

Matanuska-Susitna Borough
Manager-John Moosey



2016 Property Appraisal Annual Report

Borough Assessor-Brad Pickett

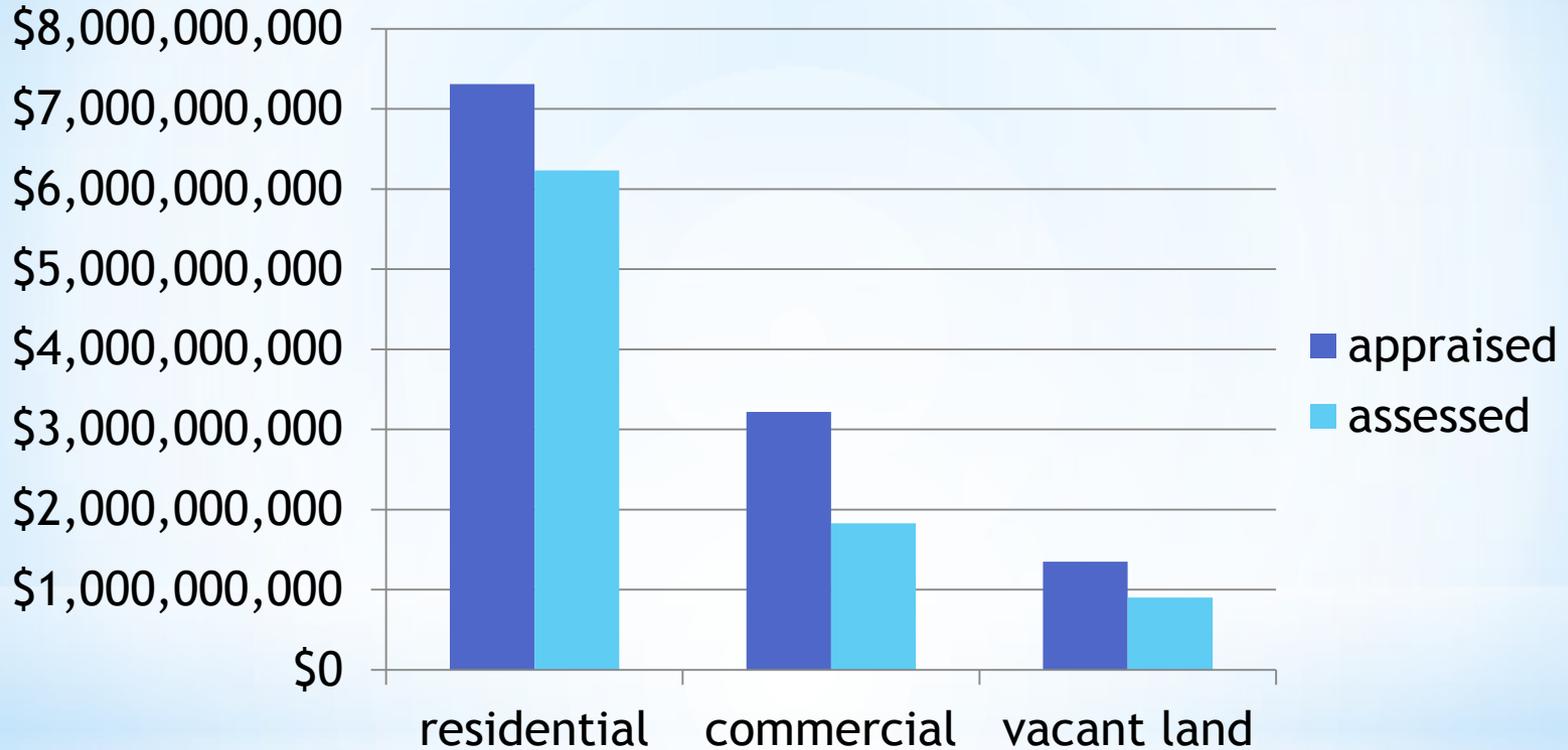
Overview of Real Property Assessment Process 2016

Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
January 1 st : All taxable property assessed for tax year											
February 22 nd : Assessment notices mailed, Values posted to the web, 30 day appeal period commences											
March 22 nd : Appeal period ends											
			Mid April: Appeal hearings begin								
					June 1 st : Assessment Roll certified						
Year round: Re-inspection process											

