Matanuska-Susitna Borough
Borough Mayor-EDNA DEVRIES
Borough Manager-Mike Brown

2025 Property Appraisal Annual Report

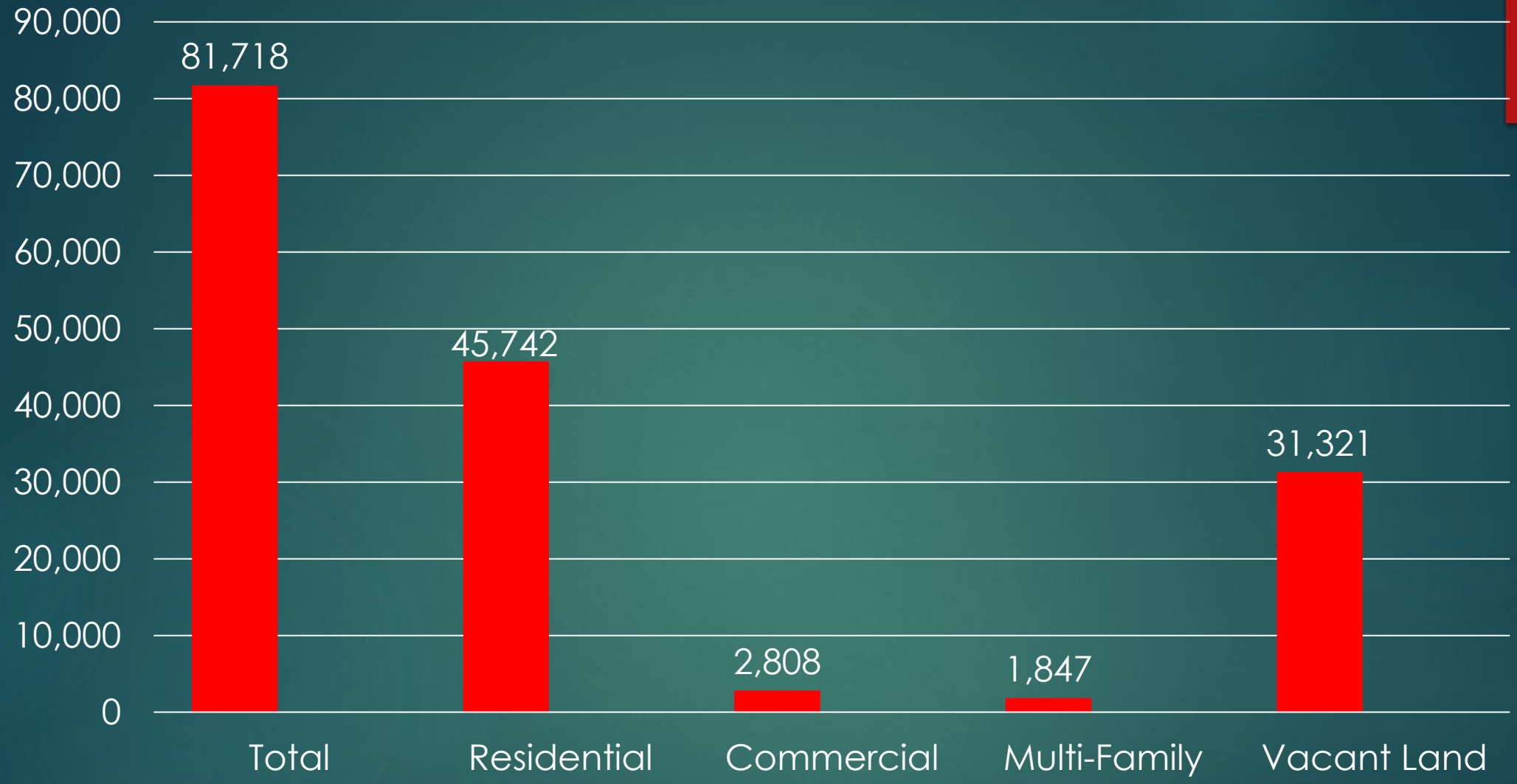
Borough Acting Assessor-Art Godin

Overview of Real Property Assessment Process 2025 Tax Year

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 current tax year											
January 29: Assessment notices mailed, values posted to the web, 30-day appeal period commences on January 30											
February 28: Appeal period ends											
			April: Appeal hearings begin								
					May 30: Assessment roll certified						

