

SUBJECT: Notification of certification of 2021 regular real property, personal property, oil and gas properties, exempted properties, and Board of Equalization actions.

AGENDA OF: October 5, 2021

ASSEMBLY ACTION:

*Presented to the Assembly*

*10-5-21*

*(Signature)*

MANAGER RECOMMENDATION: For information only.

APPROVED BY MIKE BROWN, BOROUGH MANAGER:

*MB*

Route To:	Department/Individual	Initials	Remarks
	Originator	ah	
	Finance Director	<i>CS</i>	
	Borough Attorney	<i>RS</i>	
	Borough Clerk	<i>mm 9/27/21</i>	<i>(Signature)</i>

ATTACHMENT (S) :

1. Personal Property Regular Roll Certification, May 24, 2021.
2. Certified Regular Roll for Real Property, May 24, 2021.
  - a. Certified Rolls for Fire Service Areas
  - b. Certified Rolls for Road Service Areas
  - c. Certified Rolls for Special Service Areas
3. Certified Oil and Gas Properties Assessment Roll, June 1, 2021.
4. Certified Senior Citizen/Disabled Veteran Home Owners Tax Exemption and Farm and Agricultural Lands Deferred Tax Program, June 29, 2021.
5. 2021 Board of Equalization Summary Report and Certification of Actions, May 26, 2021.

SUMMARY STATEMENT: Certification of the 2021 Regular Real and Regular Personal Property rolls are attached in accordance with Alaska State Statute 29.45.210; individual certified rolls for fire, road, and special service areas (included with the regular roll), Oil and Gas Properties assessment rolls, Senior Citizen/Disabled Veteran Home Owners Tax Exemption, Farm and

Agricultural Lands Deferred Tax Program, and the 2021 Board of Equalization Summary Report and Summary Certification to the Assembly.

# MATANUSKA-SUSITNA BOROUGH

## FINANCE DEPARTMENT ASSESSMENT DIVISION

350 East Dahlia Avenue, Palmer, Alaska 99645-6488

PHONE (907) 861-8642

### MATANUSKA-SUSITNA BOROUGH 2021 REGULAR PERSONAL PROPERTY ASSESSMENT ROLL

May 20, 2021

We certify that the 2021 Regular Assessment Roll for Personal Property, pursuant to MSB 3.15.035, is as follows:

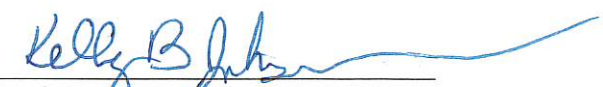
<u>Zone</u>	<u>Inventory Values</u>	<u>Inventory Exemption Values</u>	<u>MSB Taxable Values</u>
Non-Areawide	23,362,961.13	9,090,010.74	14,272,950.39
City of Palmer	14,675,036.77	3,182,785.35	11,492,251.42
City of Houston	787,566.73	166,557.62	621,009.11
City of Wasilla	<u>52,379,243.53</u>	<u>16,056,360.24</u>	<u>36,322,883.29</u>
<b>Totals</b>	<b>91,204,808.16</b>	<b>28,495,713.95</b>	<b>62,709,094.21</b>

<b>MSB Taxable</b>	62,709,094.21
<b>City of Palmer Taxable</b>	11,492,251.42
<b>City of Houston Taxable</b>	n/a
<b>City of Wasilla Taxable</b>	n/a

Date 5/24/2021

Date 5.24.21

  
Brad Pickett  
Borough Assessor

  
Lonnie R McKechnie  
Borough Clerk, CMC

5/21/2021

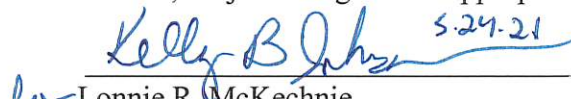
R-E-A-L P-R-O-P-E-R-T-Y T-A-X R-O-L-L V-A-L-U-E T-O-T-A-L-S

<u>ZONE</u>		<u>APPRAISED</u>	<u>EXEMPT</u>	<u>DISABLED VET</u>	<u>SR. CITIZEN</u>	<u>FARM USE</u>	<u>ASSESSED</u>	
005	LAND VALUE	\$152,890,700.00	\$28,330,768.00	\$2,889,300.00	\$11,231,408.00	\$2,473,087.00	\$107,966,137.00	2,881.58 Acres
	IMPR VALUE	\$698,928,705.00	\$266,433,113.00	\$8,262,400.00	\$44,659,620.00	\$0.00	\$379,573,572.00	2,103 Impr Cnt
	TOTAL VALUE	\$851,819,405.00	\$294,763,881.00	\$11,151,700.00	\$55,891,028.00	\$2,473,087.00	\$487,539,709.00	2,546 Parcels
012	LAND VALUE	\$50,585,100.00	\$7,940,400.00	\$455,900.00	\$3,142,050.00	\$0.00	\$39,046,750.00	13,564.17 Acres
	IMPR VALUE	\$150,909,528.00	\$31,608,950.00	\$2,622,500.00	\$12,540,915.00	\$0.00	\$104,137,163.00	1,032 Impr Cnt
	TOTAL VALUE	\$201,494,628.00	\$39,549,350.00	\$3,078,400.00	\$15,682,965.00	\$0.00	\$143,183,913.00	2,056 Parcels
013	LAND VALUE	\$361,243,300.00	\$52,576,950.00	\$4,477,100.00	\$21,416,100.00	\$0.00	\$282,773,150.00	7,673.86 Acres
	IMPR VALUE	\$1,214,362,129.00	\$284,807,266.00	\$11,017,760.00	\$49,183,136.00	\$0.00	\$869,353,967.00	3,211 Impr Cnt
	TOTAL VALUE	\$1,575,605,429.00	\$337,384,216.00	\$15,494,860.00	\$70,599,236.00	\$0.00	\$1,152,127,117.00	4,024 Parcels
NAR	LAND VALUE	\$2,875,384,300.00	\$484,907,348.00	\$63,615,550.00	\$273,355,004.00	\$53,659,919.00	\$1,999,846,479.00	1,175,995.60 Acres
	IMPR VALUE	\$8,847,453,373.00	\$1,312,784,979.00	\$157,551,847.00	\$570,912,933.00	\$0.00	\$6,806,203,614.00	40,754 Impr Cnt
	TOTAL VALUE	\$11,722,837,673.00	\$1,797,692,327.00	\$221,167,397.00	\$844,267,937.00	\$53,659,919.00	\$8,806,050,093.00	70,807 Parcels
=====								
TOTAL	LAND VALUE	\$3,440,103,400.00	\$573,755,466.00	\$71,437,850.00	\$309,144,562.00	\$56,133,006.00	\$2,429,632,516.00	1,200,115.21 Acres
	IMPR VALUE	\$10,911,653,735.00	\$1,895,634,308.00	\$179,454,507.00	\$677,296,604.00	\$0.00	\$8,159,268,316.00	47,100 Impr Cnt
	TOTAL VALUE	\$14,351,757,135.00	\$2,469,389,774.00	\$250,892,357.00	\$986,441,166.00	\$56,133,006.00	\$10,588,900,832.00	79,433 Parcels

CERTIFICATION OF THE 2021 ASSESSMENT ROLL

Assessed value totals do not include Senior Citizen, Disabled Veteran, or Farm Use values. Prior years include these values in the assessed total due to state reimbursement, subject to legislative appropriation.

 5/24/2021  
Brad Pickett  
Borough Assessor

 5.24.21  
for Lonnie R. McKechnie  
Borough Clerk, CMC

IM 21-204

2021 Regular Roll

R-E-A-L P-R-O-P-E-R-T-Y T-A-X R-O-L-L V-A-L-U-E T-O-T-A-L-S

ASMT 014 - SSA Summary

5/21/2021

<u>ZONE</u>		<u>APPRAISED</u>	<u>EXEMPT</u>	<u>DISABLED VET</u>	<u>SR. CITIZEN</u>	<u>FARM USE</u>	<u>ASSESSED</u>	
SSA 007	LAND VALUE	\$20,500,900.00	\$6,126,700.00	\$60,000.00	\$763,121.00	\$0.00	\$13,551,079.00	1,692.37 Acres
	IMPR VALUE	\$39,671,638.00	\$14,973,800.00	\$216,100.00	\$2,113,555.00	\$0.00	\$22,368,183.00	321 Impr Cnt
	TOTAL VALUE	\$60,172,538.00	\$21,100,500.00	\$276,100.00	\$2,876,676.00	\$0.00	\$35,919,262.00	531 Parcels
SSA 008	LAND VALUE	\$1,296,000.00	\$21,000.00	\$75,000.00	\$225,000.00	\$0.00	\$975,000.00	30.49 Acres
	IMPR VALUE	\$8,938,200.00	\$408,600.00	\$375,000.00	\$1,125,000.00	\$0.00	\$7,029,600.00	54 Impr Cnt
	TOTAL VALUE	\$10,234,200.00	\$429,600.00	\$450,000.00	\$1,350,000.00	\$0.00	\$8,004,600.00	54 Parcels
SSA 069	LAND VALUE	\$5,334,800.00	\$5,306,100.00	\$0.00	\$0.00	\$0.00	\$28,700.00	8,507.98 Acres
	IMPR VALUE	\$13,312,100.00	\$12,209,100.00	\$0.00	\$0.00	\$0.00	\$1,103,000.00	8 Impr Cnt
	TOTAL VALUE	\$18,646,900.00	\$17,515,200.00	\$0.00	\$0.00	\$0.00	\$1,131,700.00	49 Parcels
SSA 131	LAND VALUE	\$1,414,700.00	\$25,200.00	\$39,500.00	\$293,200.00	\$0.00	\$1,056,800.00	341.95 Acres
	IMPR VALUE	\$9,525,217.00	\$999,900.00	\$110,500.00	\$2,475,400.00	\$0.00	\$5,939,417.00	47 Impr Cnt
	TOTAL VALUE	\$10,939,917.00	\$1,025,100.00	\$150,000.00	\$2,768,600.00	\$0.00	\$6,996,217.00	89 Parcels
SSA 134	LAND VALUE	\$6,529,200.00	\$2,079,300.00	\$0.00	\$149,600.00	\$0.00	\$4,300,300.00	11,576.26 Acres
	IMPR VALUE	\$3,054,560.00	\$6,300.00	\$0.00	\$220,260.00	\$0.00	\$2,828,000.00	140 Impr Cnt
	TOTAL VALUE	\$9,583,760.00	\$2,085,600.00	\$0.00	\$369,860.00	\$0.00	\$7,128,300.00	518 Parcels
SSA OTHER	LAND VALUE	\$3,405,027,800.00	\$560,197,166.00	\$71,263,350.00	\$307,713,641.00	\$56,133,006.00	\$2,409,720,637.00	1,177,966.16 Acres
	IMPR VALUE	\$10,837,152,020.00	\$1,867,036,608.00	\$178,752,907.00	\$671,362,389.00	\$0.00	\$8,120,000,116.00	46,530 Impr Cnt
	TOTAL VALUE	\$14,242,179,820.00	\$2,427,233,774.00	\$250,016,257.00	\$979,076,030.00	\$56,133,006.00	\$10,529,720,753.00	78,192 Parcels
=====								
FSA TOTAL	LAND VALUE	\$3,440,103,400.00	\$573,755,466.00	\$71,437,850.00	\$309,144,562.00	\$56,133,006.00	\$2,429,632,516.00	1,200,115.21 Acres
	IMPR VALUE	\$10,911,653,735.00	\$1,895,634,308.00	\$179,454,507.00	\$677,296,604.00	\$0.00	\$8,159,268,316.00	47,100 Impr Cnt
	TOTAL VALUE	\$14,351,757,135.00	\$2,469,389,774.00	\$250,892,357.00	\$986,441,166.00	\$56,133,006.00	\$10,588,900,832.00	79,433 Parcels