Not Certified-2016

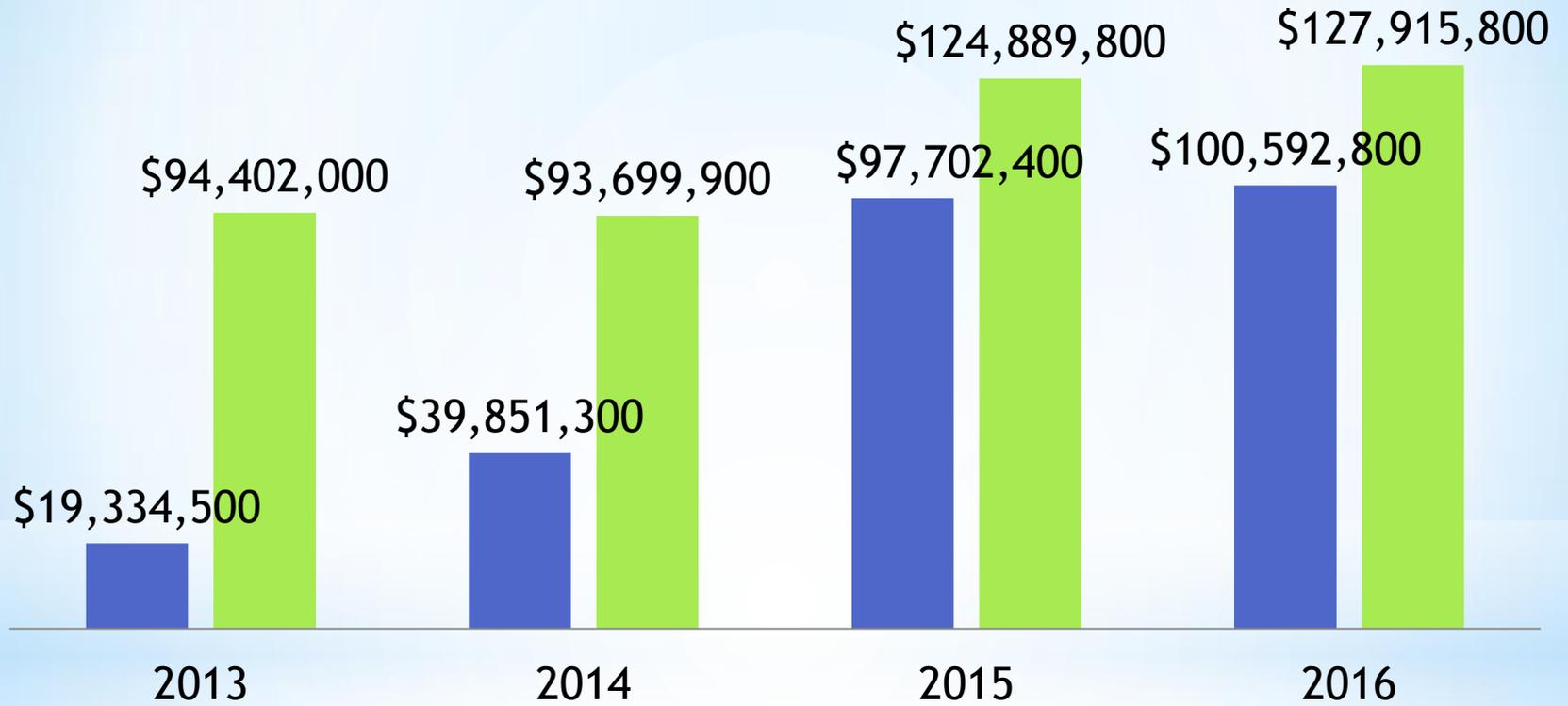
Appraised Value before exemptions \$11,879,384,908

