

**MATANUSKA-SUSITNA BOROUGH  
BOROUGH MAYOR-EDNA DEVRIES  
BOROUGH MANAGER-MIKE BROWN**

*2025 Property Appraisal  
Annual Report*

Borough Acting Assessor-Art Godin

# Overview of Real Property Assessment Process 2025 Tax Year

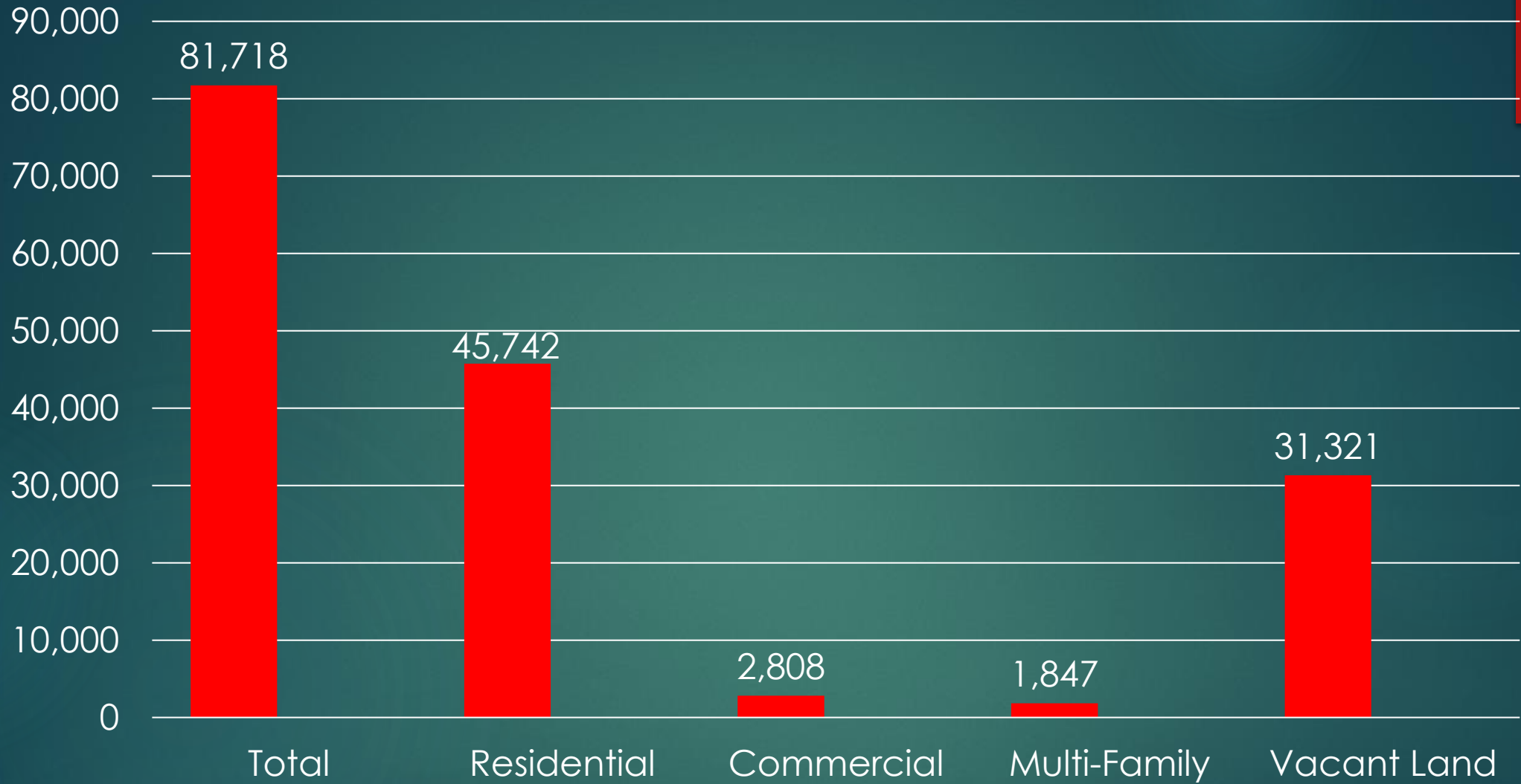
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Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Clerical changes and property inspections are performed all year											
<b>January 1:</b> All taxable property assessed for current tax year											
<b>January 29:</b> Assessment notices mailed, values posted to the web, 30-day appeal period commences on January 30											
<b>February 28:</b> Appeal period ends											
			<b>April:</b> Appeal hearings begin								
					<b>May 30:</b> Assessment roll certified						

