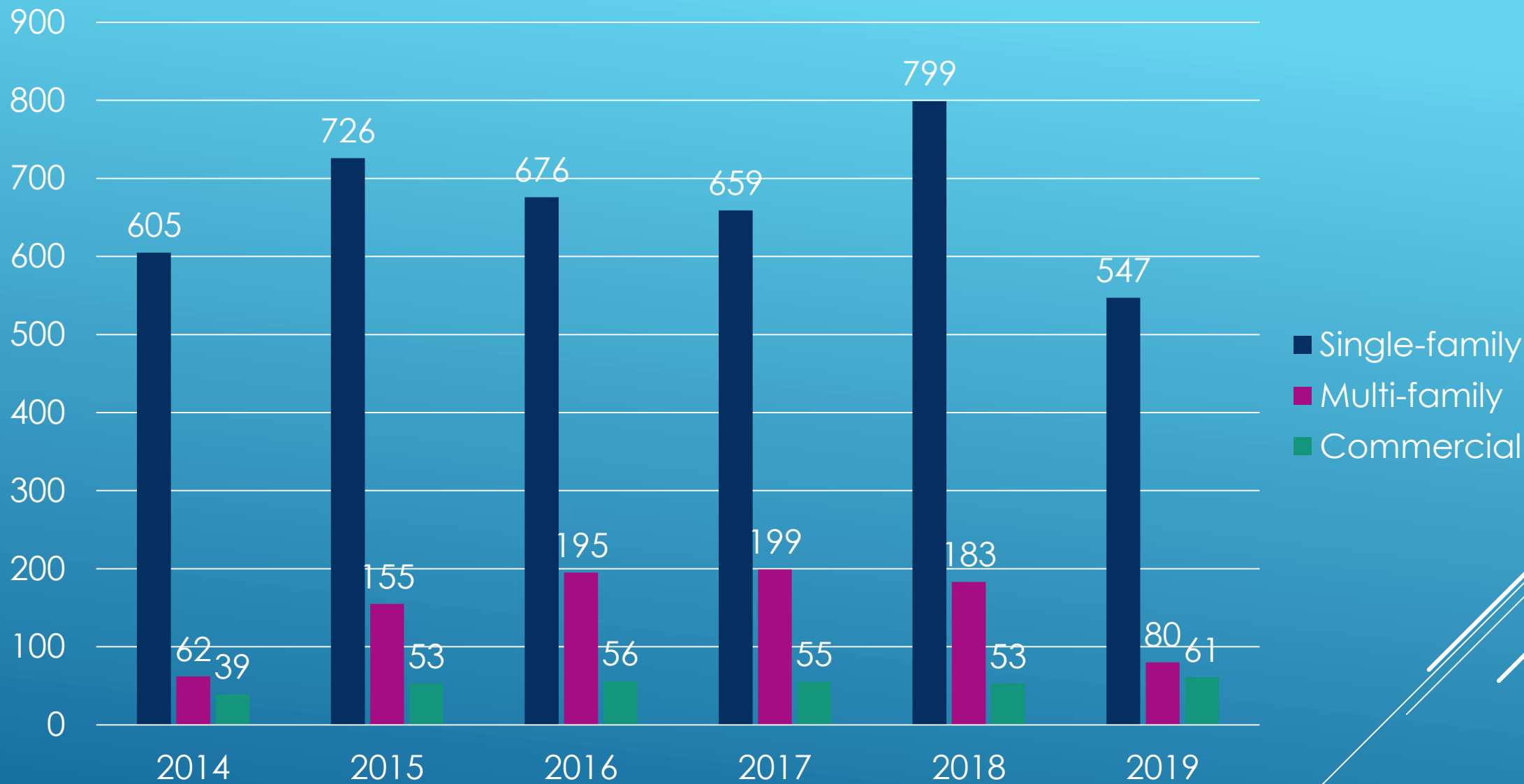


## 2019 Property Tax Base by Value





## New Construction By Value



## New Construction By Count





**Average Appraised Value Of A  
Single-Family Residential Home**

# Appeal Process

Tax Year	Public Contacts	Appeals Filed	Properties Adjusted	Appeals Heard	Appeals Adjusted
2011	1442	268		74	13
2012	1296	270		129	8
2013	916	182		37	5
2014	959	217	888	54	9
2015	752	201	612	41	3
2016	1175	190	790	44	2
2017	953	267	553	42	6
2018	881	152	741	19	2

# Additional Projects

- ▶ During the cyber incident staff processed 515 returned tax bills, approximately half of the address's on the returned bills were verified and corrected by speaking with property owners and through address verification and re-mailed.
- ▶ We began an estimated five year land modeling project, this involves doing a site inspection of each property and cataloging the land features. This will allow us to stratify the parcels into larger, similar groups and systematically update them.
- ▶ GIS helped us develop interactive electronic mapping for use with our IPad, eliminating the need for paper maps and providing beneficial information to appraisers in the field.
- ▶ We are currently working with property owners who have sustained damage to their property from the 2018 earthquake. We want to make sure we address any damage before the end of the appeal period.
- ▶ We have re-started our mobile project, this was halted during the cyber incident. We anticipate being mobile by spring of 2019.