IM 21-204

## 2021 Regular Roll

R-E-A-L P-R-O-P-E-R-T-Y T-A-X R-O-L-L V-A-L-U-E T-O-T-A-L-S

ASMT 014 - FSA Summary

5/21/2021

<u>ZONE</u>		<u>APPRAISED</u>	<u>EXEMPT</u>	<u>DISABLED VET</u>	<u>SR. CITIZEN</u>	<u>FARM USE</u>	<u>ASSESSED</u>	
FSA 002	LAND VALUE	\$79,359,500.00	\$8,695,750.00	\$2,070,000.00	\$11,642,935.00	\$1,542,704.00	\$55,408,111.00	20,077.95 Acres
	IMPR VALUE	\$334,955,002.00	\$35,040,970.00	\$7,862,100.00	\$38,687,188.00	\$0.00	\$253,364,744.00	1,782 Impr Cnt
	TOTAL VALUE	\$414,314,502.00	\$43,736,720.00	\$9,932,100.00	\$50,330,123.00	\$1,542,704.00	\$308,772,855.00	2,685 Parcels
FSA 004	LAND VALUE	\$19,675,300.00	\$4,622,200.00	\$415,600.00	\$2,338,100.00	\$199,663.00	\$12,099,737.00	12,780.79 Acres
	IMPR VALUE	\$77,319,300.00	\$27,215,535.00	\$2,014,000.00	\$9,530,000.00	\$0.00	\$38,559,765.00	477 Impr Cnt
	TOTAL VALUE	\$96,994,600.00	\$31,837,735.00	\$2,429,600.00	\$11,868,100.00	\$199,663.00	\$50,659,502.00	1,007 Parcels
FSA 024	LAND VALUE	\$80,416,800.00	\$15,283,435.00	\$453,550.00	\$7,226,471.00	\$0.00	\$57,453,344.00	24,535.12 Acres
	IMPR VALUE	\$198,471,388.00	\$49,859,550.00	\$1,106,547.00	\$17,226,277.00	\$0.00	\$130,279,014.00	1,317 Impr Cnt
	TOTAL VALUE	\$278,888,188.00	\$65,142,985.00	\$1,560,097.00	\$24,452,748.00	\$0.00	\$187,732,358.00	2,355 Parcels
FSA 035	LAND VALUE	\$165,653,400.00	\$19,371,357.00	\$912,500.00	\$12,723,369.00	\$0.00	\$132,646,174.00	47,814.30 Acres
	IMPR VALUE	\$271,335,837.00	\$31,716,800.00	\$3,224,500.00	\$24,144,042.00	\$0.00	\$212,250,495.00	2,245 Impr Cnt
	TOTAL VALUE	\$436,989,237.00	\$51,088,157.00	\$4,137,000.00	\$36,867,411.00	\$0.00	\$344,896,669.00	4,634 Parcels
FSA 130	LAND VALUE	\$1,401,061,400.00	\$144,230,768.00	\$38,249,050.00	\$146,367,575.00	\$21,524,250.00	\$1,050,689,757.00	286,291.96 Acres
	IMPR VALUE	\$5,507,233,275.00	\$901,553,049.00	\$90,098,160.00	\$294,180,906.00	\$0.00	\$4,221,401,160.00	18,335 Impr Cnt
	TOTAL VALUE	\$6,908,294,675.00	\$1,045,783,817.00	\$128,347,210.00	\$440,548,481.00	\$21,524,250.00	\$5,272,090,917.00	23,831 Parcels
FSA 132	LAND VALUE	\$448,095,800.00	\$30,095,538.00	\$16,407,500.00	\$54,523,624.00	\$27,099,005.00	\$319,970,133.00	47,629.93 Acres
	IMPR VALUE	\$1,566,926,124.00	\$135,766,770.00	\$36,395,300.00	\$102,396,073.00	\$0.00	\$1,292,367,981.00	6,101 Impr Cnt
	TOTAL VALUE	\$2,015,021,924.00	\$165,862,308.00	\$52,802,800.00	\$156,919,697.00	\$27,099,005.00	\$1,612,338,114.00	7,908 Parcels
FSA 135	LAND VALUE	\$63,499,700.00	\$7,461,000.00	\$388,200.00	\$2,312,300.00	\$0.00	\$53,338,200.00	29,115.68 Acres
	IMPR VALUE	\$64,381,200.00	\$4,141,400.00	\$1,188,800.00	\$7,694,782.00	\$0.00	\$51,356,218.00	1,031 Impr Cnt
	TOTAL VALUE	\$127,880,900.00	\$11,602,400.00	\$1,577,000.00	\$10,007,082.00	\$0.00	\$104,694,418.00	3,554 Parcels
FSA 136	LAND VALUE	\$417,380,600.00	\$35,637,350.00	\$8,514,350.00	\$45,912,570.00	\$3,106,882.00	\$324,209,448.00	57,216.04 Acres
	IMPR VALUE	\$1,417,463,835.00	\$130,076,858.00	\$24,895,700.00	\$104,235,501.00	\$0.00	\$1,158,255,776.00	7,222 Impr Cnt
	TOTAL VALUE	\$1,834,844,435.00	\$165,714,208.00	\$33,410,050.00	\$150,148,071.00	\$3,106,882.00	\$1,482,465,224.00	10,852 Parcels
FSA OTHER	LAND VALUE	\$764,960,900.00	\$308,358,068.00	\$4,027,100.00	\$26,097,618.00	\$2,660,502.00	\$423,817,612.00	877,762.88 Acres
	IMPR VALUE	\$1,473,567,774.00	\$580,263,376.00	\$12,669,400.00	\$79,201,835.00	\$0.00	\$801,433,163.00	8,590 Impr Cnt
	TOTAL VALUE	\$2,238,528,674.00	\$888,621,444.00	\$16,696,500.00	\$105,299,453.00	\$2,660,502.00	\$1,225,250,775.00	22,607 Parcels
===== :								
FSA TOTAL	LAND VALUE	\$3,440,103,400.00	\$573,755,466.00	\$71,437,850.00	\$309,144,562.00	\$56,133,006.00	\$2,429,632,516.00	1,403,224.66 Acres
	IMPR VALUE	\$10,911,653,735.00	\$1,895,634,308.00	\$179,454,507.00	\$677,296,604.00	\$0.00	\$8,159,268,316.00	47,100 Impr Cnt
	TOTAL VALUE	\$14,351,757,135.00	\$2,469,389,774.00	\$250,892,357.00	\$986,441,166.00	\$56,133,006.00	\$10,588,900,832.00	79,433 Parcels

IM 21-204

## 2021 Regular Roll

R-E-A-L P-R-O-P-E-R-T-Y T-A-X R-O-L-L V-A-L-U-E T-O-T-A-L-S

ASMT 014 - RSA Summary

5/21/2021

<u>ZONE</u>		<u>APPRAISED</u>	<u>EXEMPT</u>	<u>DISABLED VET</u>	<u>SR. CITIZEN</u>	<u>FARM USE</u>	<u>ASSESSED</u>	
RSA 009	LAND VALUE	\$169,442,300.00	\$12,947,800.00	\$4,430,900.00	\$17,580,900.00	\$3,199,146.00	\$131,283,554.00	54,378.93 Acres
	IMPR VALUE	\$629,732,502.00	\$40,123,627.00	\$9,570,025.00	\$32,578,800.00	\$0.00	\$547,460,050.00	1,743 Impr Cnt
	TOTAL VALUE	\$799,174,802.00	\$53,071,427.00	\$14,000,925.00	\$50,159,700.00	\$3,199,146.00	\$678,743,604.00	2,171 Parcels
RSA 014	LAND VALUE	\$186,386,300.00	\$10,913,418.00	\$8,776,000.00	\$23,707,205.00	\$1,469,763.00	\$141,519,914.00	14,439.25 Acres
	IMPR VALUE	\$744,730,566.00	\$72,887,800.00	\$15,674,000.00	\$37,157,568.00	\$0.00	\$619,011,198.00	2,512 Impr Cnt
	TOTAL VALUE	\$931,116,866.00	\$83,801,218.00	\$24,450,000.00	\$60,864,773.00	\$1,469,763.00	\$760,531,112.00	3,149 Parcels
RSA 015	LAND VALUE	\$104,822,500.00	\$19,864,700.00	\$551,900.00	\$3,661,854.00	\$0.00	\$80,744,046.00	83,238.21 Acres
	IMPR VALUE	\$102,436,750.00	\$5,741,300.00	\$1,784,500.00	\$12,292,959.00	\$0.00	\$82,617,991.00	1,504 Impr Cnt
	TOTAL VALUE	\$207,259,250.00	\$25,606,000.00	\$2,336,400.00	\$15,954,813.00	\$0.00	\$163,362,037.00	5,038 Parcels
RSA 016	LAND VALUE	\$364,202,500.00	\$42,253,456.00	\$12,512,100.00	\$41,626,514.00	\$34,911,048.00	\$232,899,382.00	31,156.03 Acres
	IMPR VALUE	\$1,300,126,144.00	\$216,911,307.00	\$28,029,200.00	\$78,023,911.00	\$0.00	\$977,161,726.00	4,402 Impr Cnt
	TOTAL VALUE	\$1,664,328,644.00	\$259,164,763.00	\$40,541,300.00	\$119,650,425.00	\$34,911,048.00	\$1,210,061,108.00	5,737 Parcels
RSA 017	LAND VALUE	\$280,909,000.00	\$27,980,400.00	\$8,648,950.00	\$26,540,170.00	\$0.00	\$217,739,480.00	189,361.24 Acres
	IMPR VALUE	\$1,389,451,682.00	\$400,765,566.00	\$26,667,050.00	\$70,839,752.00	\$0.00	\$891,179,314.00	4,941 Impr Cnt
	TOTAL VALUE	\$1,670,360,682.00	\$428,745,966.00	\$35,316,000.00	\$97,379,922.00	\$0.00	\$1,108,918,794.00	7,545 Parcels
RSA 019	LAND VALUE	\$36,449,400.00	\$2,466,678.00	\$790,000.00	\$6,155,350.00	\$2,187,987.00	\$24,849,385.00	10,353.03 Acres
	IMPR VALUE	\$106,401,000.00	\$8,231,000.00	\$1,992,400.00	\$11,633,100.00	\$0.00	\$84,544,500.00	567 Impr Cnt
	TOTAL VALUE	\$142,850,400.00	\$10,697,678.00	\$2,782,400.00	\$17,788,450.00	\$2,187,987.00	\$109,393,885.00	861 Parcels
RSA 020	LAND VALUE	\$143,920,800.00	\$14,237,857.00	\$620,400.00	\$11,657,405.00	\$0.00	\$117,405,138.00	35,656.64 Acres
	IMPR VALUE	\$233,416,837.00	\$29,637,000.00	\$2,470,100.00	\$18,984,605.00	\$0.00	\$182,325,132.00	1,870 Impr Cnt
	TOTAL VALUE	\$377,337,637.00	\$43,874,857.00	\$3,090,500.00	\$30,642,010.00	\$0.00	\$299,730,270.00	3,586 Parcels
RSA 021	LAND VALUE	\$218,050,600.00	\$34,243,800.00	\$1,110,400.00	\$15,586,515.00	\$0.00	\$167,109,885.00	51,837.01 Acres
	IMPR VALUE	\$451,671,981.00	\$35,981,263.00	\$3,932,100.00	\$37,332,547.00	\$0.00	\$374,426,071.00	3,107 Impr Cnt
	TOTAL VALUE	\$669,722,581.00	\$70,225,063.00	\$5,042,500.00	\$52,919,062.00	\$0.00	\$541,535,956.00	5,686 Parcels
RSA 023	LAND VALUE	\$15,773,800.00	\$601,250.00	\$601,500.00	\$1,974,250.00	\$353,972.00	\$12,242,828.00	2,732.06 Acres
	IMPR VALUE	\$46,632,250.00	\$2,566,500.00	\$1,498,500.00	\$3,810,700.00	\$0.00	\$38,756,550.00	277 Impr Cnt
	TOTAL VALUE	\$62,406,050.00	\$3,167,750.00	\$2,100,000.00	\$5,784,950.00	\$353,972.00	\$50,999,378.00	391 Parcels
RSA 025	LAND VALUE	\$303,843,900.00	\$32,215,500.00	\$9,338,300.00	\$43,036,700.00	\$4,692,697.00	\$214,560,703.00	11,071.69 Acres
	IMPR VALUE	\$1,240,111,226.00	\$199,000,823.00	\$19,255,000.00	\$65,708,550.00	\$0.00	\$956,146,853.00	4,011 Impr Cnt
	TOTAL VALUE	\$1,543,955,126.00	\$231,216,323.00	\$28,593,300.00	\$108,745,250.00	\$4,692,697.00	\$1,170,707,556.00	4,787 Parcels
RSA 026	LAND VALUE	\$83,454,100.00	\$11,410,250.00	\$2,067,000.00	\$12,607,585.00	\$1,479,704.00	\$55,889,561.00	23,908.26 Acres
	IMPR VALUE	\$348,974,402.00	\$36,437,070.00	\$8,014,500.00	\$40,406,078.00	\$0.00	\$264,116,754.00	1,820 Impr Cnt
	TOTAL VALUE	\$432,428,502.00	\$47,847,320.00	\$10,081,500.00	\$53,013,663.00	\$1,479,704.00	\$320,006,315.00	2,744 Parcels

