


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

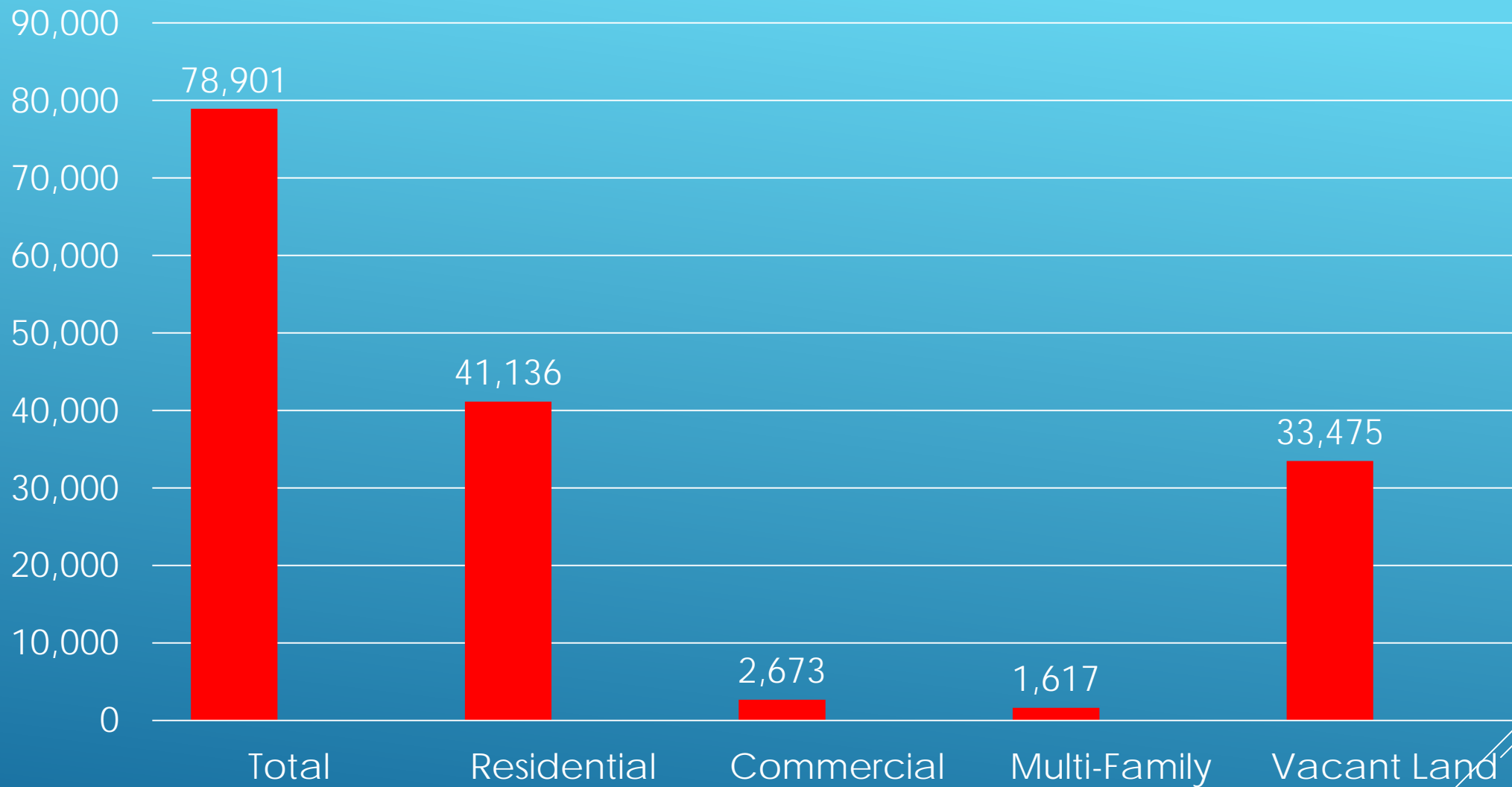
*2020 Property Appraisal  
Annual Report*

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											
January 1: All taxable property assessed for tax year											
January 29: Assessment notices mailed, Values posted to the web, 30 day appeal period commences											
February 28: Appeal period ends											
			April: Appeal hearings begin								
					June 1: Assessment roll certified						

