

Matanuska-Susitna Borough
Borough Mayor-Vern Halter
Borough Manager-John Moosey



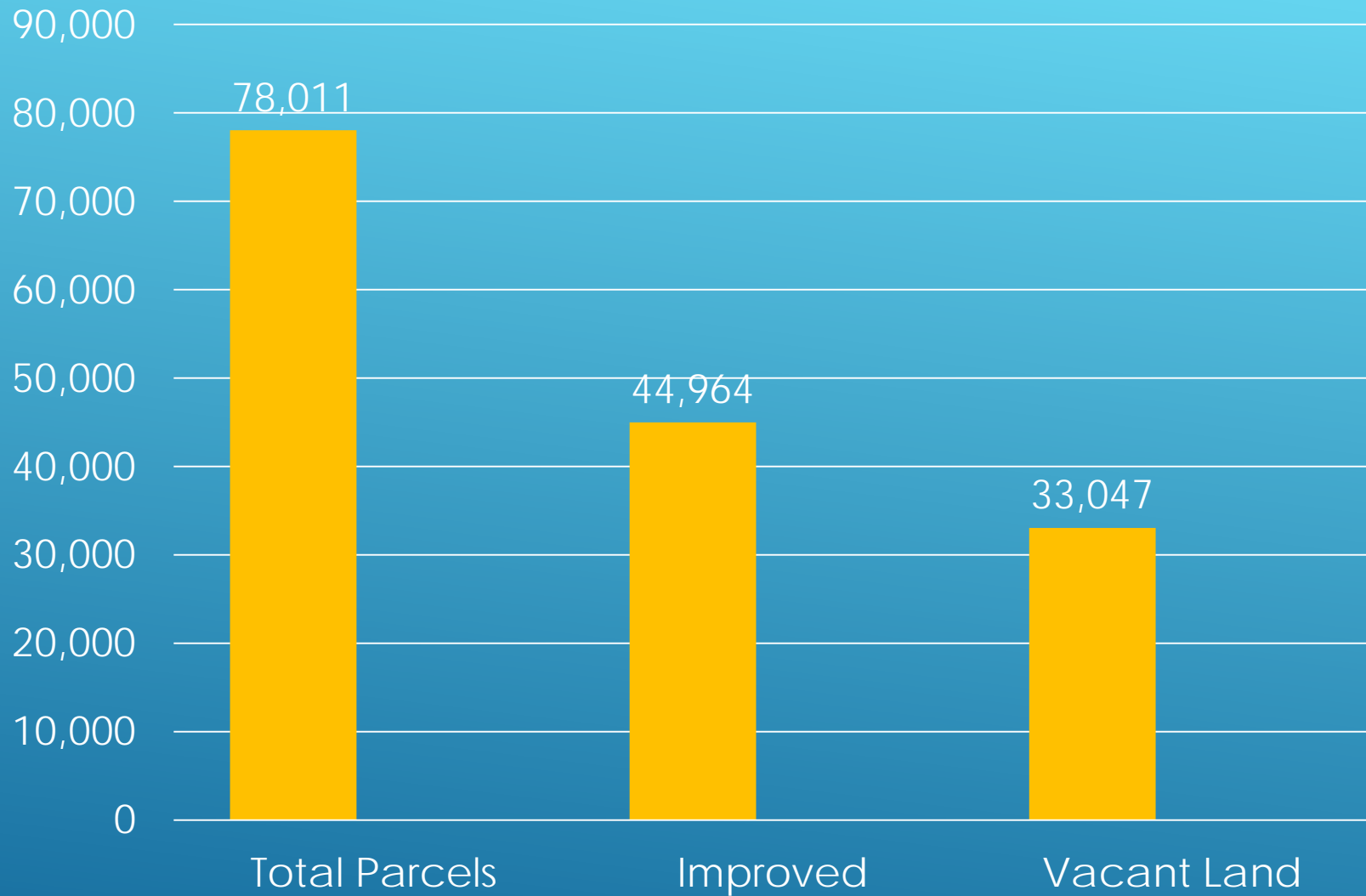
*2018 Property Appraisal
Annual Report*
Borough Assessor-Brad Pickett