IM 21-204

2021 Regular Roll

R-E-A-L P-R-O-P-E-R-T-Y T-A-X R-O-L-L V-A-L-U-E T-O-T-A-L-S

ASMT 014 - RSA Summary

5/21/2021

<u>ZONE</u>		<u>APPRAISED</u>	<u>EXEMPT</u>	<u>DISABLED VET</u>	<u>SR. CITIZEN</u>	<u>FARM USE</u>	<u>ASSESSED</u>	
RSA 027	LAND VALUE	\$178,087,900.00	\$13,231,250.00	\$3,393,650.00	\$19,670,050.00	\$0.00	\$141,792,950.00	19,647.57 Acres
	IMPR VALUE	\$637,442,352.00	\$64,105,436.00	\$11,693,625.00	\$47,623,973.00	\$0.00	\$514,019,318.00	3,254 Impr Cnt
	TOTAL VALUE	\$815,530,252.00	\$77,336,686.00	\$15,087,275.00	\$67,294,023.00	\$0.00	\$655,812,268.00	4,835 Parcels
RSA 028	LAND VALUE	\$248,806,700.00	\$18,255,000.00	\$8,766,200.00	\$30,878,475.00	\$3,423,261.00	\$187,483,764.00	30,223.59 Acres
	IMPR VALUE	\$1,000,889,730.00	\$76,252,489.00	\$21,615,100.00	\$64,878,813.00	\$0.00	\$838,143,328.00	4,255 Impr Cnt
	TOTAL VALUE	\$1,249,696,430.00	\$94,507,489.00	\$30,381,300.00	\$95,757,288.00	\$3,423,261.00	\$1,025,627,092.00	5,222 Parcels
RSA 029	LAND VALUE	\$108,966,300.00	\$30,020,635.00	\$566,350.00	\$7,742,571.00	\$0.00	\$70,636,744.00	81,889.28 Acres
	IMPR VALUE	\$213,419,638.00	\$51,883,650.00	\$1,115,147.00	\$18,595,727.00	\$0.00	\$141,825,114.00	1,582 Impr Cnt
	TOTAL VALUE	\$322,385,938.00	\$81,904,285.00	\$1,681,497.00	\$26,338,298.00	\$0.00	\$212,461,858.00	3,630 Parcels
RSA 030	LAND VALUE	\$52,418,000.00	\$28,746,000.00	\$65,800.00	\$1,265,800.00	\$117,393.00	\$22,223,007.00	96,481.13 Acres
	IMPR VALUE	\$45,575,709.00	\$6,908,200.00	\$411,900.00	\$4,645,850.00	\$0.00	\$33,609,759.00	829 Impr Cnt
	TOTAL VALUE	\$97,993,709.00	\$35,654,200.00	\$477,700.00	\$5,911,650.00	\$117,393.00	\$55,832,766.00	2,123 Parcels
RSA 031	LAND VALUE	\$34,470,800.00	\$11,513,600.00	\$569,900.00	\$3,417,050.00	\$208,390.00	\$18,761,860.00	27,723.11 Acres
	IMPR VALUE	\$94,128,396.00	\$28,591,735.00	\$2,584,300.00	\$13,231,650.00	\$0.00	\$49,720,711.00	702 Impr Cnt
	TOTAL VALUE	\$128,599,196.00	\$40,105,335.00	\$3,154,200.00	\$16,648,700.00	\$208,390.00	\$68,482,571.00	1,618 Parcels
RSA OTHER	LAND VALUE	\$910,098,500.00	\$262,853,872.00	\$8,628,500.00	\$42,036,168.00	\$4,089,645.00	\$592,490,315.00	639,127.62 Acres
	IMPR VALUE	\$2,326,512,570.00	\$619,609,542.00	\$23,147,060.00	\$119,552,021.00	\$0.00	\$1,564,203,947.00	9,724 Impr Cnt
	TOTAL VALUE	\$3,236,611,070.00	\$882,463,414.00	\$31,775,560.00	\$161,588,189.00	\$4,089,645.00	\$2,156,694,262.00	20,310 Parcels
=====								
RSA TOTAL	LAND VALUE	\$3,440,103,400.00	\$573,755,466.00	\$71,437,850.00	\$309,144,562.00	\$56,133,006.00	\$2,429,632,516.00	1,403,224.66 Acres
	IMPR VALUE	\$10,911,653,735.00	\$1,895,634,308.00	\$179,454,507.00	\$677,296,604.00	\$0.00	\$8,159,268,316.00	47,100 Impr Cnt
	TOTAL VALUE	\$14,351,757,135.00	\$2,469,389,774.00	\$250,892,357.00	\$986,441,166.00	\$56,133,006.00	\$10,588,900,832.00	79,433 Parcels

1M 21-204

## 2021 Regular Roll

R-E-A-L P-R-O-P-E-R-T-Y T-A-X R-O-L-L V-A-L-U-E T-O-T-A-L-S

ASMT 014 - NAR

5/21/2021

<u>ZONE</u>		<u>APPRAISED</u>	<u>EXEMPT</u>	<u>DISABLED VET</u>	<u>SR. CITIZEN</u>	<u>FARM USE</u>	<u>ASSESSED</u>	
ZONE 0001	LAND VALUE	\$75,488,500.00	\$8,313,950.00	\$1,945,900.00	\$11,236,735.00	\$1,479,704.00	\$52,512,211.00	18,128.77 Acres
	IMPR VALUE	\$321,088,885.00	\$34,041,070.00	\$7,685,600.00	\$35,938,288.00	\$0.00	\$243,423,927.00	1,704 Impr Cnt
	TOTAL VALUE	\$396,577,385.00	\$42,355,020.00	\$9,631,500.00	\$47,175,023.00	\$1,479,704.00	\$295,936,138.00	2,534 Parcels
ZONE 0002	LAND VALUE	\$2,456,300.00	\$356,600.00	\$84,600.00	\$113,000.00	\$63,000.00	\$1,839,100.00	1,606.97 Acres
	IMPR VALUE	\$4,340,900.00	\$0.00	\$66,000.00	\$273,500.00	\$0.00	\$4,001,400.00	31 Impr Cnt
	TOTAL VALUE	\$6,797,200.00	\$356,600.00	\$150,600.00	\$386,500.00	\$63,000.00	\$5,840,500.00	62 Parcels
ZONE 0003	LAND VALUE	\$296,838,200.00	\$20,958,356.00	\$11,142,600.00	\$36,598,614.00	\$22,878,783.00	\$205,259,847.00	24,074.87 Acres
	IMPR VALUE	\$1,060,292,544.00	\$105,999,807.00	\$25,348,700.00	\$68,587,161.00	\$0.00	\$860,356,876.00	3,879 Impr Cnt
	TOTAL VALUE	\$1,357,130,744.00	\$126,958,163.00	\$36,491,300.00	\$105,185,775.00	\$22,878,783.00	\$1,065,616,723.00	4,906 Parcels
ZONE 0004	LAND VALUE	\$63,965,200.00	\$20,794,100.00	\$1,369,500.00	\$5,027,900.00	\$12,032,265.00	\$24,741,435.00	4,636.44 Acres
	IMPR VALUE	\$239,326,000.00	\$110,911,500.00	\$2,680,500.00	\$9,436,750.00	\$0.00	\$116,297,250.00	515 Impr Cnt
	TOTAL VALUE	\$303,291,200.00	\$131,705,600.00	\$4,050,000.00	\$14,464,650.00	\$12,032,265.00	\$141,038,685.00	648 Parcels
ZONE 0005	LAND VALUE	\$1,812,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,812,800.00	72.04 Acres
	IMPR VALUE	\$6,471,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,471,000.00	31 Impr Cnt
	TOTAL VALUE	\$8,283,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,283,800.00	35 Parcels
ZONE 0006	LAND VALUE	\$167,306,600.00	\$12,662,200.00	\$4,430,900.00	\$17,580,900.00	\$3,199,146.00	\$129,433,454.00	6,116.28 Acres
	IMPR VALUE	\$623,260,302.00	\$40,123,627.00	\$9,570,025.00	\$32,578,800.00	\$0.00	\$540,987,850.00	1,711 Impr Cnt
	TOTAL VALUE	\$790,566,902.00	\$52,785,827.00	\$14,000,925.00	\$50,159,700.00	\$3,199,146.00	\$670,421,304.00	2,123 Parcels
ZONE 0007	LAND VALUE	\$284,732,200.00	\$32,065,200.00	\$7,898,100.00	\$41,388,500.00	\$4,692,697.00	\$198,687,703.00	10,205.39 Acres
	IMPR VALUE	\$1,148,979,996.00	\$195,425,110.00	\$16,495,200.00	\$63,156,750.00	\$0.00	\$873,902,936.00	3,715 Impr Cnt
	TOTAL VALUE	\$1,433,712,196.00	\$227,490,310.00	\$24,393,300.00	\$104,545,250.00	\$4,692,697.00	\$1,072,590,639.00	4,461 Parcels
ZONE 0008	LAND VALUE	\$184,251,200.00	\$10,111,318.00	\$8,701,000.00	\$23,482,205.00	\$1,469,763.00	\$140,486,914.00	12,515.89 Acres
	IMPR VALUE	\$735,713,666.00	\$72,479,200.00	\$15,299,000.00	\$36,032,568.00	\$0.00	\$611,902,898.00	2,457 Impr Cnt
	TOTAL VALUE	\$919,964,866.00	\$82,590,518.00	\$24,000,000.00	\$59,514,773.00	\$1,469,763.00	\$752,389,812.00	3,083 Parcels
ZONE 0009	LAND VALUE	\$322,900.00	\$285,600.00	\$0.00	\$0.00	\$0.00	\$37,300.00	1,165.45 Acres
	IMPR VALUE	\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00	1 Impr Cnt
	TOTAL VALUE	\$324,100.00	\$285,600.00	\$0.00	\$0.00	\$0.00	\$38,500.00	13 Parcels
ZONE 0010	LAND VALUE	\$583,400.00	\$501,000.00	\$0.00	\$0.00	\$0.00	\$82,400.00	1,523.02 Acres
	IMPR VALUE	\$166,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$166,400.00	5 Impr Cnt
	TOTAL VALUE	\$749,800.00	\$501,000.00	\$0.00	\$0.00	\$0.00	\$248,800.00	175 Parcels
ZONE 0011	LAND VALUE	\$839,100.00	\$781,100.00	\$0.00	\$0.00	\$0.00	\$58,000.00	1,889.88 Acres
	IMPR VALUE	\$78,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$78,700.00	1 Impr Cnt
	TOTAL VALUE	\$917,800.00	\$781,100.00	\$0.00	\$0.00	\$0.00	\$136,700.00	12 Parcels