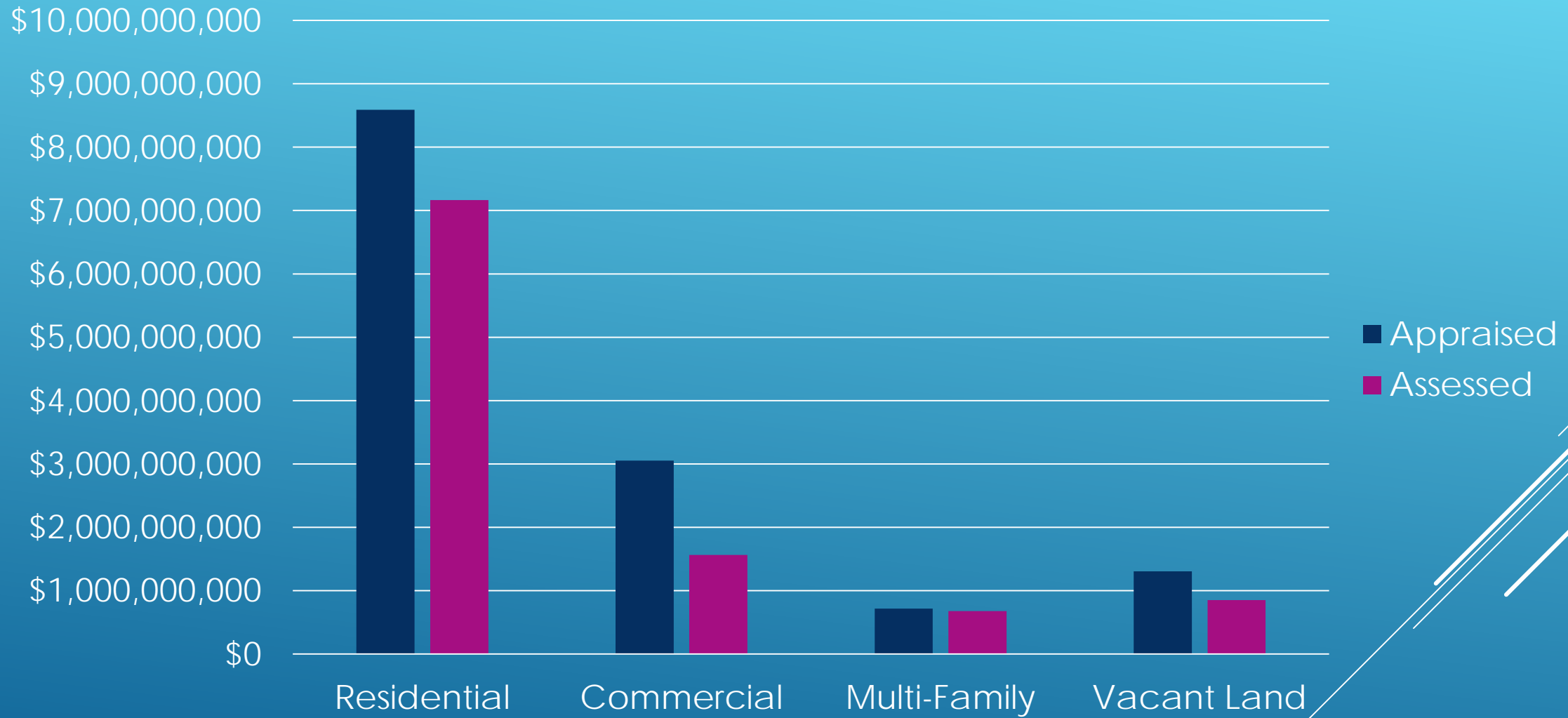
# In Calendar Year 2019 We Processed

- ▶ 7,113 Deeds
  - ▶ 7,723 Address changes
  - ▶ 8,005 Property Acquisition Questionnaires
  - ▶ 1,347 Adjusted Value Notices
  - ▶ 1,348 Senior Citizen/Disabled Veteran exemptions
  - ▶ 175 Plats
  - ▶ 180 Acreage adjustments
  - ▶ 373 New parcels
  - ▶ 10 Condominium Declarations
  - ▶ 75 Business Inventory Returns
  - ▶ 410 Utility Property Statements
  - ▶ 334 Farm Deferment applications
  - ▶ 5 Non-Profit exemptions
- 