Overview of Real Property Assessment Process 2018 Tax Year

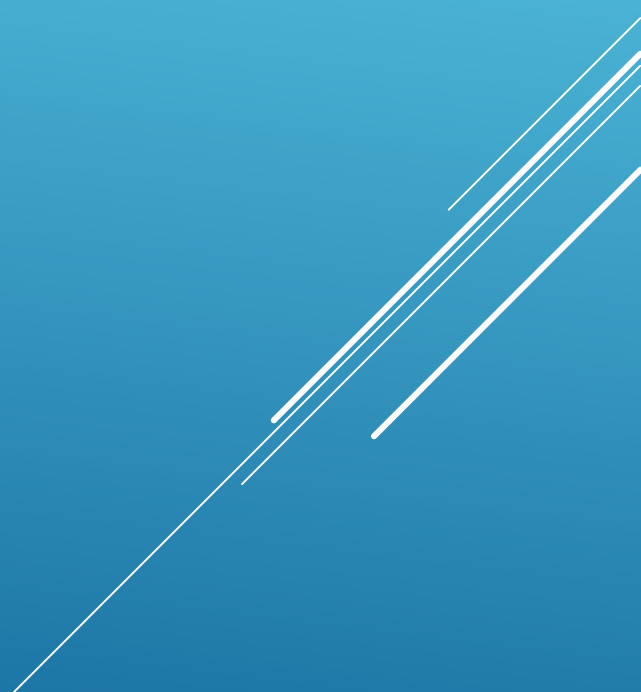
| Jan | Feb | March | April | May | June | July | Aug | Sep | Oct | Nov | Dec |
|---|-----|-------|-------------------------------------|-----|---|------|-----|-----|-----|-----|-----|
| Clerical changes and property inspections are performed all year | | | | | | | | | | | |
| January 1st: All taxable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

In 2017 We Processed

- ▶ 6,862 Deeds
- ▶ 7,543 Address changes
- ▶ 7,676 Property Acquisition Questionnaires
- ▶ 1,291 Adjusted Value Notices
- ▶ 1,127 Senior Citizen/Disabled Veteran exemptions
- ▶ 115 Plats
- ▶ 99 Acreage adjustments
- ▶ 343 New parcels
- ▶ 7 Condominium Declarations
- ▶ 73 Business Inventory Returns
- ▶ 397 Utility Property Statements
- ▶ 348 Farm Deferment applications
- ▶ 27 Non-Profit exemptions