IM 21-204

2021 Regular Roll  
ASMT 014 - NAR

5/21/2021

R-E-A-L P-R-O-P-E-R-T-Y T-A-X R-O-L-L V-A-L-U-E T-O-T-A-L-S

ZONE		APPRAISED	EXEMPT	DISABLED VET	SR. CITIZEN	FARM USE	ASSESSED	
ZONE 0012	LAND VALUE	\$152,890,700.00	\$28,330,768.00	\$2,889,300.00	\$11,231,408.00	\$2,473,087.00	\$107,966,137.00	2,881.58 Acres
	IMPR VALUE	\$698,928,705.00	\$266,433,113.00	\$8,262,400.00	\$44,659,620.00	\$0.00	\$379,573,572.00	2,103 Impr Cnt
	TOTAL VALUE	\$851,819,405.00	\$294,763,881.00	\$11,151,700.00	\$55,891,028.00	\$2,473,087.00	\$487,539,709.00	2,546 Parcels
ZONE 0013	LAND VALUE	\$2,769,400.00	\$2,727,100.00	\$0.00	\$0.00	\$0.00	\$42,300.00	4,739.42 Acres
	IMPR VALUE	\$252,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$252,200.00	3 Impr Cnt
	TOTAL VALUE	\$3,021,600.00	\$2,727,100.00	\$0.00	\$0.00	\$0.00	\$294,500.00	40 Parcels
ZONE 0014	LAND VALUE	\$1,414,700.00	\$25,200.00	\$39,500.00	\$293,200.00	\$0.00	\$1,056,800.00	341.07 Acres
	IMPR VALUE	\$9,525,217.00	\$999,900.00	\$110,500.00	\$2,475,400.00	\$0.00	\$5,939,417.00	47 Impr Cnt
	TOTAL VALUE	\$10,939,917.00	\$1,025,100.00	\$150,000.00	\$2,768,600.00	\$0.00	\$6,996,217.00	88 Parcels
ZONE 0015	LAND VALUE	\$5,176,800.00	\$5,045,800.00	\$0.00	\$0.00	\$0.00	\$131,000.00	5,088.67 Acres
	IMPR VALUE	\$16,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,500.00	1 Impr Cnt
	TOTAL VALUE	\$5,193,300.00	\$5,045,800.00	\$0.00	\$0.00	\$0.00	\$147,500.00	10 Parcels
ZONE 0016	LAND VALUE	\$53,914,300.00	\$1,129,000.00	\$1,926,500.00	\$6,299,710.00	\$186,000.00	\$44,373,090.00	5,152.85 Acres
	IMPR VALUE	\$200,964,300.00	\$10,010,950.00	\$3,716,900.00	\$10,779,072.00	\$0.00	\$176,457,378.00	804 Impr Cnt
	TOTAL VALUE	\$254,878,600.00	\$11,139,950.00	\$5,643,400.00	\$17,078,782.00	\$186,000.00	\$220,830,468.00	1,012 Parcels
ZONE 0017	LAND VALUE	\$19,111,700.00	\$150,300.00	\$1,440,200.00	\$1,648,200.00	\$0.00	\$15,873,000.00	860.74 Acres
	IMPR VALUE	\$91,131,230.00	\$3,575,713.00	\$2,759,800.00	\$2,551,800.00	\$0.00	\$82,243,917.00	296 Impr Cnt
	TOTAL VALUE	\$110,242,930.00	\$3,726,013.00	\$4,200,000.00	\$4,200,000.00	\$0.00	\$98,116,917.00	326 Parcels
ZONE 0018	LAND VALUE	\$61,719,500.00	\$1,414,900.00	\$2,164,000.00	\$9,395,750.00	\$130,379.00	\$48,614,471.00	3,125.91 Acres
	IMPR VALUE	\$304,642,530.00	\$26,734,680.00	\$5,931,100.00	\$25,629,450.00	\$0.00	\$246,347,300.00	1,386 Impr Cnt
	TOTAL VALUE	\$366,362,030.00	\$28,149,580.00	\$8,095,100.00	\$35,025,200.00	\$130,379.00	\$294,961,771.00	1,670 Parcels
ZONE 0019	LAND VALUE	\$14,573,000.00	\$6,838,200.00	\$154,300.00	\$1,039,850.00	\$8,727.00	\$6,531,923.00	14,825.99 Acres
	IMPR VALUE	\$16,592,396.00	\$1,308,200.00	\$570,300.00	\$3,590,750.00	\$0.00	\$11,123,146.00	222 Impr Cnt
	TOTAL VALUE	\$31,165,396.00	\$8,146,400.00	\$724,600.00	\$4,630,600.00	\$8,727.00	\$17,655,069.00	602 Parcels
ZONE 0020	LAND VALUE	\$19,675,300.00	\$4,622,200.00	\$415,600.00	\$2,338,100.00	\$199,663.00	\$12,099,737.00	12,780.86 Acres
	IMPR VALUE	\$77,319,300.00	\$27,215,535.00	\$2,014,000.00	\$9,530,000.00	\$0.00	\$38,559,765.00	477 Impr Cnt
	TOTAL VALUE	\$96,994,600.00	\$31,837,735.00	\$2,429,600.00	\$11,868,100.00	\$199,663.00	\$50,659,502.00	1,007 Parcels
ZONE 0021	LAND VALUE	\$299,585,400.00	\$157,223,000.00	\$133,900.00	\$4,443,960.00	\$22,995.00	\$137,761,545.00	548,208.76 Acres
	IMPR VALUE	\$187,901,648.00	\$19,371,213.00	\$272,100.00	\$8,328,240.00	\$0.00	\$159,930,095.00	2,902 Impr Cnt
	TOTAL VALUE	\$487,487,048.00	\$176,594,213.00	\$406,000.00	\$12,772,200.00	\$22,995.00	\$297,691,640.00	10,522 Parcels
ZONE 0023	LAND VALUE	\$15,773,800.00	\$601,250.00	\$601,500.00	\$1,974,250.00	\$353,972.00	\$12,242,828.00	2,732.06 Acres
	IMPR VALUE	\$46,632,250.00	\$2,566,500.00	\$1,498,500.00	\$3,810,700.00	\$0.00	\$38,756,550.00	277 Impr Cnt

IM 21-204

2021 Regular Roll  
ASMT 014 - NAR

5/21/2021

R-E-A-L P-R-O-P-E-R-T-Y T-A-X R-O-L-L V-A-L-U-E T-O-T-A-L-S

<u>ZONE</u>		<u>APPRAISED</u>	<u>EXEMPT</u>	<u>DISABLED VET</u>	<u>SR. CITIZEN</u>	<u>FARM USE</u>	<u>ASSESSED</u>	
	TOTAL VALUE	\$62,406,050.00	\$3,167,750.00	\$2,100,000.00	\$5,784,950.00	\$353,972.00	\$50,999,378.00	391 Parcels
ZONE 0024	LAND VALUE	\$21,611,800.00	\$5,119,854.00	\$425,100.00	\$1,141,350.00	\$1,530,563.00	\$13,394,933.00	5,972.94 Acres
	IMPR VALUE	\$37,566,000.00	\$4,073,800.00	\$860,600.00	\$2,820,350.00	\$0.00	\$29,811,250.00	187 Impr Cnt
	TOTAL VALUE	\$59,177,800.00	\$9,193,654.00	\$1,285,700.00	\$3,961,700.00	\$1,530,563.00	\$43,206,183.00	332 Parcels
ZONE 0025	LAND VALUE	\$3,009,000.00	\$727,100.00	\$0.00	\$418,600.00	\$38,300.00	\$1,825,000.00	2,777.90 Acres
	IMPR VALUE	\$1,364,900.00	\$156,800.00	\$0.00	\$31,400.00	\$0.00	\$1,176,700.00	15 Impr Cnt
	TOTAL VALUE	\$4,373,900.00	\$883,900.00	\$0.00	\$450,000.00	\$38,300.00	\$3,001,700.00	54 Parcels
ZONE 0026	LAND VALUE	\$33,440,400.00	\$1,739,578.00	\$790,000.00	\$5,736,750.00	\$2,149,687.00	\$23,024,385.00	7,575.10 Acres
	IMPR VALUE	\$105,036,100.00	\$8,074,200.00	\$1,992,400.00	\$11,601,700.00	\$0.00	\$83,367,800.00	552 Impr Cnt
	TOTAL VALUE	\$138,476,500.00	\$9,813,778.00	\$2,782,400.00	\$17,338,450.00	\$2,149,687.00	\$106,392,185.00	807 Parcels
ZONE 0027	LAND VALUE	\$3,781,500.00	\$344,000.00	\$81,600.00	\$1,077,650.00	\$0.00	\$2,278,250.00	698.74 Acres
	IMPR VALUE	\$18,108,100.00	\$1,396,100.00	\$218,400.00	\$1,992,390.00	\$0.00	\$14,501,210.00	66 Impr Cnt
	TOTAL VALUE	\$21,889,600.00	\$1,740,100.00	\$300,000.00	\$3,070,040.00	\$0.00	\$16,779,460.00	82 Parcels
ZONE 0028	LAND VALUE	\$30,205,800.00	\$15,627,500.00	\$25,000.00	\$622,900.00	\$0.00	\$13,930,400.00	30,510.92 Acres
	IMPR VALUE	\$263,286,450.00	\$238,050,500.00	\$125,000.00	\$363,400.00	\$0.00	\$24,747,550.00	102 Impr Cnt
	TOTAL VALUE	\$293,492,250.00	\$253,678,000.00	\$150,000.00	\$986,300.00	\$0.00	\$38,677,950.00	365 Parcels
ZONE 0029	LAND VALUE	\$5,334,800.00	\$5,306,100.00	\$0.00	\$0.00	\$0.00	\$28,700.00	8,507.98 Acres
	IMPR VALUE	\$13,312,100.00	\$12,209,100.00	\$0.00	\$0.00	\$0.00	\$1,103,000.00	8 Impr Cnt
	TOTAL VALUE	\$18,646,900.00	\$17,515,200.00	\$0.00	\$0.00	\$0.00	\$1,131,700.00	49 Parcels
ZONE 0030	LAND VALUE	\$245,364,600.00	\$11,292,300.00	\$8,439,450.00	\$25,168,670.00	\$0.00	\$200,464,180.00	34,211.71 Acres
	IMPR VALUE	\$1,111,711,432.00	\$161,659,766.00	\$26,276,550.00	\$69,274,952.00	\$0.00	\$854,500,164.00	4,782 Impr Cnt
	TOTAL VALUE	\$1,357,076,032.00	\$172,952,066.00	\$34,716,000.00	\$94,443,622.00	\$0.00	\$1,054,964,344.00	7,086 Parcels
ZONE 0031	LAND VALUE	\$5,062,600.00	\$1,060,600.00	\$52,500.00	\$713,600.00	\$0.00	\$3,235,900.00	3,421.71 Acres
	IMPR VALUE	\$13,003,000.00	\$919,300.00	\$247,500.00	\$1,086,400.00	\$0.00	\$10,749,800.00	53 Impr Cnt
	TOTAL VALUE	\$18,065,600.00	\$1,979,900.00	\$300,000.00	\$1,800,000.00	\$0.00	\$13,985,700.00	86 Parcels
ZONE 0032	LAND VALUE	\$130,714,200.00	\$11,800,600.00	\$954,500.00	\$12,742,955.00	\$0.00	\$105,216,145.00	19,226.77 Acres
	IMPR VALUE	\$381,257,303.00	\$33,809,763.00	\$3,422,500.00	\$34,228,437.00	\$0.00	\$309,796,603.00	2,306 Impr Cnt
	TOTAL VALUE	\$511,971,503.00	\$45,610,363.00	\$4,377,000.00	\$46,971,392.00	\$0.00	\$415,012,748.00	3,956 Parcels
ZONE 0034	LAND VALUE	\$84,173,400.00	\$20,759,800.00	\$130,100.00	\$2,701,400.00	\$0.00	\$60,582,100.00	30,441.10 Acres
	IMPR VALUE	\$67,738,678.00	\$2,035,500.00	\$385,400.00	\$2,775,950.00	\$0.00	\$62,541,828.00	781 Impr Cnt
	TOTAL VALUE	\$151,912,078.00	\$22,795,300.00	\$515,500.00	\$5,477,350.00	\$0.00	\$123,123,928.00	1,668 Parcels
ZONE 0035	LAND VALUE	\$361,243,300.00	\$52,576,950.00	\$4,477,100.00	\$21,416,100.00	\$0.00	\$282,773,150.00	7,673.86 Acres