Assessed Value after exemptions \$8,965,294,809

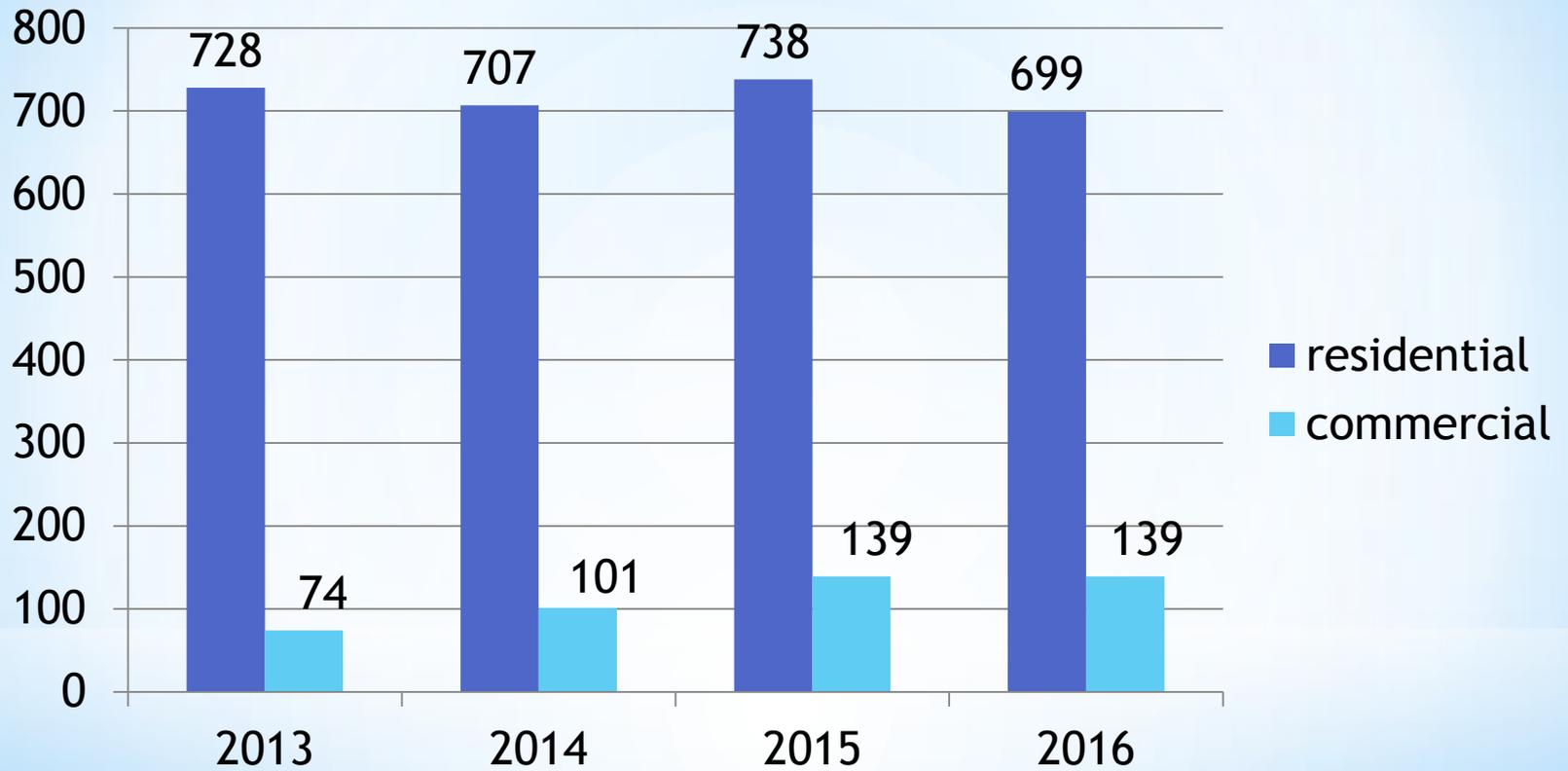


2016 Property Tax Base by Value

■ Commercial ■ Residential



New Construction



New Construction breakdown by units

Average Assessed Value increased **4.4%** , \$233,541

Average Sales Price increased **5.7%** , \$248,883



Average Assessed Value compared to Average Sales Price

Appeal Process

Tax Year	Public Contacts	Appeals Filed	Appeals Heard
2011	1442	268	74
2012	1296	270	129
2013	916	182	37
2014	959	217	54
2015	752	201	41