

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

*2024 Property Appraisal  
Annual Report*

Borough Assessor-Oliver Querin

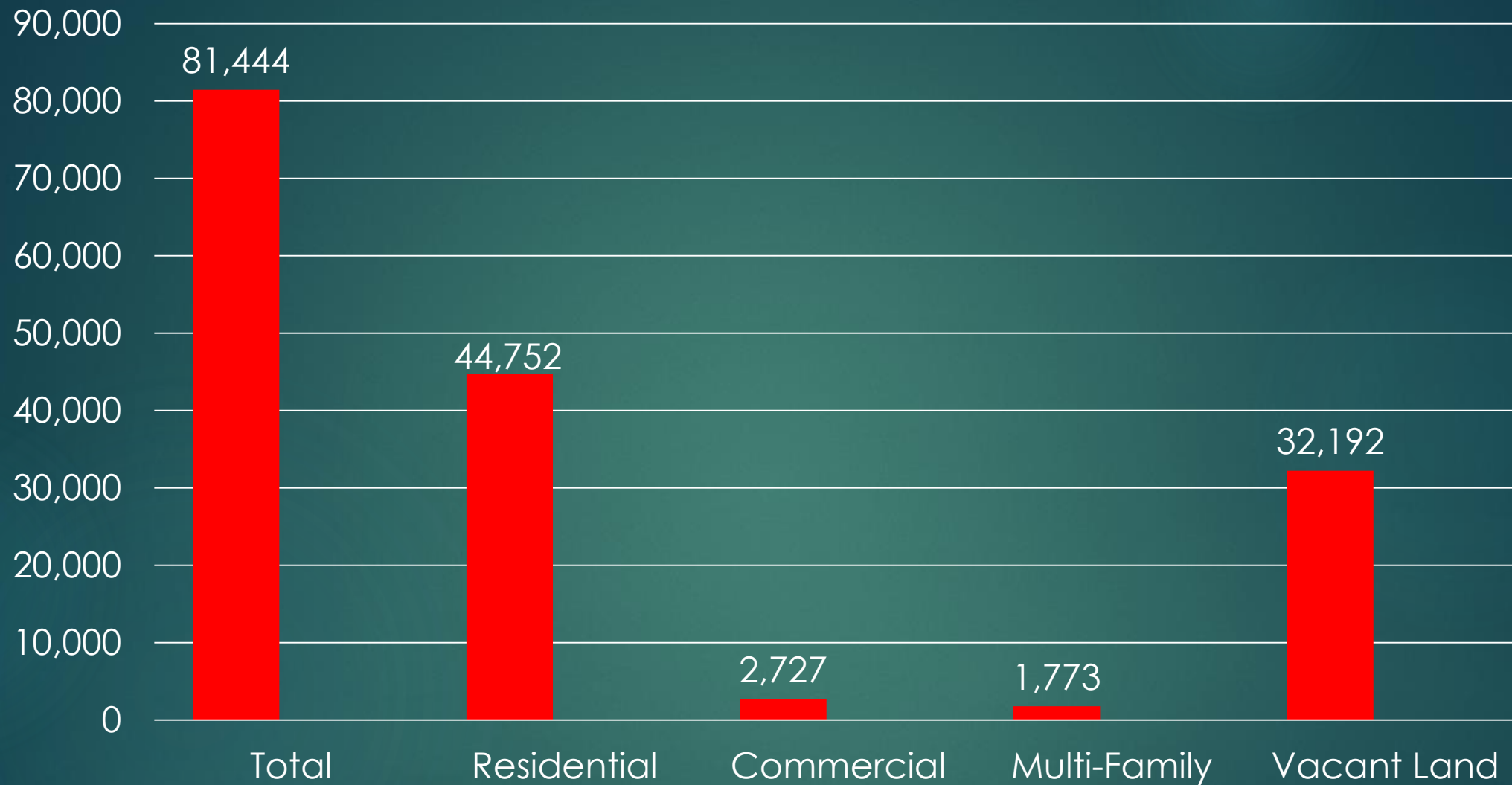
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Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Clerical changes and property inspections are performed all year											
<b>January 1:</b> All taxable property assessed for current tax year											
<b>January 29:</b> Assessment notices mailed, Values posted to the web, 30-day appeal period commences on January 31											
<b>February 29:</b> Appeal period ends											
			<b>April:</b> Appeal hearings begin								
					<b>June 1:</b> Assessment roll certified						