IM 21-2024

## 2021 Regular Roll

## R-E-A-L P-R-O-P-E-R-T-Y T-A-X R-O-L-L V-A-L-U-E T-O-T-A-L-S

ASMT 014 - NAR

5/21/2021

<u>ZONE</u>		<u>APPRAISED</u>	<u>EXEMPT</u>	<u>DISABLED VET</u>	<u>SR. CITIZEN</u>	<u>FARM USE</u>	<u>ASSESSED</u>	
	IMPR VALUE	\$1,214,362,129.00	\$284,807,266.00	\$11,017,760.00	\$49,183,136.00	\$0.00	\$869,353,967.00	3,211 Impr Cnt
	TOTAL VALUE	\$1,575,605,429.00	\$337,384,216.00	\$15,494,860.00	\$70,599,236.00	\$0.00	\$1,152,127,117.00	4,024 Parcels
ZONE 0036	LAND VALUE	\$1,714,200.00	\$225,000.00	\$0.00	\$52,800.00	\$0.00	\$1,436,400.00	166.28 Acres
	IMPR VALUE	\$3,756,900.00	\$403,000.00	\$0.00	\$97,200.00	\$0.00	\$3,256,700.00	10 Impr Cnt
	TOTAL VALUE	\$5,471,100.00	\$628,000.00	\$0.00	\$150,000.00	\$0.00	\$4,693,100.00	17 Parcels
ZONE 0037	LAND VALUE	\$26,706,800.00	\$1,440,400.00	\$562,000.00	\$2,510,150.00	\$0.00	\$22,194,250.00	2,568.24 Acres
	IMPR VALUE	\$113,601,120.00	\$8,464,300.00	\$2,435,025.00	\$7,360,500.00	\$0.00	\$95,341,295.00	481 Impr Cnt
	TOTAL VALUE	\$140,307,920.00	\$9,904,700.00	\$2,997,025.00	\$9,870,650.00	\$0.00	\$117,535,545.00	622 Parcels
ZONE 0038	LAND VALUE	\$151,381,100.00	\$11,790,850.00	\$2,831,650.00	\$17,159,900.00	\$0.00	\$119,598,700.00	17,079.41 Acres
	IMPR VALUE	\$523,957,732.00	\$55,641,136.00	\$9,258,600.00	\$40,263,473.00	\$0.00	\$418,794,523.00	2,774 Impr Cnt
	TOTAL VALUE	\$675,338,832.00	\$67,431,986.00	\$12,090,250.00	\$57,423,373.00	\$0.00	\$538,393,223.00	4,214 Parcels
ZONE 0040	LAND VALUE	\$50,585,100.00	\$7,940,400.00	\$455,900.00	\$3,142,050.00	\$0.00	\$39,046,750.00	13,564.17 Acres
	IMPR VALUE	\$150,909,528.00	\$31,608,950.00	\$2,622,500.00	\$12,540,915.00	\$0.00	\$104,137,163.00	1,032 Impr Cnt
	TOTAL VALUE	\$201,494,628.00	\$39,549,350.00	\$3,078,400.00	\$15,682,965.00	\$0.00	\$143,183,913.00	2,056 Parcels
ZONE 0041	LAND VALUE	\$127,996,100.00	\$10,665,300.00	\$4,675,700.00	\$15,183,015.00	\$3,106,882.00	\$94,365,203.00	16,850.19 Acres
	IMPR VALUE	\$495,266,400.00	\$39,506,859.00	\$11,967,100.00	\$28,470,291.00	\$0.00	\$415,322,150.00	2,064 Impr Cnt
	TOTAL VALUE	\$623,262,500.00	\$50,172,159.00	\$16,642,800.00	\$43,653,306.00	\$3,106,882.00	\$509,687,353.00	2,530 Parcels
ZONE 0042	LAND VALUE	\$2,218,100.00	\$320,000.00	\$0.00	\$121,100.00	\$0.00	\$1,777,000.00	633.23 Acres
	IMPR VALUE	\$4,109,400.00	\$201,500.00	\$0.00	\$328,900.00	\$0.00	\$3,579,000.00	25 Impr Cnt
	TOTAL VALUE	\$6,327,500.00	\$521,500.00	\$0.00	\$450,000.00	\$0.00	\$5,356,000.00	65 Parcels
ZONE 0043	LAND VALUE	\$143,211,200.00	\$14,053,657.00	\$620,400.00	\$11,657,405.00	\$0.00	\$116,879,738.00	35,024.62 Acres
	IMPR VALUE	\$233,369,487.00	\$29,637,000.00	\$2,470,100.00	\$18,984,605.00	\$0.00	\$182,277,782.00	1,868 Impr Cnt
	TOTAL VALUE	\$376,580,687.00	\$43,690,657.00	\$3,090,500.00	\$30,642,010.00	\$0.00	\$299,157,520.00	3,578 Parcels
ZONE 0044	LAND VALUE	\$709,600.00	\$184,200.00	\$0.00	\$0.00	\$0.00	\$525,400.00	632.02 Acres
	IMPR VALUE	\$47,350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$47,350.00	2 Impr Cnt
	TOTAL VALUE	\$756,950.00	\$184,200.00	\$0.00	\$0.00	\$0.00	\$572,750.00	8 Parcels
ZONE 0045	LAND VALUE	\$677,200.00	\$56,000.00	\$25,800.00	\$57,560.00	\$0.00	\$537,840.00	248.93 Acres
	IMPR VALUE	\$1,057,800.00	\$136,000.00	\$124,200.00	\$137,360.00	\$0.00	\$660,240.00	9 Impr Cnt
	TOTAL VALUE	\$1,735,000.00	\$192,000.00	\$150,000.00	\$194,920.00	\$0.00	\$1,198,080.00	25 Parcels
ZONE 0046	LAND VALUE	\$5,929,600.00	\$3,375,900.00	\$162,600.00	\$224,800.00	\$0.00	\$2,166,300.00	3,461.30 Acres
	IMPR VALUE	\$8,259,200.00	\$495,300.00	\$45,700.00	\$1,099,900.00	\$0.00	\$6,618,300.00	74 Impr Cnt
	TOTAL VALUE	\$14,188,800.00	\$3,871,200.00	\$208,300.00	\$1,324,700.00	\$0.00	\$8,784,600.00	117 Parcels

IM 21-204

## 2021 Regular Roll

R-E-A-L P-R-O-P-E-R-T-Y T-A-X R-O-L-L V-A-L-U-E T-O-T-A-L-S

ASMT 014 - NAR

5/21/2021

<u>ZONE</u>		<u>APPRAISED</u>	<u>EXEMPT</u>	<u>DISABLED VET</u>	<u>SR. CITIZEN</u>	<u>FARM USE</u>	<u>ASSESSED</u>	
ZONE 0047	LAND VALUE	\$22,548,000.00	\$10,046,800.00	\$60,000.00	\$437,450.00	\$0.00	\$12,003,750.00	43,436.24 Acres
	IMPR VALUE	\$6,589,500.00	\$146,900.00	\$11,200.00	\$531,100.00	\$0.00	\$5,900,300.00	137 Impr Cnt
	TOTAL VALUE	\$29,137,500.00	\$10,193,700.00	\$71,200.00	\$968,550.00	\$0.00	\$17,904,050.00	469 Parcels
ZONE 0048	LAND VALUE	\$15,835,400.00	\$1,885,800.00	\$103,700.00	\$783,604.00	\$0.00	\$13,062,296.00	9,079.45 Acres
	IMPR VALUE	\$28,649,350.00	\$1,448,500.00	\$584,500.00	\$3,922,177.00	\$0.00	\$22,694,173.00	294 Impr Cnt
	TOTAL VALUE	\$44,484,750.00	\$3,334,300.00	\$688,200.00	\$4,705,781.00	\$0.00	\$35,756,469.00	914 Parcels
ZONE 0049	LAND VALUE	\$31,488,900.00	\$15,208,300.00	\$112,800.00	\$644,600.00	\$0.00	\$15,523,200.00	58,961.00 Acres
	IMPR VALUE	\$17,764,950.00	\$2,028,600.00	\$8,600.00	\$1,514,350.00	\$0.00	\$14,213,400.00	307 Impr Cnt
	TOTAL VALUE	\$49,253,850.00	\$17,236,900.00	\$121,400.00	\$2,158,950.00	\$0.00	\$29,736,600.00	1,376 Parcels
ZONE 0050	LAND VALUE	\$56,939,900.00	\$8,649,035.00	\$393,550.00	\$6,334,850.00	\$0.00	\$41,562,465.00	21,224.68 Acres
	IMPR VALUE	\$155,983,050.00	\$34,881,250.00	\$890,447.00	\$14,967,822.00	\$0.00	\$105,243,531.00	954 Impr Cnt
	TOTAL VALUE	\$212,922,950.00	\$43,530,285.00	\$1,283,997.00	\$21,302,672.00	\$0.00	\$146,805,996.00	1,722 Parcels
ZONE 0051	LAND VALUE	\$2,939,400.00	\$471,100.00	\$0.00	\$128,500.00	\$0.00	\$2,339,800.00	1,606.84 Acres
	IMPR VALUE	\$2,816,700.00	\$4,500.00	\$0.00	\$144,900.00	\$0.00	\$2,667,300.00	42 Impr Cnt
	TOTAL VALUE	\$5,756,100.00	\$475,600.00	\$0.00	\$273,400.00	\$0.00	\$5,007,100.00	101 Parcels
ZONE 0052	LAND VALUE	\$52,418,000.00	\$28,746,000.00	\$65,800.00	\$1,265,800.00	\$117,393.00	\$22,223,007.00	96,479.85 Acres
	IMPR VALUE	\$45,575,709.00	\$6,908,200.00	\$411,900.00	\$4,645,850.00	\$0.00	\$33,609,759.00	829 Impr Cnt
	TOTAL VALUE	\$97,993,709.00	\$35,654,200.00	\$477,700.00	\$5,911,650.00	\$117,393.00	\$55,832,766.00	2,123 Parcels
ZONE 0054	LAND VALUE	\$36,600.00	\$36,600.00	\$0.00	\$0.00	\$0.00	\$0.00	11.00 Acres
	IMPR VALUE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0 Impr Cnt
	TOTAL VALUE	\$36,600.00	\$36,600.00	\$0.00	\$0.00	\$0.00	\$0.00	1 Parcels
ZONE 0055	LAND VALUE	\$6,529,200.00	\$2,079,300.00	\$0.00	\$149,600.00	\$0.00	\$4,300,300.00	11,576.26 Acres
	IMPR VALUE	\$3,054,560.00	\$6,300.00	\$0.00	\$220,260.00	\$0.00	\$2,828,000.00	140 Impr Cnt
	TOTAL VALUE	\$9,583,760.00	\$2,085,600.00	\$0.00	\$369,860.00	\$0.00	\$7,128,300.00	518 Parcels
ZONE 0056	LAND VALUE	\$2,850,100.00	\$1,078,200.00	\$0.00	\$116,600.00	\$0.00	\$1,655,300.00	1,439.17 Acres
	IMPR VALUE	\$7,635,400.00	\$5,105,600.00	\$0.00	\$492,200.00	\$0.00	\$2,037,600.00	46 Impr Cnt
	TOTAL VALUE	\$10,485,500.00	\$6,183,800.00	\$0.00	\$608,800.00	\$0.00	\$3,692,900.00	98 Parcels
ZONE 0057	LAND VALUE	\$1,296,000.00	\$21,000.00	\$75,000.00	\$225,000.00	\$0.00	\$975,000.00	30.49 Acres
	IMPR VALUE	\$8,938,200.00	\$408,600.00	\$375,000.00	\$1,125,000.00	\$0.00	\$7,029,600.00	54 Impr Cnt
	TOTAL VALUE	\$10,234,200.00	\$429,600.00	\$450,000.00	\$1,350,000.00	\$0.00	\$8,004,600.00	54 Parcels
ZONE 0058	LAND VALUE	\$2,485,800.00	\$1,627,400.00	\$0.00	\$84,600.00	\$0.00	\$773,800.00	1,916.50 Acres
	IMPR VALUE	\$1,618,200.00	\$0.00	\$0.00	\$190,800.00	\$0.00	\$1,427,400.00	11 Impr Cnt
	TOTAL VALUE	\$4,104,000.00	\$1,627,400.00	\$0.00	\$275,400.00	\$0.00	\$2,201,200.00	37 Parcels