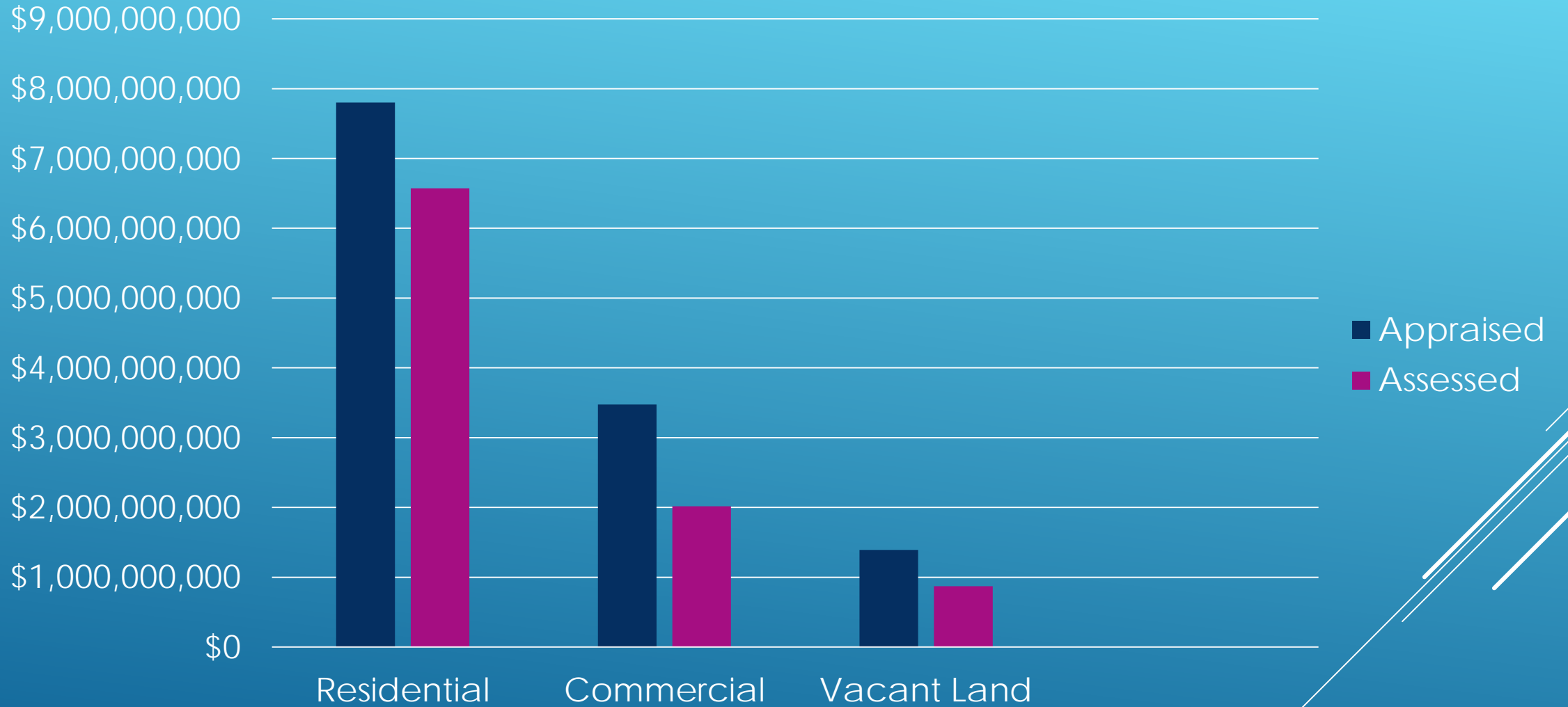


Parcels-Improved/Vacant

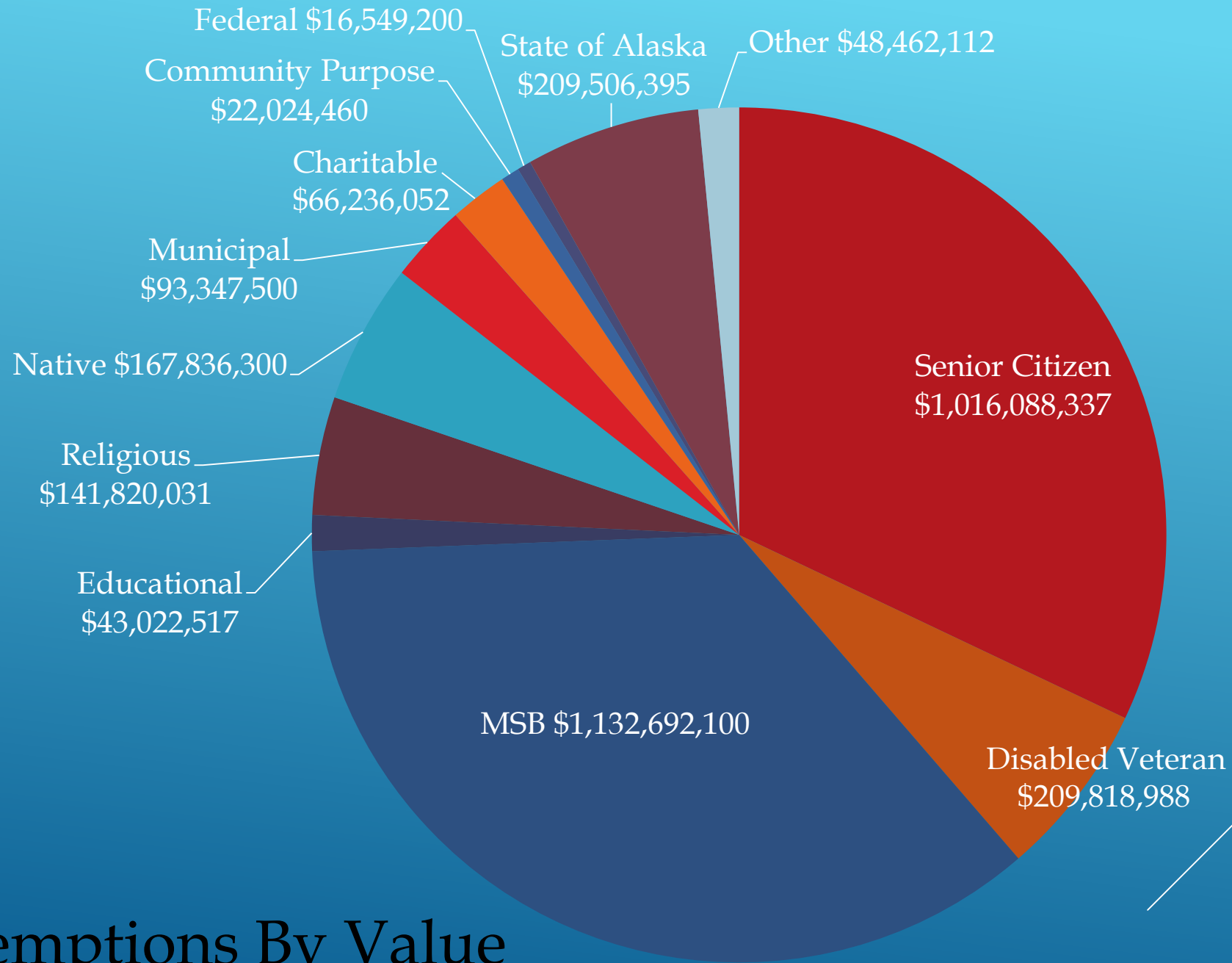


Appraised Value-\$12,664,129,917 3.68% increase

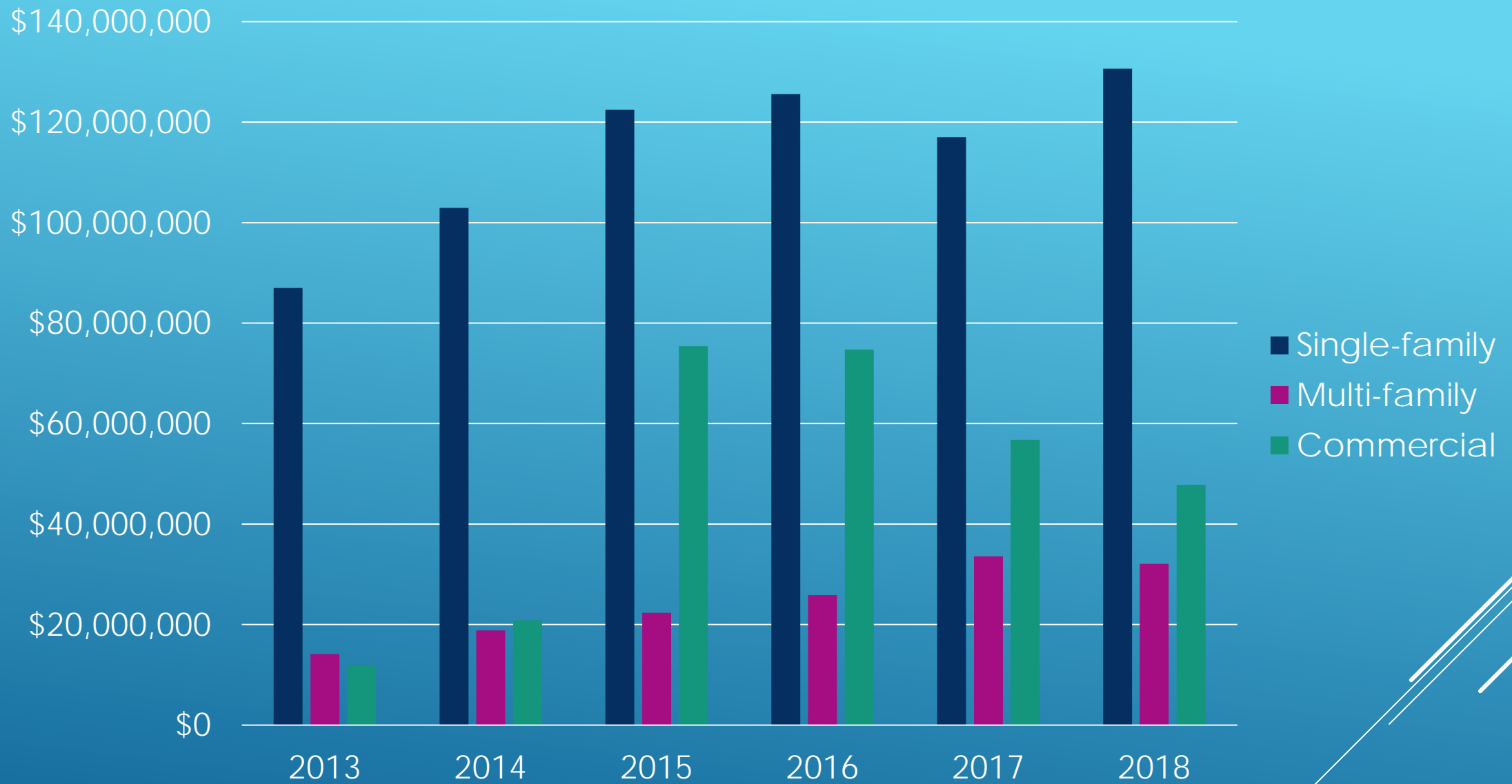
Assessed Value-\$9,520,411,370



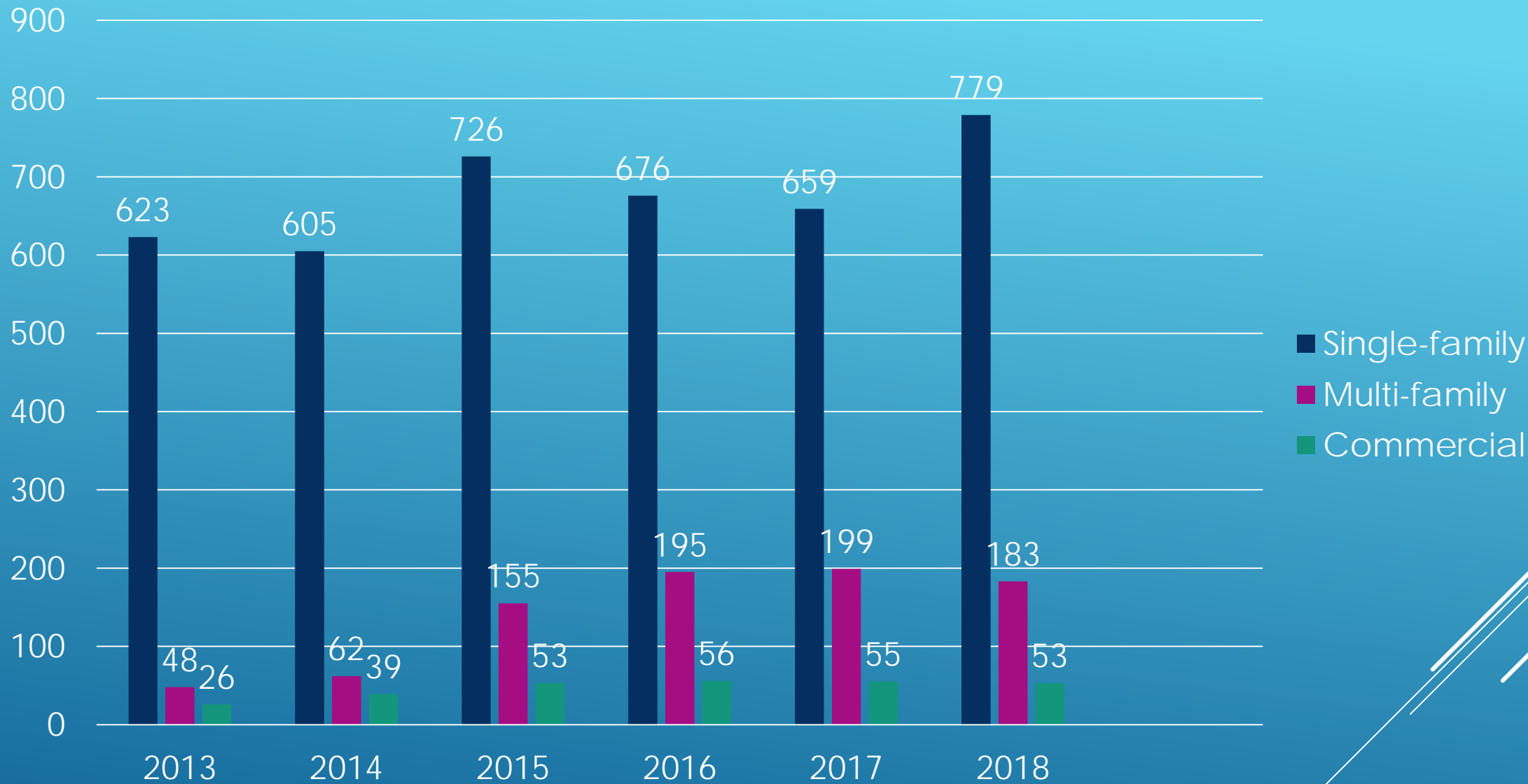
2018 Property Tax Base by Value



Exemptions By Value



New Construction



New Construction Breakdown By Units



Average Assessed Value

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 |

Reduced staff overtime hours from 97.5 to 12.5 by holding hearings during business hours

A Few Accomplishments

- ▶ Using the new 2017 Imagery we systematically identified 533 structures that were not currently on the assessment roll, we have added 409 of those structures at an assessed value of **\$35,094,960** equaling **\$362,601** of areawide taxes.
- ▶ Implementing an auditing process for our exemptions we have removed 43 senior/disabled veteran exemptions for an estimated value of **\$7,612,634** equaling **\$78,654** of areawide taxes.
- ▶ Implemented a systematic workflow for our appraisers split/merge process, significantly reducing staff hours and errors.
- ▶ Implemented a workflow within Govern that systematically identifies inspections needed on appraiser tax maps ensuring accountability, and timely inspections.
- ▶ Added several thousand historic sales to our database giving us the ability to analyze larger groups of data ensuring more accurate and consistent assessed values across all property types.