

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

*2025 Property Appraisal
Annual Report*

Borough Acting Assessor-Art Godin

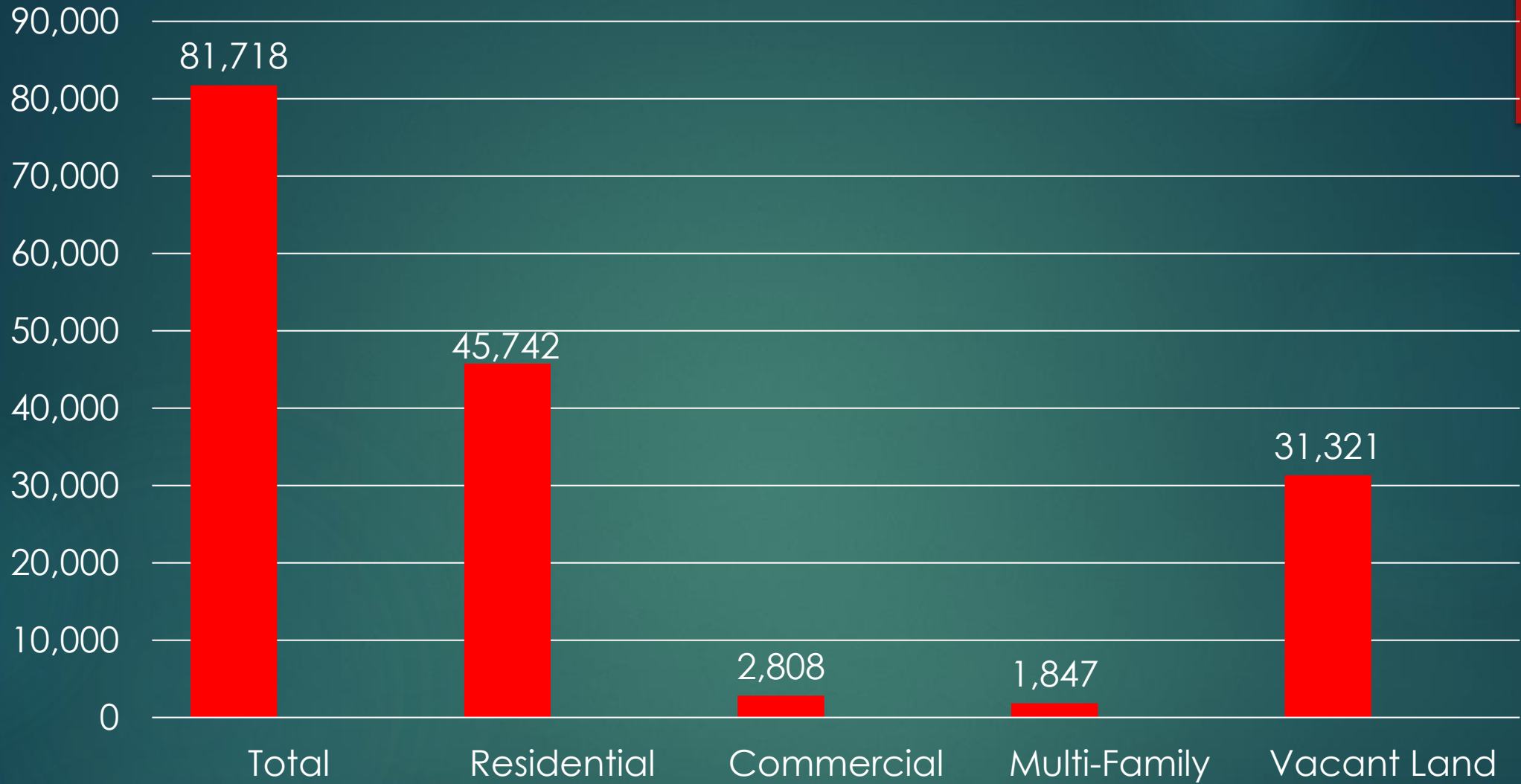
Overview of Real Property Assessment Process 2025 Tax Year