IM 21-204

2021 Regular Roll  
ASMT 014 - NAR

5/21/2021

R-E-A-L P-R-O-P-E-R-T-Y T-A-X R-O-L-L V-A-L-U-E T-O-T-A-L-S

<u>ZONE</u>		<u>APPRAISED</u>	<u>EXEMPT</u>	<u>DISABLED VET</u>	<u>SR. CITIZEN</u>	<u>FARM USE</u>	<u>ASSESSED</u>	
ZONE 0060	LAND VALUE	\$17,650,800.00	\$5,048,500.00	\$60,000.00	\$646,521.00	\$0.00	\$11,895,779.00	253.20 Acres
	IMPR VALUE	\$32,036,238.00	\$9,868,200.00	\$216,100.00	\$1,621,355.00	\$0.00	\$20,330,583.00	275 Impr Cnt
	TOTAL VALUE	\$49,687,038.00	\$14,916,700.00	\$276,100.00	\$2,267,876.00	\$0.00	\$32,226,362.00	433 Parcels
ZONE 0061	LAND VALUE	\$276,000.00	\$0.00	\$132,000.00	\$35,000.00	\$0.00	\$109,000.00	23.55 Acres
	IMPR VALUE	\$1,334,300.00	\$136,000.00	\$18,000.00	\$115,000.00	\$0.00	\$1,065,300.00	3 Impr Cnt
	TOTAL VALUE	\$1,610,300.00	\$136,000.00	\$150,000.00	\$150,000.00	\$0.00	\$1,174,300.00	7 Parcels
ZONE 0062	LAND VALUE	\$1,580,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,580,800.00	369.44 Acres
	IMPR VALUE	\$352,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$352,700.00	4 Impr Cnt
	TOTAL VALUE	\$1,933,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,933,500.00	6 Parcels
ZONE 0063	LAND VALUE	\$1,234,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,234,900.00	554.62 Acres
	IMPR VALUE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0 Impr Cnt
	TOTAL VALUE	\$1,234,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,234,900.00	3 Parcels
ZONE 0109	LAND VALUE	\$222,500.00	\$53,200.00	\$0.00	\$39,100.00	\$0.00	\$130,200.00	116.33 Acres
	IMPR VALUE	\$216,700.00	\$68,000.00	\$0.00	\$110,900.00	\$0.00	\$37,800.00	3 Impr Cnt
	TOTAL VALUE	\$439,200.00	\$121,200.00	\$0.00	\$150,000.00	\$0.00	\$168,000.00	9 Parcels
ZONE 0110	LAND VALUE	\$63,499,700.00	\$7,461,000.00	\$388,200.00	\$2,312,300.00	\$0.00	\$53,338,200.00	29,115.68 Acres
	IMPR VALUE	\$64,381,200.00	\$4,141,400.00	\$1,188,800.00	\$7,694,782.00	\$0.00	\$51,356,218.00	1,031 Impr Cnt
	TOTAL VALUE	\$127,880,900.00	\$11,602,400.00	\$1,577,000.00	\$10,007,082.00	\$0.00	\$104,694,418.00	3,554 Parcels
ZONE 0111	LAND VALUE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.88 Acres
	IMPR VALUE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0 Impr Cnt
	TOTAL VALUE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	1 Parcels
=====								
TOTAL	LAND VALUE	\$3,440,103,400.00	\$573,755,466.00	\$71,437,850.00	\$309,144,562.00	\$56,133,006.00	\$2,429,632,516.00	1,200,115.21 Acres
	IMPR VALUE	\$10,911,653,735.00	\$1,895,634,308.00	\$179,454,507.00	\$677,296,604.00	\$0.00	\$8,159,268,316.00	47,100 Impr Cnt
	TOTAL VALUE	\$14,351,757,135.00	\$2,469,389,774.00	\$250,892,357.00	\$986,441,166.00	\$56,133,006.00	\$10,588,900,832.00	79,433 Parcels

IM 21-204



THE STATE  
of **ALASKA**

GOVERNOR MIKE DUNLEAVY

**Department of Revenue**

TAX DIVISION

Robert B. Atwood Building  
550 West Seventh Avenue, Suite 500  
Anchorage, Alaska 99501-3555  
Main: 907.269.6620  
Fax: 907.269.6644

[www.tax.alaska.gov](http://www.tax.alaska.gov)

June 01, 2021

Letter ID: L1906692096

MATANUSKA - SUSITNA BOROUGH (MAT-SU)  
ATTN: BRAD PICKETT, ASSESSOR  
350 E DAHLIA AVE  
PALMER, AK 99645-6411

Dear Mayor Vern Halter:

I have sent to your assessor a copy of the 2021 AS 43.56 Certified Assessment Roll for oil and gas property located within the Matanuska-Susitna Borough.

Total certified assessed value is: **\$9,597,770**

Please do not hesitate to contact our office with any questions or if the Tax Division can be of further assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "James H. Greeley, Jr.", written over a faint, dotted background.

James H. Greeley, Jr.  
State Petroleum Property Assessor

Cc: Brad Pickett, Assessor

Enclosed: 2021 Certified Assessment Roll - Matanuska-Susitna Borough

1M 21-204

June 01, 2021

State of Alaska  
2021 Certified Assessment Roll  
Matanuska-Susitna Borough - 007

Page: 1

Name and Address of Owner	Property ID	Description	Assessed Value
<b>ALYESKA PIPELINE SERVICE COMPANY</b> PO BOX 196660 # MS 504 ANCHORAGE, AK 99519 ATTN: CASSANDRA OLNER FEIN: 92-0039154 PTA-10019488-012	007-007-2100	COMMUNICATIONS BUILDING	\$1,647,050
<b>CERTEK HEAT MACHINE USA LLC</b> 2394 LELAND AVE GRAND JUNCTION, CO 81505 ATTN: FELICIA JONES FEIN: 14-1939684 PTA-10046438-008	007-003-7006	HEATING UNITS	\$17,300
<b>CONOCOPHILLIPS ALASKA INC.</b> DBA: ALPINE PO BOX 100360 ANCHORAGE, AK 99510 ATTN: PETER BRAKORA, ATO 1448 FEIN: 94-2700433 PTA-10029746-020	007-035-0052	INVENTORY - MATSU - ALPINE	\$880,110
<b>CONOCOPHILLIPS ALASKA INC.</b> DBA: KUPARUK & NON-UNIT PO BOX 100360 ANCHORAGE, AK 99510 ATTN: PETER BRAKORA, ATO 1448 FEIN: 94-2700433 PTA-10029746-019	007-035-7001	INVENTORY - MSB - KUPARUK	\$4,570

1M 21-204

**State of Alaska**  
**2021 Certified Assessment Roll**  
**Matanuska-Susitna Borough - 007**

Name and Address of Owner	Property ID	Description	Assessed Value
<b>HILCORP ALASKA, LLC</b> DBA: COOK INLET ASSETS 1111 TRAVIS ST HOUSTON, TX 77002 ATTN: PROPERTY TAX DEPARTMENT FEIN: 45-2627613 PTA-10016278-014			
	007-021-0021	FACILITIES - PRETTY CREEK	\$431,350
	007-021-0028	FACILITIES - LEWIS RIVER	\$1,580,250
	007-021-7030	WELLS - IVAN RIVER	\$1,270,650
	007-021-7031	WELLS - LEWIS RIVER	\$859,120
	007-021-7032	WELLS - PRETTY CREEK	\$266,430
	007-021-7070	FACILITIES - IVAN RIVER	\$2,539,550
<b>MUSTANG HOLDING LLC</b> 813 W NORTHERN LIGHTS BLVD ANCHORAGE, AK 99503 ATTN: ALAN WEITZNER FEIN: PTA-10122812-003			
	007-032-7000	MUSTANG - MATSU	\$42,440
<b>PRICE GREGORY INTERNATIONAL, INC.</b> 24275 KATY FWY STE 500 KATY, TX 77494 ATTN: BARBARA PALMER FEIN: 73-1103884 PTA-10033150-008			
	007-038-7002	OILFIELD SERVICE EQUIPMENT	\$32,190
<b>SAEXPLORATION, INC.</b> 8240 SANDLEWOOD PL STE 102 ANCHORAGE, AK 99507 ATTN: SUSAN STEWART FEIN: 45-2959022 PTA-10011856-008			
	007-038-7003	OILFIELD SERVICE EQUIPMENT	\$26,760

IM 21-204

June 01, 2021

State of Alaska  
2021 Certified Assessment Roll  
Matanuska-Susitna Borough - 007

Page: 3

---

Total: \$9,597,770

IM 21-204



**Certification Sheet**  
for  
**Senior Citizen/Disabled Veteran  
Homeowner Tax Exemption  
and  
Farm and Agricultural Lands Deferred Tax Program**



Municipality: Matanuska-Susitna Borough

Date 29-Jun-21

I, Clyde Eveland, Borough Assessor, do hereby certify that the numbers listed below are the true and correct numbers for the Senior Citizen/Disabled Veteran Homeowners Tax Exemption as 29.45.030 (e) and Farmland Agricultural Lands Deferred Tax Program AS 29.45.060.

**2021 ANNUAL REPORT**

**HOMEOWNER PROGRAM**

	Senior Citizens	Disabled Veterans	SC/DV TOTALS
Number of Approved Applicants	7,314	1,735	9,049
Total Assessed Value Exempted *	\$986,441,166	\$250,892,357	\$1,237,333,523
Total Property Taxes Exempted*	\$14,300,053	\$3,613,002	\$17,913,055

\* Do not include amounts exempted under AS 29.45.050(a) or AS 29.45.050 (i)

**FARM AND AGRICULTURAL USE PROGRAM**

Number of Applicants	273
Total Acreage Involved in Program	8,324.31
Full & True Assessed Value	\$67,881,000
Farm Use Value - prior to deduction for AS 29.45.050 (a) exemption	\$11,747,994
TOTAL TAX DEFERRED	\$766,426



# MATANUSKA-SUSITNA BOROUGH

## Department of Finance

### Division of Assessment

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-8640 • Fax (907) 861-8693

www.matsugov.us

## MEMORANDUM

**DATE:** May 19, 2021

**TO:** Matanuska-Susitna Borough Assembly  
Brad Pickett, Borough Assessor

**FROM:** Tim Vereide, Board of Equalization Chair *TV*

**SUBJECT:** 2021 Board of Equalization Summary Report and Summary Certification to the Assembly.

### 2021 Board of Equalization Summary Report to the Assembly

<u>Assessment Year 2021:</u>	<u>Total</u>	<u>Percent</u>
Total Number of Appeals Filed:	184	100%
Number of Appeals Withdrawn:	166	90.2%
Number of Appeals Heard:	18	9.8%
Number of Cases with Appellants Present at Hearing:	13	72.2%
Number of Cases with Appellants Not Present at Hearing:	5	27.8%
Number of Cases Heard and Remanded to Assessor:	0	0%
Number of Cases Heard That Were Adjusted by Board:	7	38.8%
Net Change in Value of Adjustments Made by the Board:	-65,690	
Regular Hours Worked by Appraisers & BOE Clerk (March 16 – May 11):	2936	
Overtime Hours Worked by Appraisers & BOE Clerk (March 16– May 11):	0	
Meeting Hours Worked by Board Members:	12.5	
Total Number of BOE Meeting Hours:	12.5	

Kincaid, and James Young. **Summary of findings:** Based upon testimony of the appellant regarding the condition of the subject parcels, the appellant has met their burden of proof, expressing concern regarding access. The board finds the subject parcels are as indicated by the appellant, excessive and valued improperly, and has reset the values. It appeared the cost made these parcels undevelopable and value based on similar properties the assessment office mentioned of being inundated by water. Concurrence with Findings of Facts: In Favor - All. Opposed - None.