# In Calendar Year 2023 We Processed

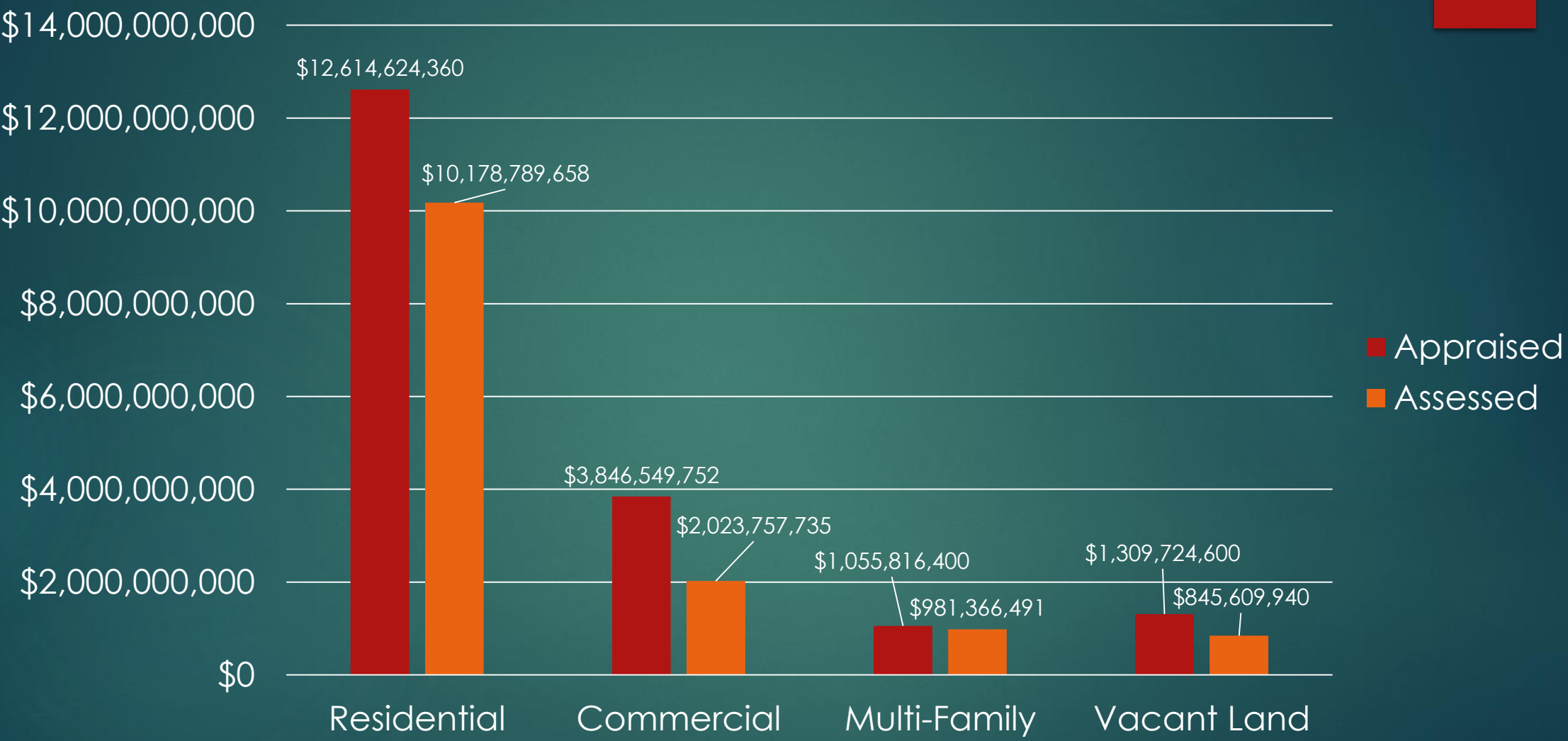
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- ▶ 6718 Deeds
- ▶ 6948 Address changes
- ▶ 7274 Property Acquisition Questionnaires
- ▶ 874 Adjusted Value Notices
- ▶ 922 Senior Citizen/Disabled Veteran exemptions
- ▶ 137 Plats (includes Records of Surveys)
- ▶ 120 Acreage adjustments
- ▶ 923 New parcels
- ▶ 19 Condominium Declarations
- ▶ 77 Business Inventory Returns
- ▶ 418 Utility Property Statements
- ▶ 280 Farm Deferment applications
- ▶ 12 Non-Profit exemptions