# In Calendar Year 2024 We Processed

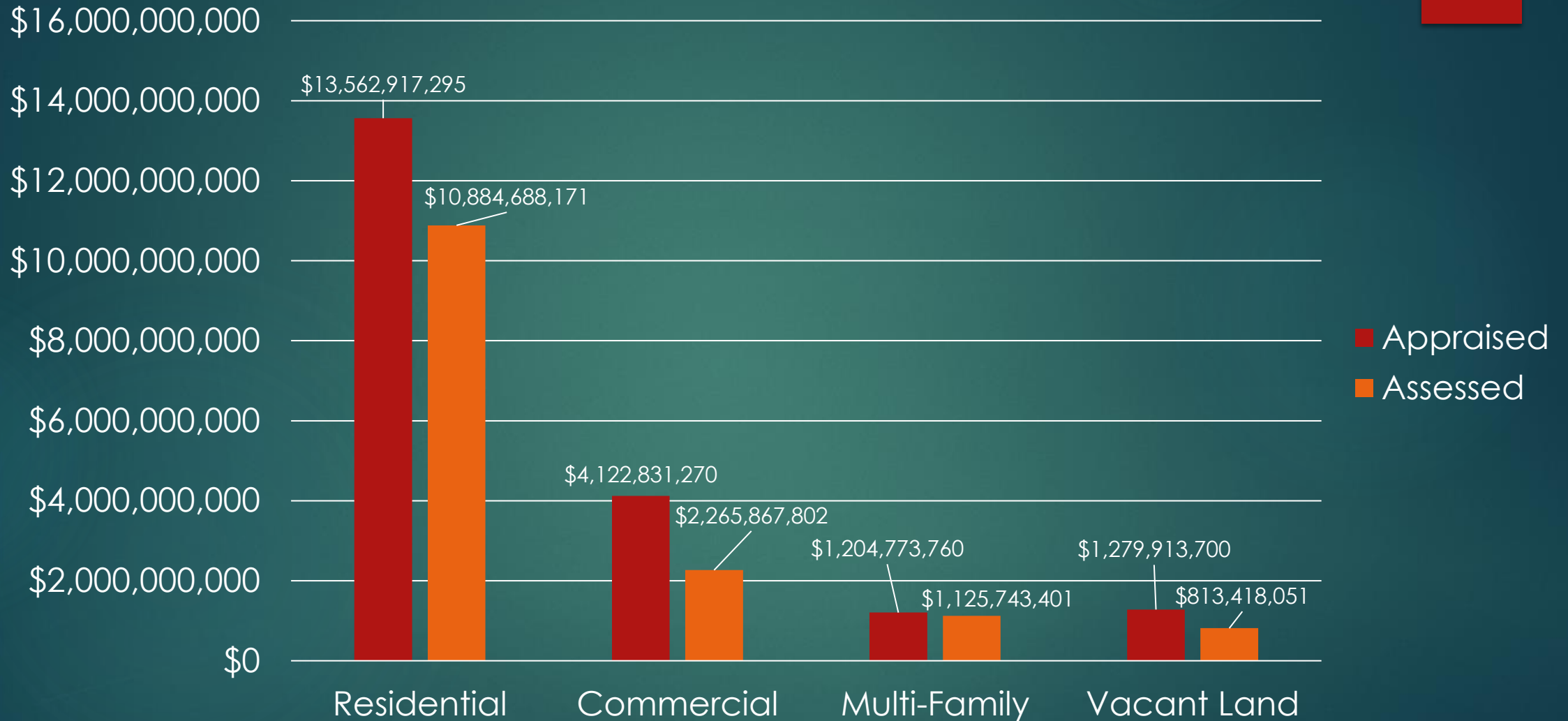
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- ▶ 6532 Deeds
- ▶ 9,486 Address changes
- ▶ 6571 Property Acquisition Questionnaires
- ▶ 957 Adjusted Value Notices
- ▶ 879 New Senior Citizen/Disabled Veteran exemptions
- ▶ 163 Plats (includes Records of Surveys)
- ▶ 129 Acreage adjustments
- ▶ 526 New parcels
- ▶ 8 Condominium Declarations
- ▶ 80 Business Inventory Returns
- ▶ 378 Utility Property Statements
- ▶ 278 Farm Deferment applications
- ▶ 4 Non-Profit exemptions