**Parcels-Improved/Vacant**

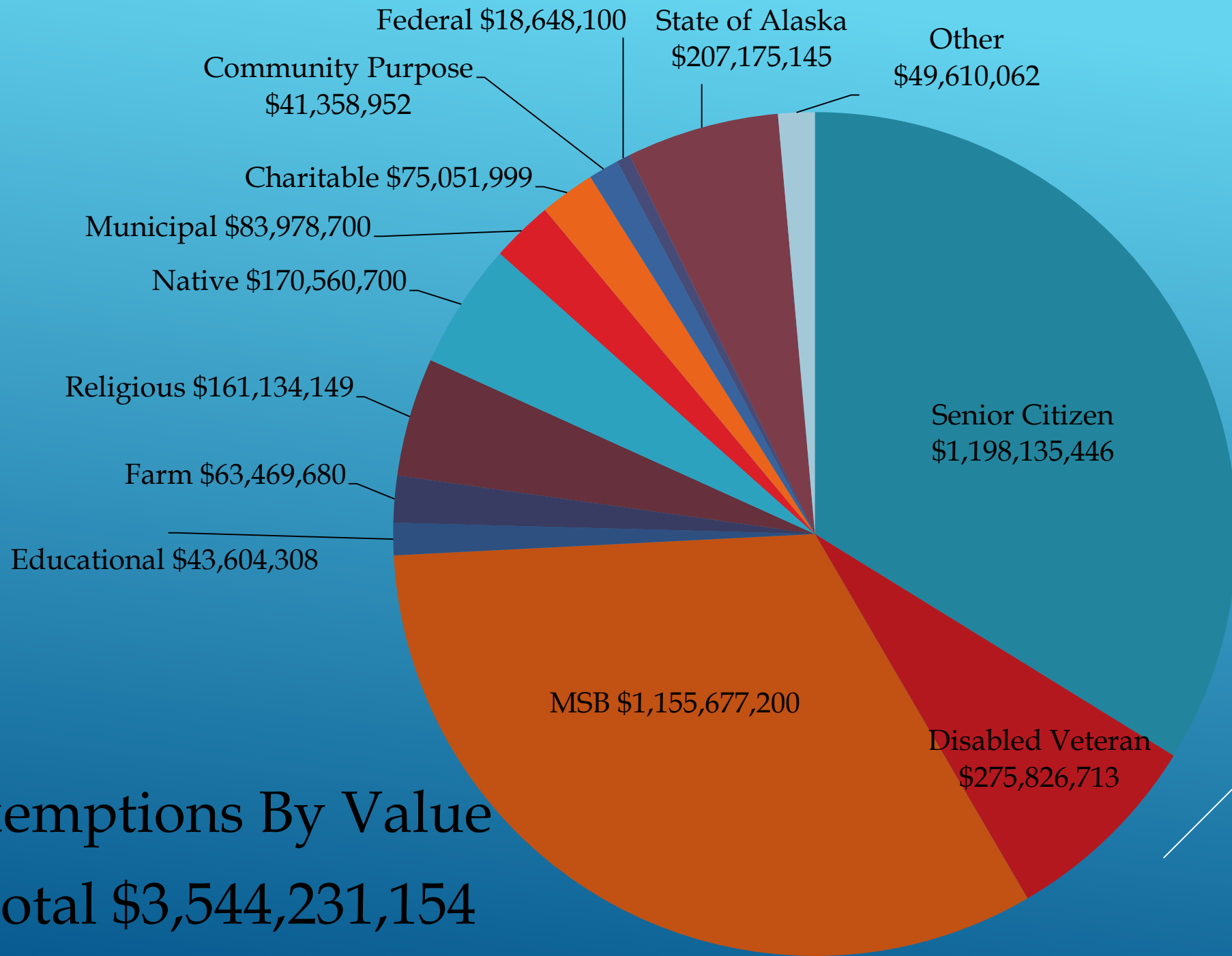
Appraised Value \$13,663,329,647 3.89% increase in appraised value this year Assessed Value \$10,258,366,978