**WILLIAM TULL**

**Appeals #122-124**

**Multiple accounts**

**Appellant was present at hearing.**

Continuation from May 4, 2021, Appellant received complete packet.

Motion to affirm appeals as he has met his burden of proof for appeals 122, 123, and 124, accounts 118N01E07C012, 118N01E07C015, & 118N01E07C016, and that the value will be set with a separate motion, by Ken Kincaid, 2<sup>nd</sup> by James Young. Votes in favor - Tim Vereide, Ken Kincaid, and James Young. Opposed - None. Motion **passes**; Appellant prevails. Motion to set the value of these three parcels at \$1,000 per acre applied to acreage as assessed for appeal 122 at \$9,100, appeal 123 at \$9,850, appeal 124 at \$10,060 by Ken Kincaid, 2<sup>nd</sup> by James Young. In favor: Tim Vereide, Ken Kincaid, and James Young. Concurrence with Findings of Facts: In Favor - All. Opposed - None.

The 2021 Board of Equalization does hereby certify this summary of its actions taken on the dates noted above.



Tim Vereide, Chair  
Board of Equalization



Date

Following is a summary of actions taken by the 2021 Board of Equalization on the dates noted below:

**MARCH 30, 2021 2:00 p.m. Organizational Meeting**

**Board Members present: Tim Vereide, DanaLyn Dalrymple, James Young, and Russell Joyce.**

Motion to elect Tim Vereide as Chair by DanaLyn Dalrymple, 2<sup>nd</sup> by James Young. Votes in favor: All. Votes opposed: None. Motion **passes**. Motion by Russell Joyce to nominate DanaLyn Dalrymple as Vice Chair, 2<sup>nd</sup> by James Young. Votes in Favor: All. Votes Opposed: None. Motion **passes**. Alice Hawkes, Board Clerk, administered the oath to all board members present: Tim Vereide, DanaLyn Dalrymple, James Young, and Russell Joyce. Alice Hawkes, Board Clerk, administered the oath to all borough staff present: Brad Pickett, Pete Michaloski, Jesse Curlin, Donald Gibbs, Michael Long, Tim Quinones, Todd Romine, Bud Hilty, Buddy Eveland, Robert Stahle and Art Godin recorded their oaths.

Presentations: John Aschenbrenner, Deputy Borough Attorney gave presentation on board and staffs conduct. The quorum was set with a maximum of five board members to hear late-file requests: Tim Vereide, James Young, Russell Joyce, and DanaLyn Dalrymple will hear the late file requests.

**Late-File Requests:**

**Name: TARA LOGSDON**

**Account No. 53893000L00**

Motion to grant late file request by Russell Joyce, 2<sup>nd</sup> by James Young. Votes in Favor: None. Votes Opposed: DanaLyn Dalrymple, James Young, Russell Joyce, and Tim Vereide. Motion **fails**; late-file request is denied. Summary of findings: The appellant is not a new property owner and should be aware that the assessment office mails out the notices at approximately the same time every year. The notices identify specific dates for the appeal period. It is the responsibility of the notice recipient to carefully read the notice and respond appropriately. Failure to do so is not grounds for the board to approve the late file request. The board has denied this request for filing a late appeal. Concurrence with findings: DanaLyn Dalrymple, James Young, Russell Joyce, and Tim Vereide. Nonconcurrence: None.

**Name: MELLEN INVESTMENT**

**Account No.: 51589000L005B**

Motion to grant late file request by Russell Joyce, 2<sup>nd</sup> by James Young. Votes in Favor: None. Votes Opposed: DanaLyn Dalrymple, James Young, Russell Joyce, and Tim Vereide. Motion **fails**; late-file request is denied. Summary of findings: The appellant should be aware that the assessment office mails out the notices at approximately the same time every year. The notices identify specific dates for the appeal period. It is the responsibility of the notice recipient to carefully read the notice and respond appropriately. Failure to do so is not grounds for the board to approve the late file request. There is clear acknowledgement that the notice was received. The board has denied this request for filing a late appeal. Concurrence with findings: DanaLyn Dalrymple, James Young, Russell Joyce, and Tim Vereide. Nonconcurrence: None.

**Name: JANIS BISHOP**

**Account No.: 54799000L012**

Motion to grant late file request by Tim Vereide, 2<sup>nd</sup> by Russell Joyce. Votes in Favor: None. Votes Opposed: DanaLyn Dalrymple, James Young, Russell Joyce, and Tim Vereide. Motion **fails**; late-file request is denied. Summary of findings: The late file request was lacking information regarding the mentioned family issues and misinformation, so the board was unable to determine whether

the issues that occurred were grounds to approve the late file request. The board has denied this request for filing a late appeal. Concurrence with findings: DanaLyn Dalrymple, James Young, Russell Joyce, and Tim Vereide. Nonconcurrence: None.

**Name: DAVE & JACQUE BELL**

**Account No.: 55858B01L017**

Motion to grant late file request by Russell Joyce, 2nd by James Young. Votes in Favor: None. Votes Opposed: DanaLyn Dalrymple, James Young, Russell Joyce, and Tim Vereide. Motion **fails**; late-file request is denied. **Summary of findings:** Failure to read the notice does not constitute a compelling reasons or circumstance, which would prevent a person under reasonable circumstances from filing an appeal in a timely manner during the thirty-day appeal period. The board has denied the request for filing a late appeal. Concurrence with findings: DanaLyn Dalrymple, James Young, Russell Joyce, and Tim Vereide. Nonconcurrence: None.

**Name: MICHAEL & TERESA OLDENKAMP**

**Account No.: 51625000T001**

Motion to grant late file request by Russell Joyce, 2nd by James Young. Votes in Favor: None. Votes Opposed: DanaLyn Dalrymple, James Young, Russell Joyce, and Tim Vereide. Motion **fails**; late-file request is denied. **Summary of findings:** In the event an appellant is out of state during the typical assessment appeal period and hasn't received mail, the boroughs website provides current information on the values of a property and appeal and is available online. This applicant chose to work out of state and not receive mail so this does not constitute a compelling reason for the board to approve. The board has denied the request for filing a late appeal. Concurrence with findings: DanaLyn Dalrymple, James Young, Russell Joyce, and Tim Vereide. Nonconcurrence: None.

**Name: TIMOTHY RUSSELL**

**Account No.: 57501B05L014**

Motion to grant late file request by Russell Joyce, 2<sup>nd</sup> by James Young. Votes in favor: DanaLyn Dalrymple, James Young, Russell Joyce, and Tim Vereide. Votes Opposed: None. Motion **passes**; appellant prevails. **Summary of findings:** The board found that the appellant had a compelling reason for missing the deadline. Concurrence with findings: DanaLyn Dalrymple, James Young, Russell Joyce, and Tim Vereide. Nonconcurrence: None.

**Name: LYNN BROWN**

**Account No.: 17N02E35B021**

Motion to grant late file request by Russell Joyce, 2<sup>nd</sup> by James Young. Votes in favor: DanaLyn Dalrymple, James Young, Russell Joyce, and Tim Vereide. Votes Opposed: None. Motion **passes**; appellant prevails. **Summary of findings:** The board found that the appellant had a compelling reason for missing the deadline. Concurrence with findings: DanaLyn Dalrymple, James Young, Russell Joyce, and Tim Vereide. Nonconcurrence: None.

**Name: KALE CASEY**

**Account No.: 56598B01L001**

Motion to grant late file request by Russell Joyce, 2nd by James Young. Votes in Favor: None. Votes Opposed: DanaLyn Dalrymple, James Young, Russell Joyce, and Tim Vereide. Motion **fails**; late-file request is denied. **Summary of findings:** In the event an appellant is out of state during the typical assessment appeal period and hasn't received mail the borough website provides current information on the values of a property and appeal and is available online. This applicant chose to work out of state and not receive mail so this does not constitute a compelling reason for the board to approve. The board has denied this request for filing a late appeal. Concurrence with findings: DanaLyn Dalrymple, James Young, Russell Joyce, and Tim Vereide. Nonconcurrence: None.

**APRIL 8, 2021, 9 a.m.**

**Board Members present: Tim Vereide, Russell Joyce, and DanaLyn Dalrymple.**

**Name: MARK & THERESA SAVEL**

**Appeal # 024**

**Account # 117N02E11D004**

**Appellants were present at hearing.**

Continued to another day when appellant receives the appeal packet.

Motion to table the appeal to another day, by DanaLyn Dalrymple. Amend motion to reschedule the hearing to another time and that additional information be submitted at least 2 days prior to the meeting by DanaLyn Dalrymple, 2nd by Russell Joyce. In favor: All.

**April 13, 2021, 1:00 p.m.**

**Board Members present: Tim Vereide, Russell Joyce, and DanaLyn Dalrymple.**

**Name: JOHN & DAWN HARRIS**

**Appeal # 002**

**Account # 55344B03L013A**

**Appellants were present at hearing.**

Motion to grant appeal 002, account No. 55344B03L013A, by Russell Joyce. 2<sup>nd</sup> by DanaLyn Dalrymple.

Votes in favor - None. Opposed – Russell Joyce, DanaLyn Dalrymple, and Tim Vereide.

Motion **fails**; Borough valuation upheld. Summary of findings: Appellant has not met the burden of proof in showing the property value is excessive. The board considered the material supplied by the appellant including two comparable sales prepared by a realtor, both had adjustments that did not support the value that was listed in the owners estimate of value. The boroughs comparables were closer in size to the subjects property and supported the value as adjusted by the Assessor. Borough staff discussed the concerns specifically identified in the appeal. The Board's findings include that the borough had applied an 8% + 5% depreciation for the age of this property. The market applicable to assessments has been considered, changes in income or the downturn of economy due to COVID related issues is outside of the board's authority to consider. Concurrence with Findings of Facts: In Favor – All. Opposed – None.

**Name: GORDON OSGOOD & DENISE DEAL**

**Appeal # 041**

**Account # 217N03W19A005**

**Appellant was present at hearing.**

Motion to grant appeal 041, account No. 217N03W19A005, by DanaLyn Dalrymple, 2nd by Russell Joyce.

Votes in favor - DanaLyn Dalrymple. Opposed – Russell Joyce and Tim Vereide. Motion **fails**; Borough valuation upheld. Summary of findings: In regards to excessive value the borough has been able to show property sales and in most aspects of equal value in regards to similar properties. The appellant brought a lot of information to the table that in many ways supports the information of the difficulties in valuing property that does not have road access. Regarding the question whether the parcel's value should be closer to properties in Flat Lake was disproven entirely. The factor on Big Lake has its own microclimate of prices and demand for property that seems to show in larger and smaller parcels. The board finds the case for the appellant's value of \$76,628 unfounded and the borough has supported their value of \$192,100. Electrical power differences were unable to be fleshed out by the borough at this time. Conclusion is the

appellant's case is not excessive nor unequal. Concurrence with Findings of Facts: In Favor – All. Opposed – None.

**Name: RONNIE & LOIS OLSON**

**Appeal # 003**

**Account # 53915000L003**

**Appellant was not present at hearing.**

Motion to grant appeal 003, account No. 53915000L003, by Russell Joyce, 2<sup>nd</sup> by DanaLyn Dalrymple. Votes in favor - None. Opposed - DanaLyn Dalrymple, Russell Joyce and Tim Vereide. Motion **fails**; Borough valuation upheld. Summary of findings: Appellant's appeal did not provide an owners estimate of value which makes it difficult to understand their thoughts. The boroughs assessed value of \$33,900 is much less than the owners purchase price 2-3 years ago, and that supports the boroughs value not being excessive. The borough checked adjacent parcels in the area for equity and found them equitable. Reference the boroughs report for the review of land values in the area. A borough appraiser inventoried the area and remedied a clerical error on the neighbor's house and those neighbors received an adjusted notice with the corrected value. Concurrence with Findings of Facts: In Favor - All. Opposed - None.