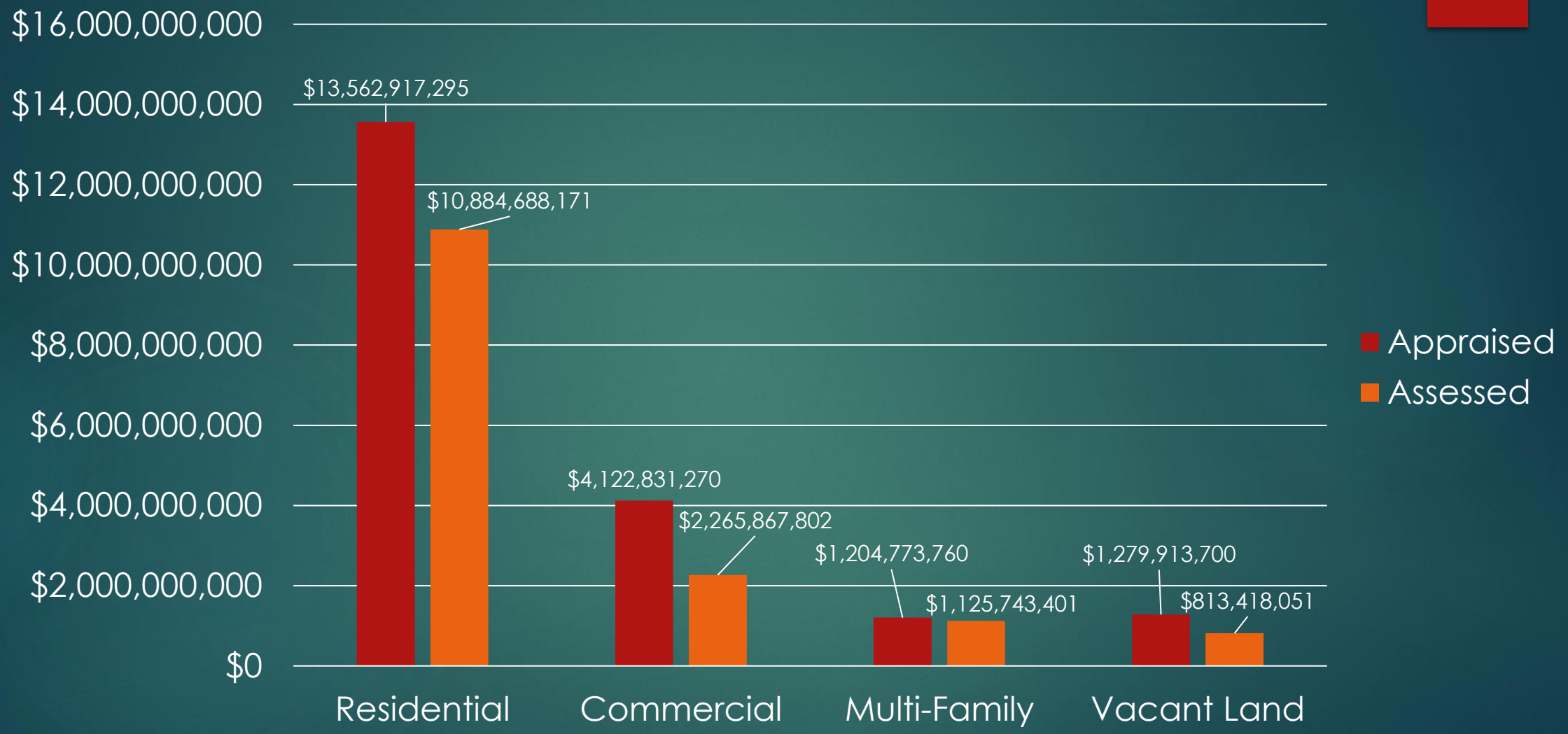
In Calendar Year 2024 We Processed

- 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