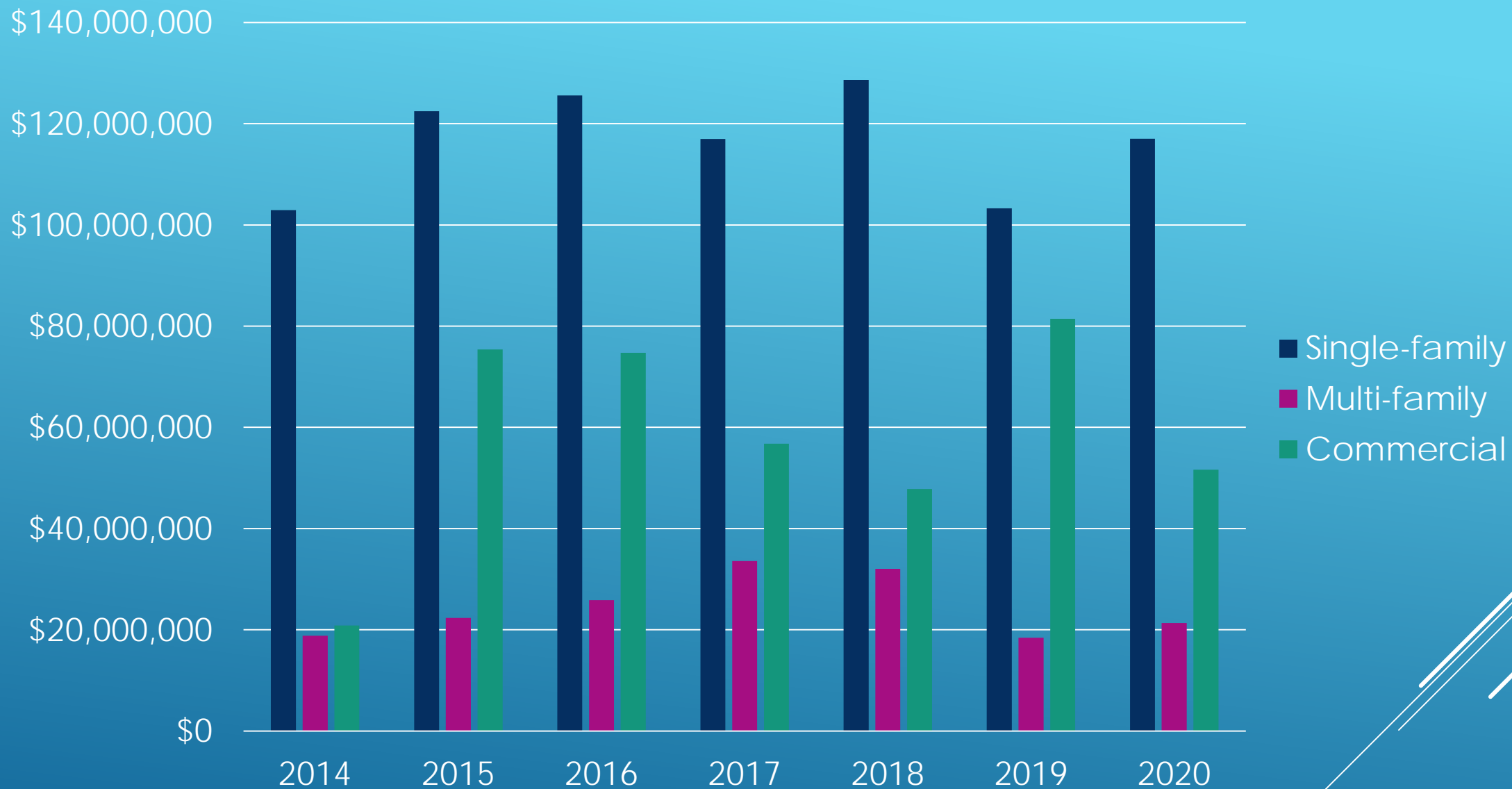


## 2020 Property Tax Base by Value

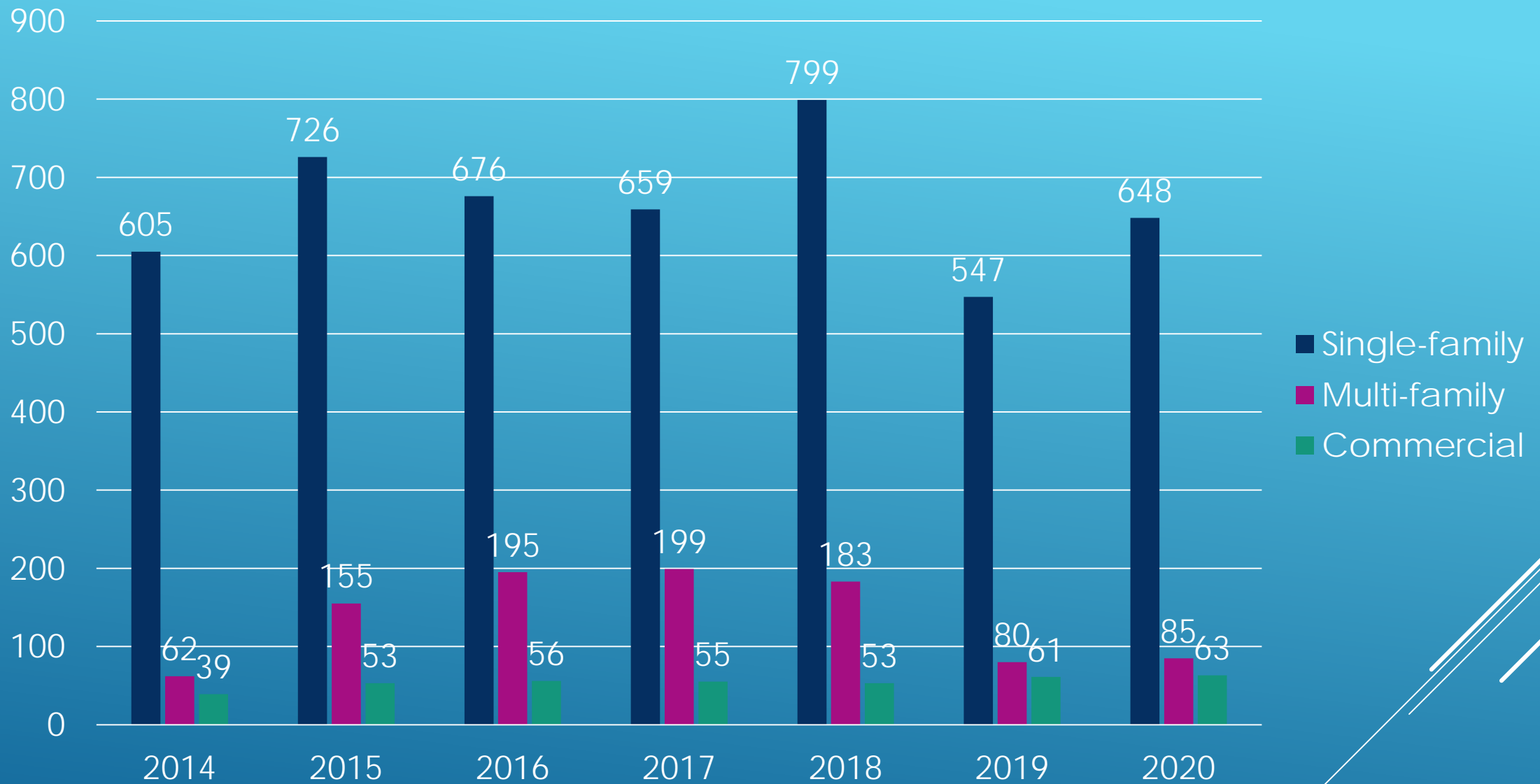
# Exemptions By Value

## Total \$3,544,231,154





## 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
2019	890	191	675	30	3

# Additional Projects

- ▶ 2019 was very busy working with the disasters including an earthquake, several wild fires and flooding. The interminable 2018 cyber-incident continues to create additional work as we are still rebuilding reports and tools including the ones needed to generate this annual report.
- ▶ GIS worked to develop interactive electronic mapping for use with our iPad, and a collector app that is used in conjunction with our land modeling project.
- ▶ We have resumed our mobile project, this was halted during the cyber incident. We anticipate being mobile by spring of 2020.
- ▶ We are making progress with our updated CAMA system, Govern OpenForms. This upgrade will replace a 20+ year old system that is inefficient. We anticipate going live in the summer of 2020.
- ▶ We implemented a systematic auditing process for exemptions that identified approximately 280 applications to be reviewed for compliance. This review is still in progress.