**Parcels-Improved/Vacant**

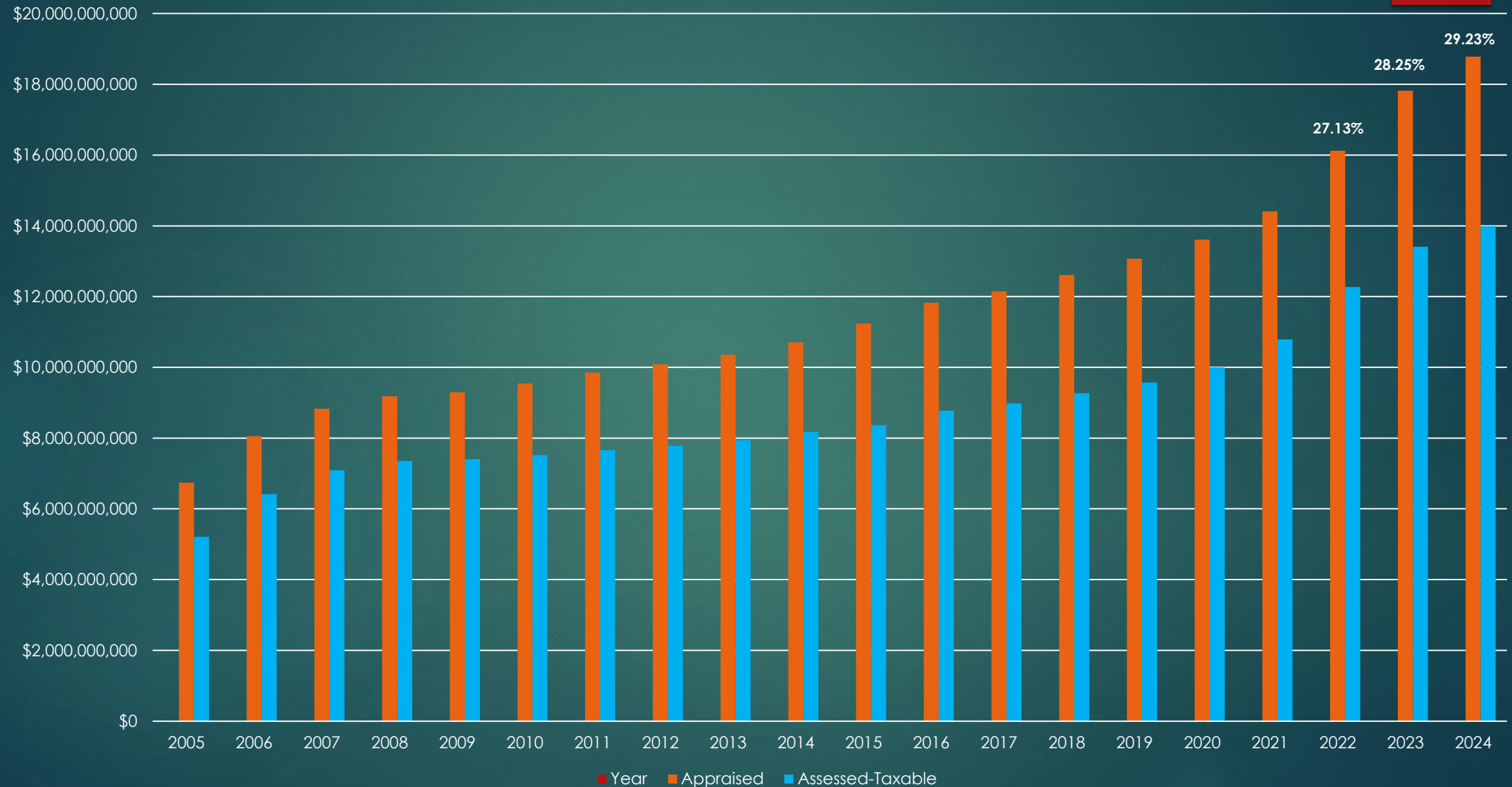
Appraised Value \$18,826,715,112 – 5.6% increase    Assessed Value \$14,029,523,824 – 4.6% increase