**APRIL 20, 2021 1:00 p.m.**

**Board Members present: Tim Vereide, Russell Joyce and James Young.**

**Name: BRIAN & LESLIE BAGLEY**

**Appeal # 067**

**Account # 57676000L005**

**Appellant was present at hearing.**

Motion to grant appeal for Account No. 57676000L005 by Russell Joyce. 2<sup>nd</sup> by James Young. Votes in favor – None. Opposed – Russell Joyce, James Young, and Tim Vereide. Motion **fails**; borough valuation upheld. Summary of findings: The borough addressed the property owners concerns with the adjoining properties and supported their values with the report, verbal testimony, and comparable's. The unfinished areas were accounted for in the boroughs value. The appellant has not supported the value they have asked for with proof for that value. Conclusion is that the property value was not found to be excessive or unequal. Additional points that were addressed were the gravel road, the location, and the fact that the comps went down in value due to adjustments that were made because of the features of the homes. Concurrence with Findings of Facts: In Favor – Russell Joyce, James Young, and Tim Vereide. Opposed – None.

**APRIL 22, 2021, 2:30 p.m.**

**Board Members present: Tim Vereide, DanaLyn Dalrymple and Russell Joyce.**

**Name: MARK & THERESA SAVEL**

**Appeal # 024**

**Account # 117N02E11D004**

**Appellant was present at hearing.**

Continued from April 8, 2021.

Motion to grant appeal of account 117N02E11D004 for Theresa and Mark Savel by

DanaLyn Dalrymple, 2nd by Russell Joyce. Votes in favor - None. Opposed - DanaLyn Dalrymple, Russell Joyce, and Tim Vereide. Motion **fails**; borough valuation upheld. Summary of findings: Review of the appellants information and the packet submitted by the Assessor showed the comparable's used by the Assessor and also by the appellants, that when adjusted all continue to support the value of the property at issue and has not been assessed in an excessive nor unequal manner. Concurrence with Findings of Facts: In Favor – All. Opposed – None.

**Name: LISA WILLIAMSON**

**Appeal # 075**

**Account # 55592B02L004**

**Appellant was not present at hearing.**

Motion to grant appeal for account No. 55592B02L004 for Lisa J Williamson by Russell Joyce. 2<sup>nd</sup> by DanaLyn Dalrymple. Votes in favor - None. Opposed - DanaLyn Dalrymple, Russell Joyce, and Tim Vereide. Motion **fails**; borough valuation upheld. Summary of findings: The fee appraisal submitted by the appellant as well as the report by borough, all when adjusted appropriately support the adjusted value of \$312,300 and is not excessive. Concurrence with Findings of Facts: In Favor – All. Opposed – None.

**APRIL 28, 2021, 1:00 p.m.**

**Board Members present: Tim Vereide, DanaLyn Dalrymple, Ken Kincaid, and Russell Joyce.**

**Name: KRISTEN VALENZUELA**

**Appeal # 183**

**Account # 57941B03L008A**

**Appellant was present at hearing.**

Motion to grant appeal #183 another motion will determine the valuation amount by Russell Joyce, 2<sup>nd</sup> by Ken Kincaid. In Favor: Tim Vereide, DanaLyn Dalrymple, Ken Kincaid, and Russell Joyce.

Opposed: None. Motion **passes**; appellant prevails. Motion based on assessed values and information from the appellant, keep land valuation of \$39, 400 and make adjustments to the building value to incorporate lack of improvements that was acceptable to the borough a few years ago, and add time adjustment that building assessment of \$124,100 for a total of \$163,500 by Russell Joyce, 2<sup>nd</sup> by Ken Kincaid. Votes in favor – DanaLyn Dalrymple, Russell Joyce, Ken Kincaid, and Tim Vereide. Opposed - None. Motion **passes**; value set. **Summary of findings:** Excessive value based on several years of fluctuating assessments and seemingly having different methods of arriving at numbers. The findings are with deficiencies in property and a lack of maintenance has caused the property to remain in a state of similar condition, time adjusted value is stated in motion and covered necessary changes in value.

**Name: JAMES & CORINA SHOOK**

**Appeal # 079**

**Account # 557447B01L013**

**Appellants were present at hearing.**

Motion to grant appeal 079, Account #57447B01L013 for James & Corina Shook by Russell Joyce. 2<sup>nd</sup> by DanaLyn Dalrymple. Votes in favor – None. Opposed - DanaLyn Dalrymple, Russell Joyce, Ken Kincaid, and Tim Vereide. Motion **fails**; borough valuation upheld.

**Summary of findings:** Reviewed the submissions from the appellants regarding their neighborhood on Angela Drive. When sales within were time adjusted they fit in with the current assessed value. Appraisal from appellant when time adjusted also supported the assessed value. Junkyard was not shown to impact

nor influence sales. No sufficient evidence regarding change of grade, and analysis shows equity and was not found to be unequal. Concurrence with Findings of Facts: In Favor – All. Opposed – None.

**APRIL 29, 2021, 1:30 p.m.**

**Board Members present: Tim Vereide, DanaLyn Dalrymple and James Young.**

**Name: MAX SCHWAB**

**Appeal # 006**

**Account # 57000B08L011**

**Appellant was not present at hearing.**

Chair Tim Vereide requested that the board combine and hear both appeal 160 and 006 together. Move to approve appeal 006, Account # 5700B08L011 for Max Schwab by DanaLyn Dalrymple. 2nd by James Young. Votes in favor – None. Opposed - DanaLyn Dalrymple, James Young, and Tim Vereide. Motion **fails**; borough valuation upheld. Summary of findings: \$181,800 not excessive, assessed value was supported by comparable sales, which included property near the subject, and the subject property does not seem to be in immediate danger of erosion, no adjustment at this time. Borough staff did onsite visit and did not see evidence of erosion at this parcel. Burden of proof was not met and the assessor's valuation is upheld. Conclusion is the assessed value is not excessive. Concurrence with Findings of Facts: In Favor – All. Opposed – None.

**Name: MAX SCHWAB**

**Appeal # 160**

**Account # 57000B08L012**

**Appellant was not present at hearing.**

Motion to grant appeal 160, Account #57000B08L012 for Max Schwab by DanaLyn Dalrymple. 2<sup>nd</sup> by James Young. Votes in favor – None. Opposed - DanaLyn Dalrymple, James Young, and Tim Vereide. Motion **fails**; borough valuation upheld. Summary of findings: Appellant did not present evidence to meet their burden of proof that assessment of \$17,400 was excessive, the comparables provided by the Assessor's office adequately support the assessed value. There was no evidence that erosion from the Susitna River was affecting the parcel in a way that required an adjustment of the assessed value. Photograph provided by the appellant did not appear to be of the subject property and borough staff physically drove to the parcel to confirm that erosion was not a factor to be considered. Concurrence with Findings of Facts: In Favor – All. Opposed – None.

**Name: AMY CARTWRIGHT**

**Appeal # 181**

**Account # 56254B03L006**

**Appellant was not present at hearing**

Move to approve appeal 181, Account # 56254B03L006 for Amy Cartwright by DanaLyn Dalrymple. 2nd by James Young. Votes in favor – None. Opposed - DanaLyn Dalrymple, James Young, and Tim Vereide. Motion **fails**; borough valuation upheld. Summary of findings: The appellant did not meet the burden of proof to establish that the value, as adjusted, of \$224,900 was excessive or unequal. Unequal was not checked on appeal form but was in letter. Two neighboring properties had significant differences in quality and categorized as cabins due to the way they were constructed. No adjustment was made based on the interior grade or condition as appellant was unable to permit a walk through. The comps used, support and bracket the value set by the Assessor as not unequal and not excessive. Concurrence with Findings of Facts: In Favor – All. Opposed – None.

**MAY 4, 2021, 9:00 a.m.**

**Board Members present: Tim Vereide, Ken Kincaid, and James Young.**

**WILLIAM TULL**

**Appeals #119-124**

**Multiple accounts**

**Appellant was present at hearing.**

Chair Tim Vereide grouped appeals 119, 120, and 121 as they are all similar properties. Appellant did not have the complete packet, so the hearing is put aside until a later date.

Motion by James Young to postpone to a future time, 2<sup>nd</sup> by Ken Kincaid. In favor: All.

**MAY 6, 2021, 12:00 p.m.**

**Board Members present: Tim Vereide, DanaLyn Dalrymple, and James Young.**

**LORRAINE CUTLER**

**Appeals #179**

**56573B01L009**

**Appellant was present at hearing.**

Move to approve appeal 179, Account # 56573B01L009 for Lorraine Cutler by DanaLyn Dalrymple. 2<sup>nd</sup> by James Young. Votes in favor – None. Opposed - DanaLyn Dalrymple, James Young, and Tim Vereide. Motion **fails**; borough valuation upheld. Summary of findings: The appellant did not meet the burden of proof to establish that the assessed value of \$186,400 was excessive. The comps provided by the borough exceeds and supports the subjects assessed value. Interior conditions and earthquake impact were not supported because an interior inspection was not permitted and no evidence was submitted that showed the assessors valuation to be excessive. Concurrence with Findings of Facts: In Favor – All. Opposed – None.

**MAY 11, 2021, 10:00 a.m.**

**Board Members present: Tim Vereide, Ken Kincaid, and James Young.**

**WILLIAM TULL**

**Appeals #119-121**

**Multiple accounts**

**Appellant was present at hearing.**

Continuation from May 4, 2021, Appellant received complete packet.

Motion to affirm appeals as he has met his burden of proof for accounts 118N01E07C009, 118N01E07C010, & 118N01E07C011, and that the value will set with a separate motion, by Ken Kincaid, 2<sup>nd</sup> by James Young. Votes in favor - Tim Vereide, Ken Kincaid, and James Young. Opposed - None. Motion **passes**; Appellant prevails.

Motion to set the value of these three parcels at \$1,000 per acre: appeal 119 at \$6,300, appeal 120 at \$6,400, appeal 121 at \$6,600 by Ken Kincaid, 2<sup>nd</sup> by James Young. In favor: Tim Vereide, Ken

Kincaid, and James Young. **Summary of findings:** Based upon testimony of the appellant regarding the condition of the subject parcels, the appellant has met their burden of proof, expressing concern regarding access. The board finds the subject parcels are as indicated by the appellant, excessive and valued improperly, and has reset the values. It appeared the cost made these parcels undevelopable and value based on similar properties the assessment office mentioned of being inundated by water. Concurrence with Findings of Facts: In Favor - All. Opposed - None.

**WILLIAM TULL**

**Appeals #122-124**

**Multiple accounts**

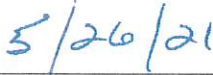
**Appellant was present at hearing.**

Continuation from May 4, 2021, Appellant received complete packet.

Motion to affirm appeals as he has met his burden of proof for appeals 122, 123, and 124, accounts 118N01E07C012, 118N01E07C015, & 118N01E07C016, and that the value will be set with a separate motion, by Ken Kincaid, 2<sup>nd</sup> by James Young. Votes in favor - Tim Vereide, Ken Kincaid, and James Young. Opposed - None. Motion **passes**; Appellant prevails. Motion to set the value of these three parcels at \$1,000 per acre applied to acreage as assessed for appeal 122 at \$9,100, appeal 123 at \$9,850, appeal 124 at \$10,060 by Ken Kincaid, 2<sup>nd</sup> by James Young. In favor: Tim Vereide, Ken Kincaid, and James Young. Concurrence with Findings of Facts: In Favor - All. Opposed - None.

The 2021 Board of Equalization does hereby certify this summary of its actions taken on the dates noted above.

  
\_\_\_\_\_  
Tim Vereide, Chair  
Board of Equalization

  
\_\_\_\_\_  
Date