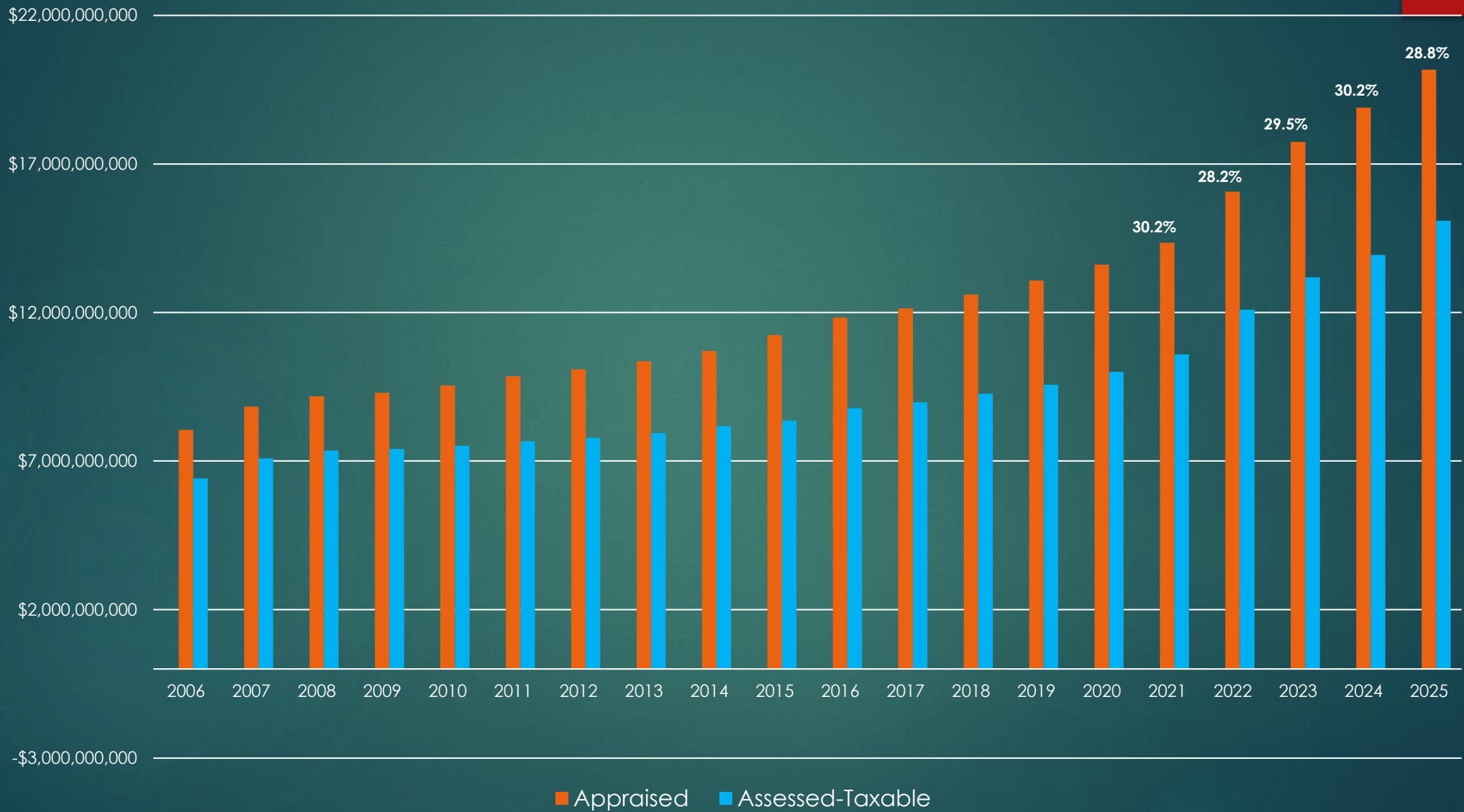
# Parcels-Improved/Vacant

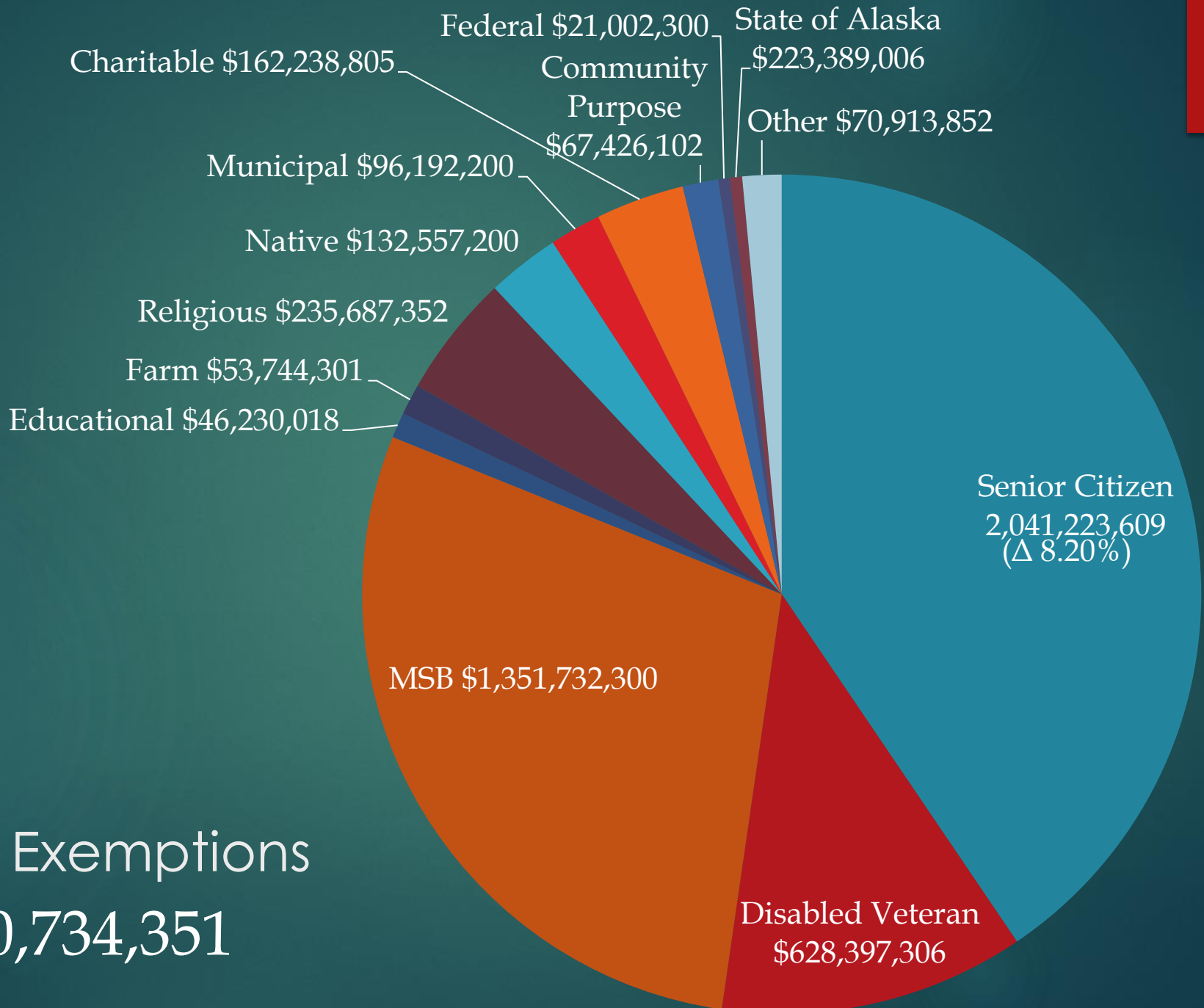
Appraised Value \$20,170,436,025 – 6.8% increase. Assessed Value \$15,089,717,425 – 8.3% increase.