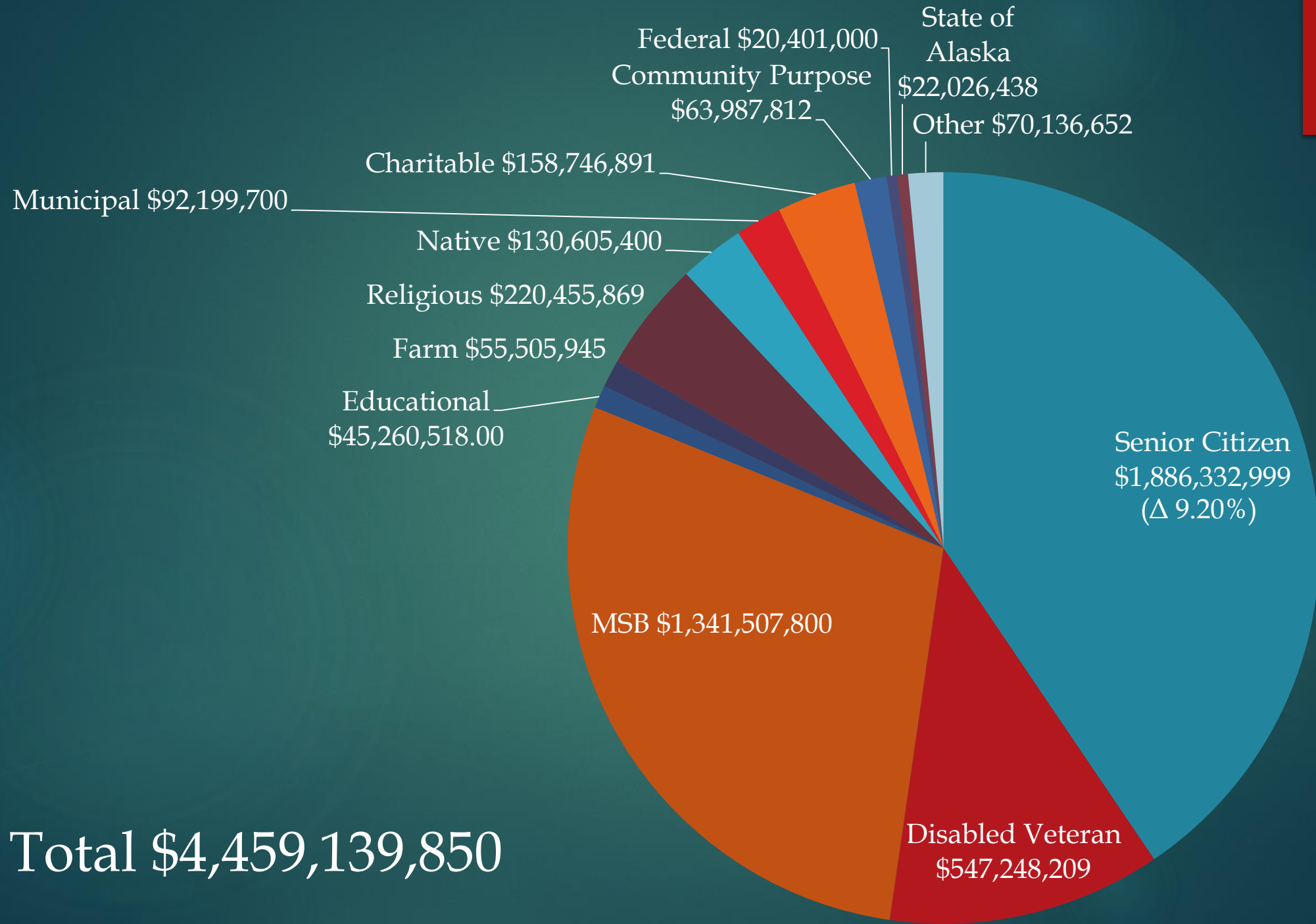


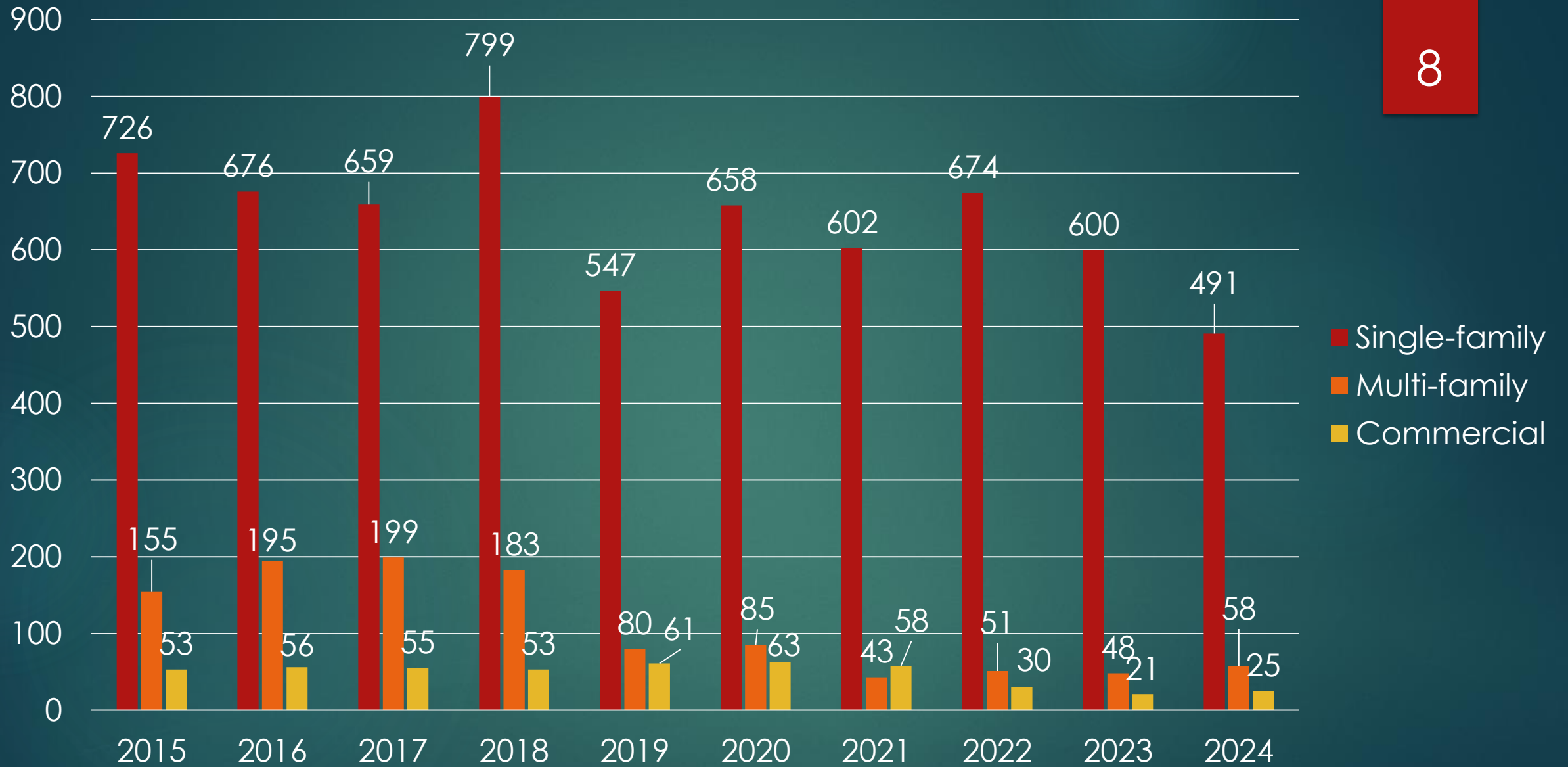
# 2024 Property Tax Base by Value

# Appraised vs Taxable

6

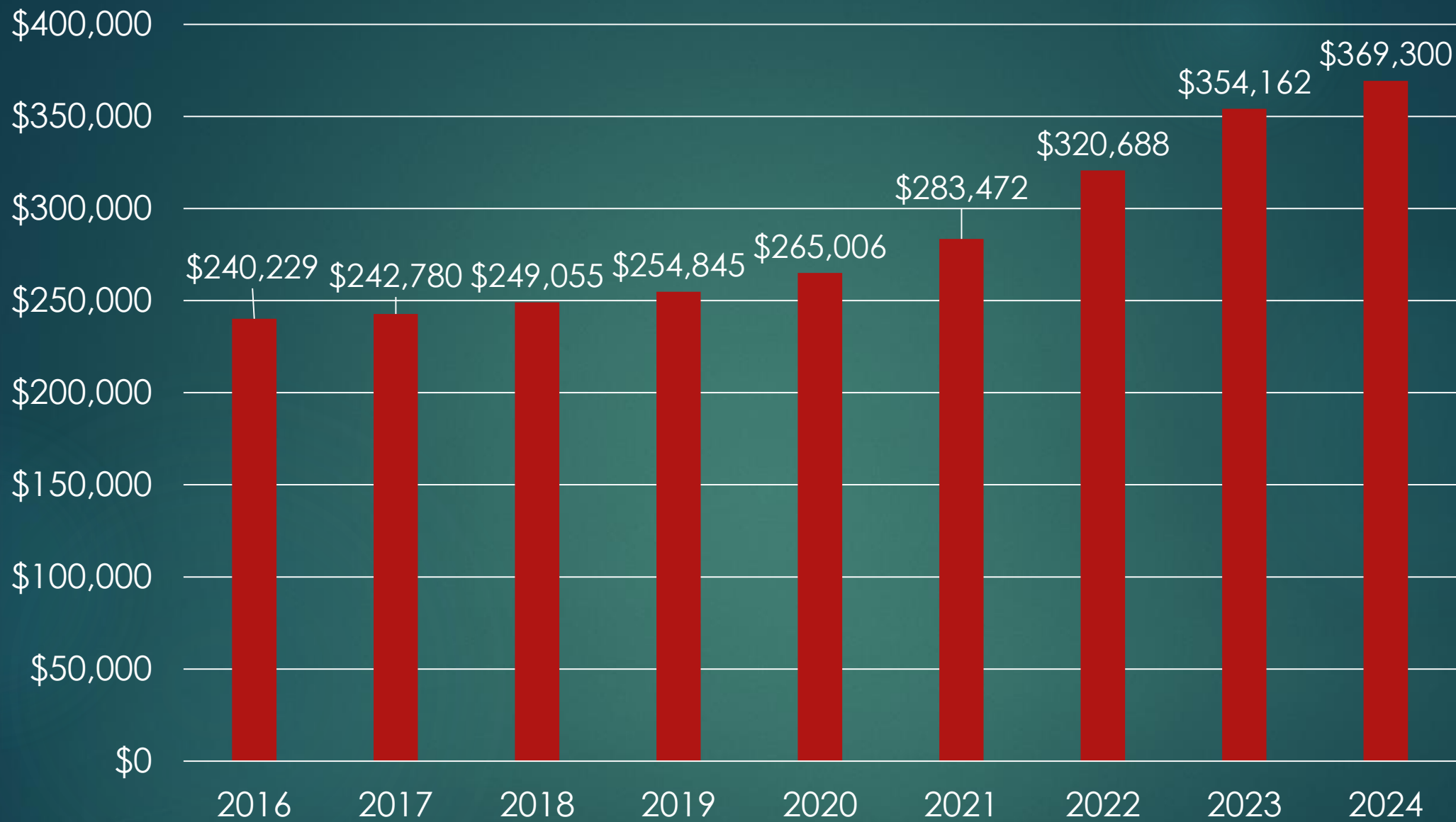






## New Construction By Count





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

# Appeal Process

10

<b>Tax Year</b>	<b>Public Contacts</b>	<b>Appeals Filed</b>	<b>Appeals Heard</b>	<b>Appeals Adjusted</b>
<b>2015</b>	<b>752</b>	<b>201</b>	<b>41</b>	<b>3</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>