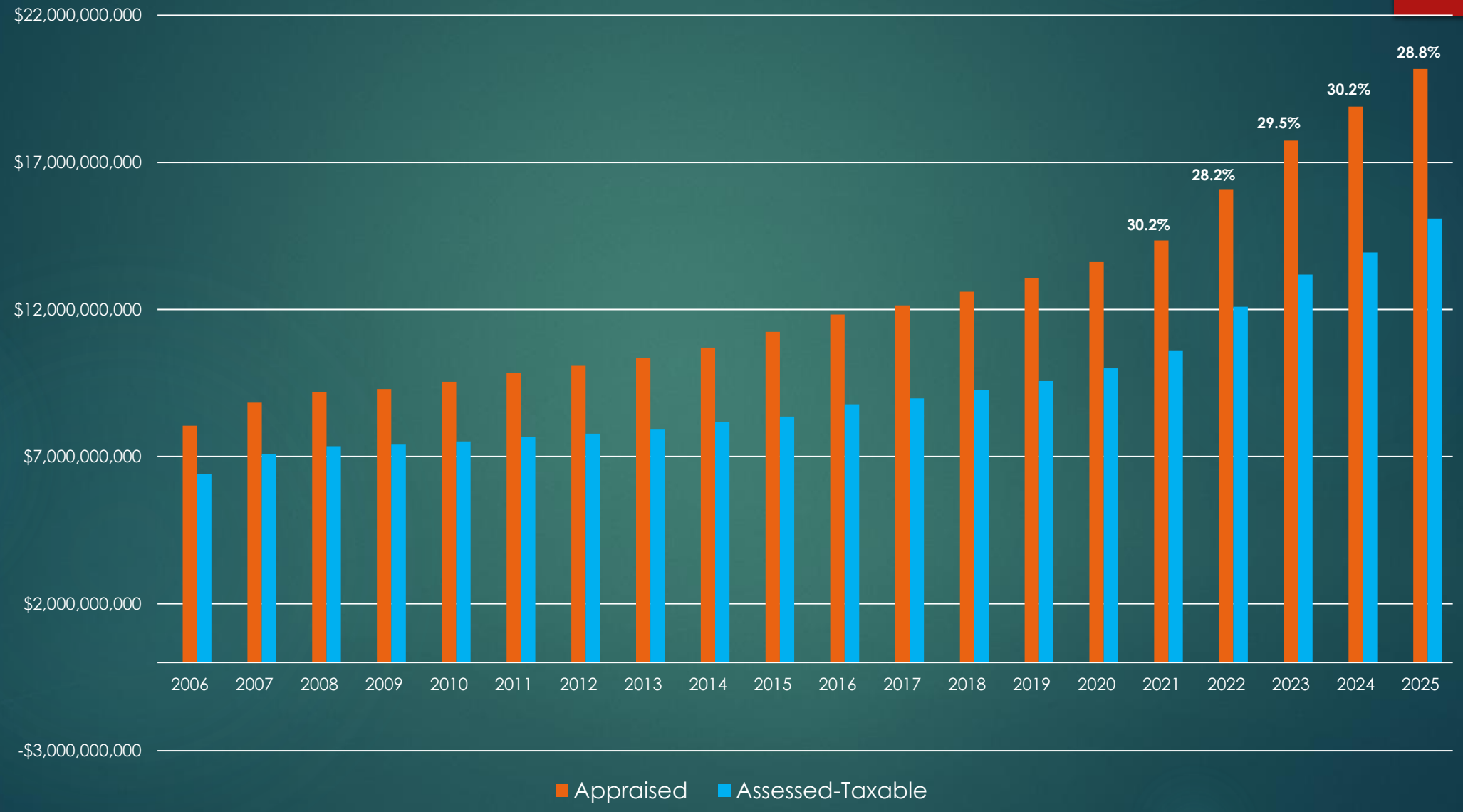
Parcels-Improved/Vacant

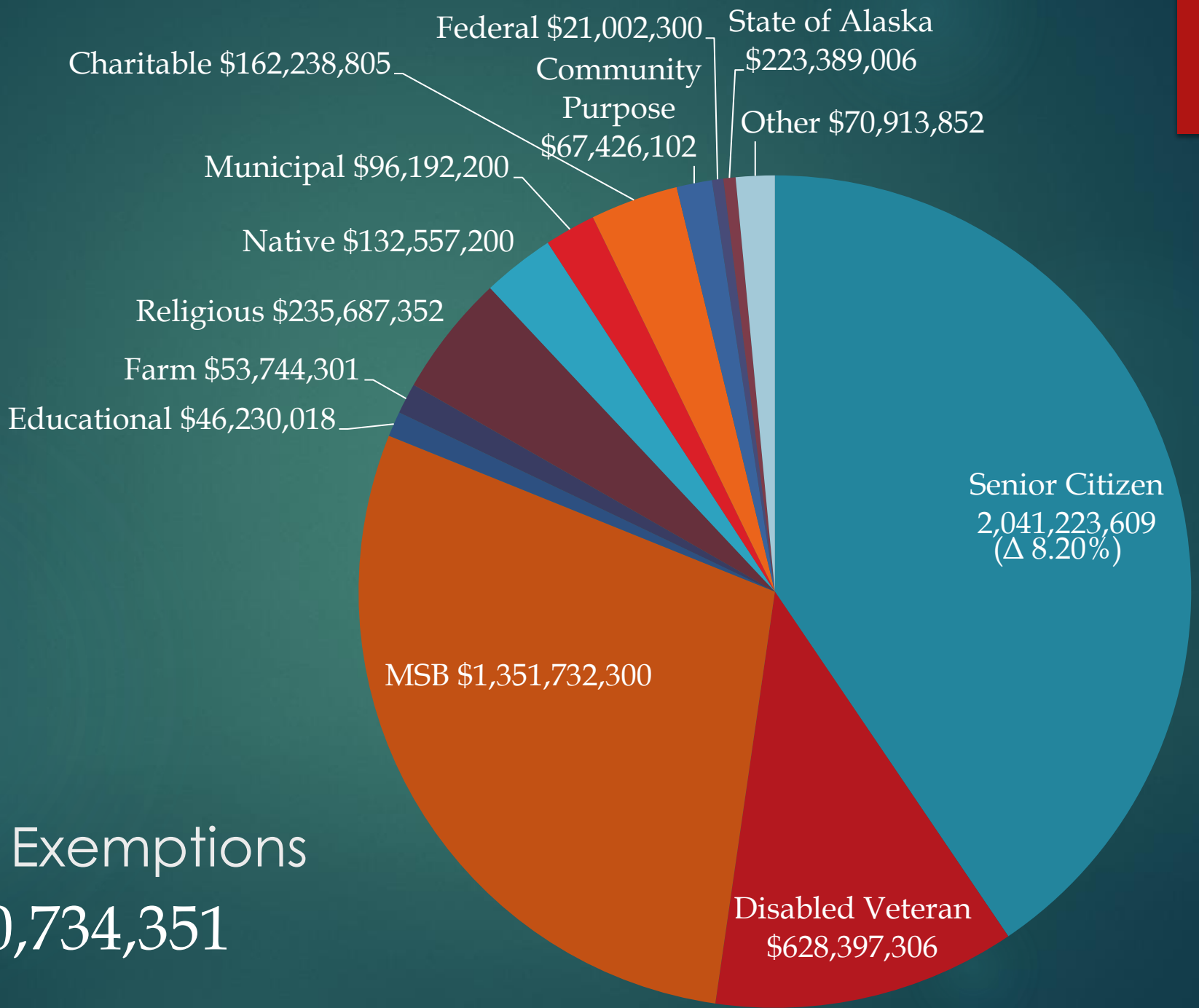
Appraised Value $20,170,436,025 – 6.8% increase. Assessed Value $15,089,717,425 – 8.3% increase.