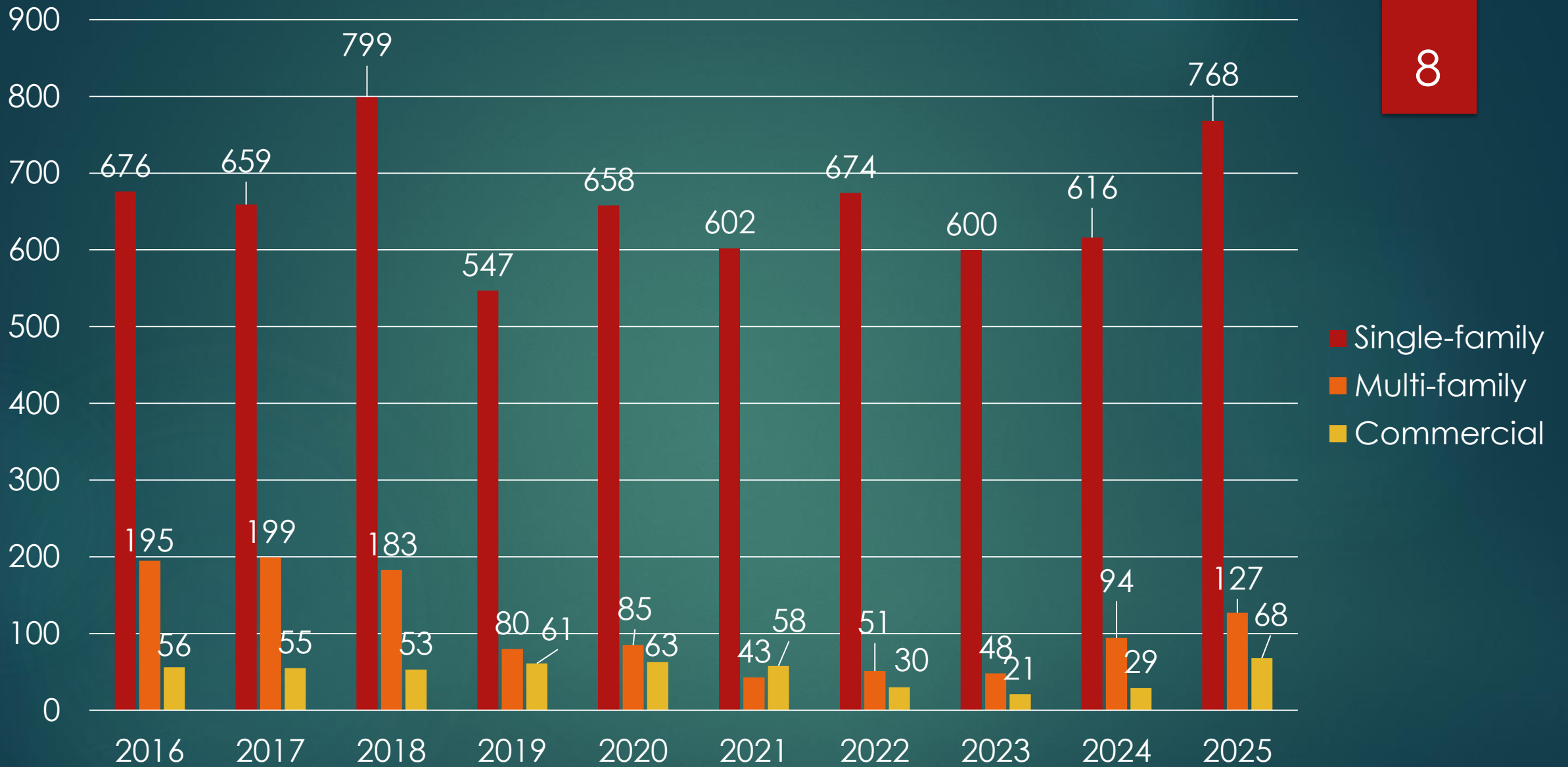
# 2025 Property Tax Base by Value

# Appraised vs Taxable



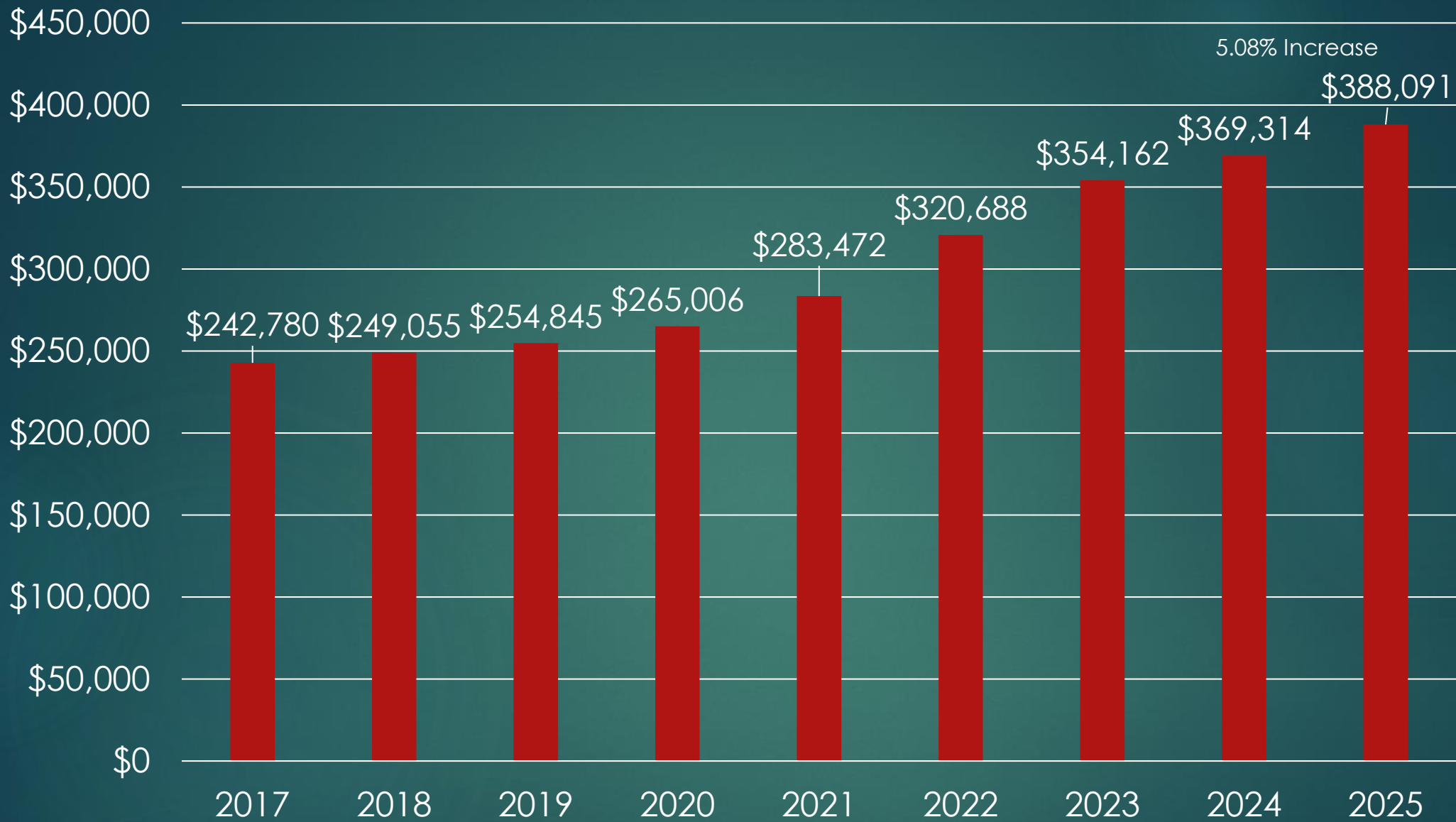


2025 Total Exemptions  
**\$5,130,734,351**



# New Construction By Count





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

# Appeal Process

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<b>Tax Year</b>	<b>Public Contacts</b>	<b>Appeals Filed</b>	<b>Appeals Heard</b>	<b>Appeals Adjusted</b>
<b>2016</b>	<b>1175</b>	<b>190</b>	<b>44</b>	<b>2</b>
<b>2017</b>	<b>953</b>	<b>267</b>	<b>42</b>	<b>6</b>
<b>2018</b>	<b>881</b>	<b>152</b>	<b>19</b>	<b>2</b>
<b>2019</b>	<b>890</b>	<b>191</b>	<b>30</b>	<b>3</b>
<b>2020</b>	<b>775</b>	<b>123</b>	<b>7</b>	<b>1</b>
<b>2021</b>	<b>896</b>	<b>184</b>	<b>18</b>	<b>7</b>
<b>2022</b>	<b>952</b>	<b>173</b>	<b>29</b>	<b>4</b>
<b>2023</b>	<b>644</b>	<b>132</b>	<b>13</b>	<b>4</b>
<b>2024</b>	<b>508</b>	<b>96</b>	<b>22</b>	<b>6</b>