2025 Property Tax Base by Value

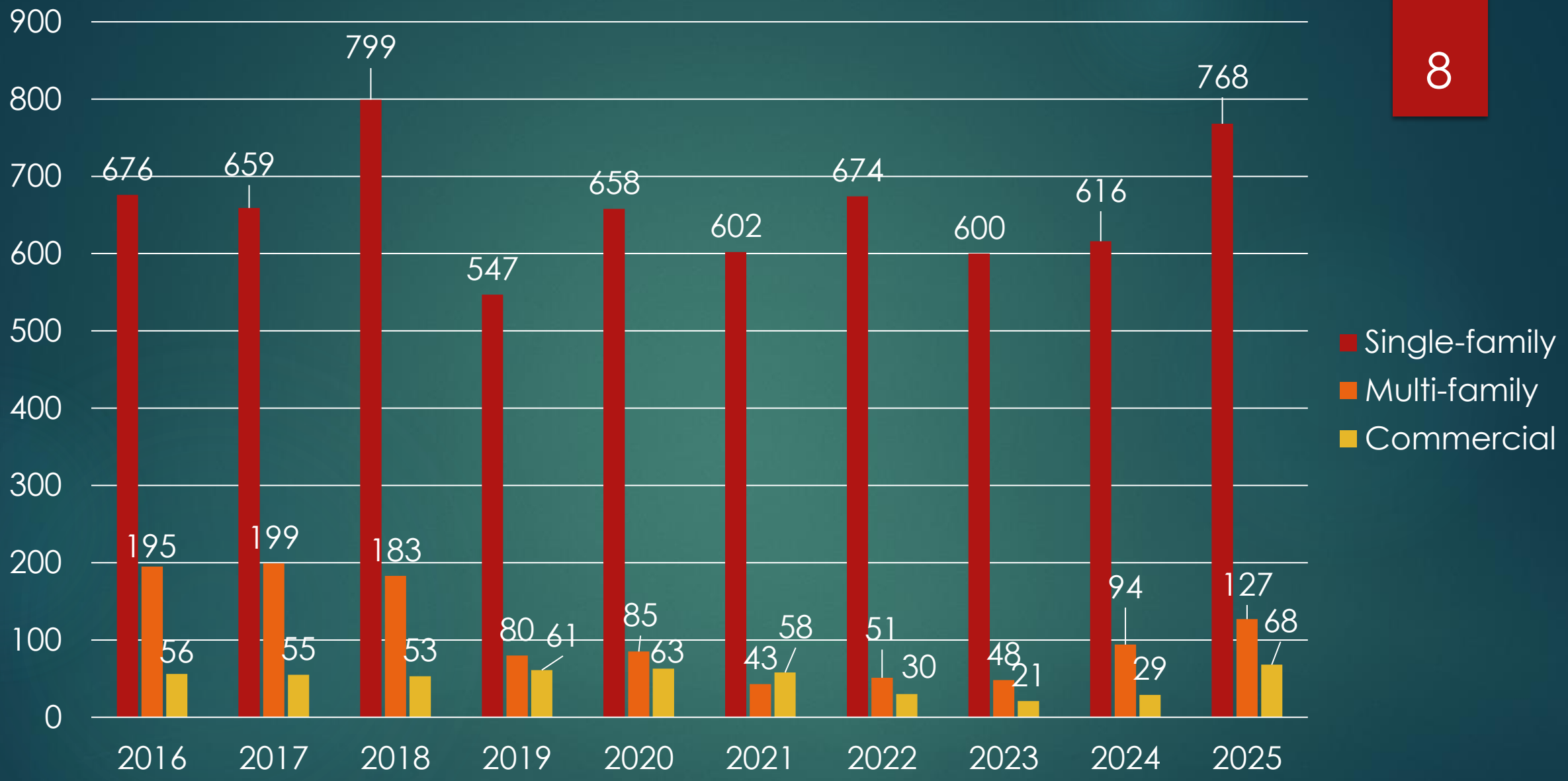
Appraised vs Taxable



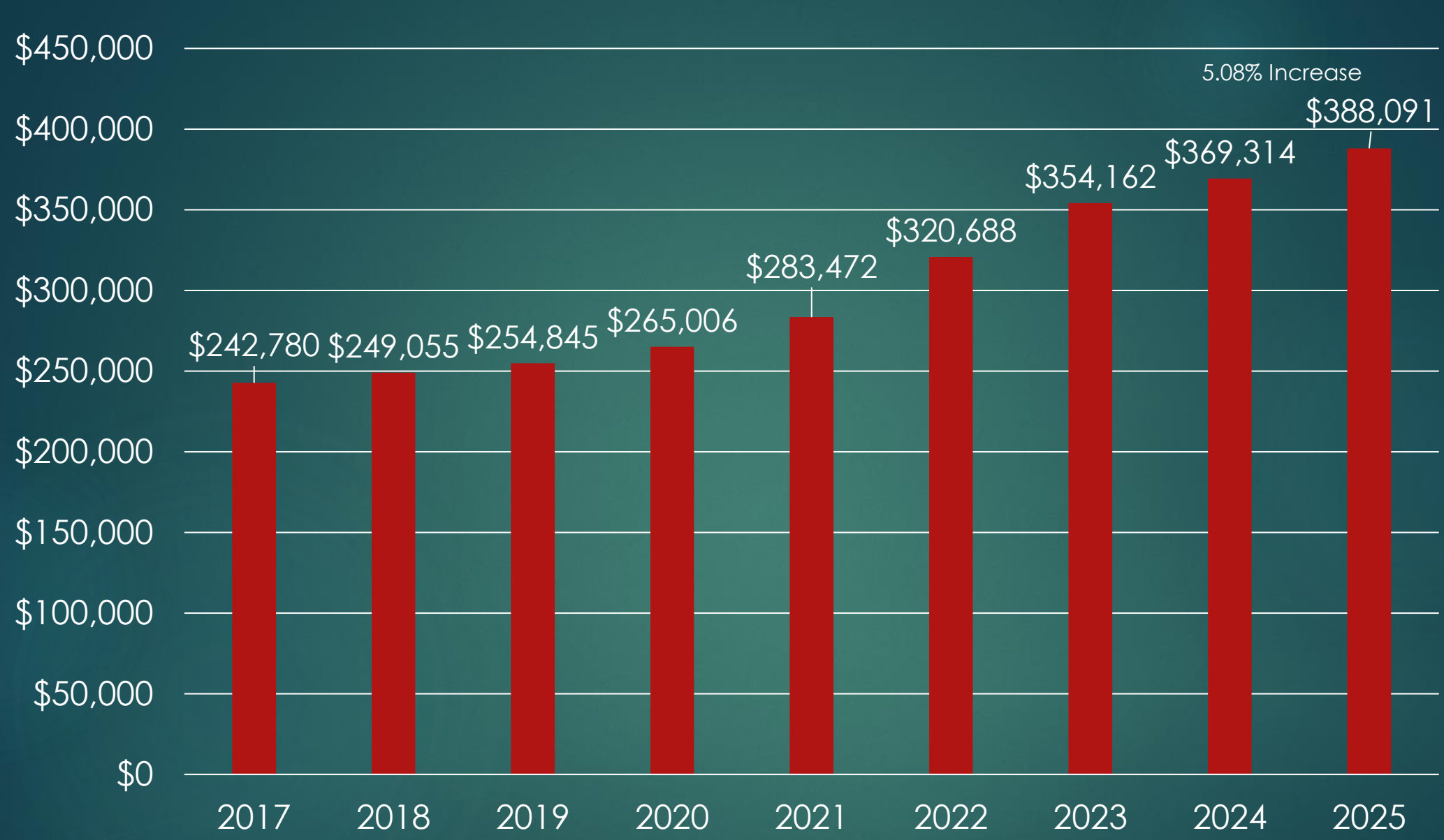


2025 Total Exemptions

$5,130,734,351



New Construction By Count



Average Appraised Value Of A Single-Family Residential Home

Appeal Process

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