2

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						

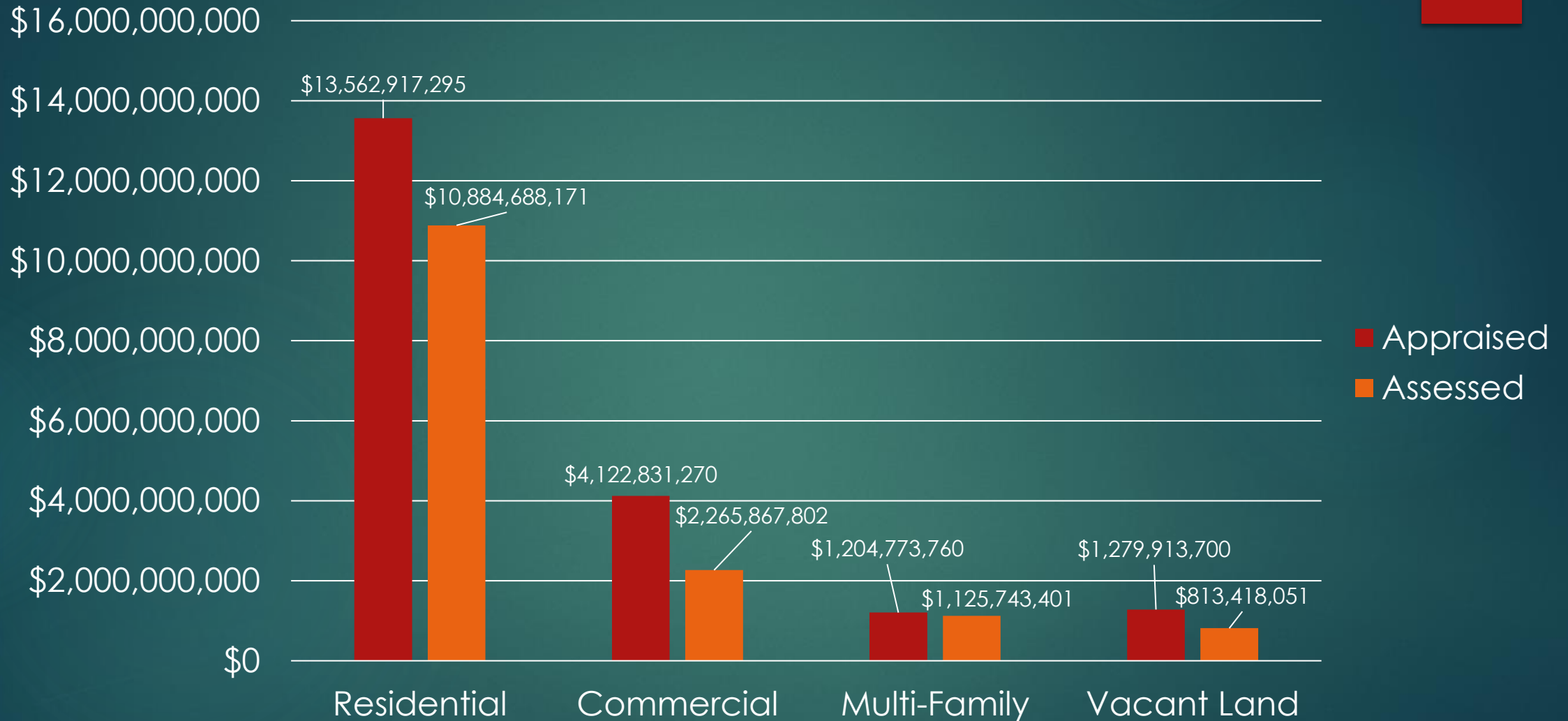
In Calendar Year 2024 We Processed

- ▶ 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



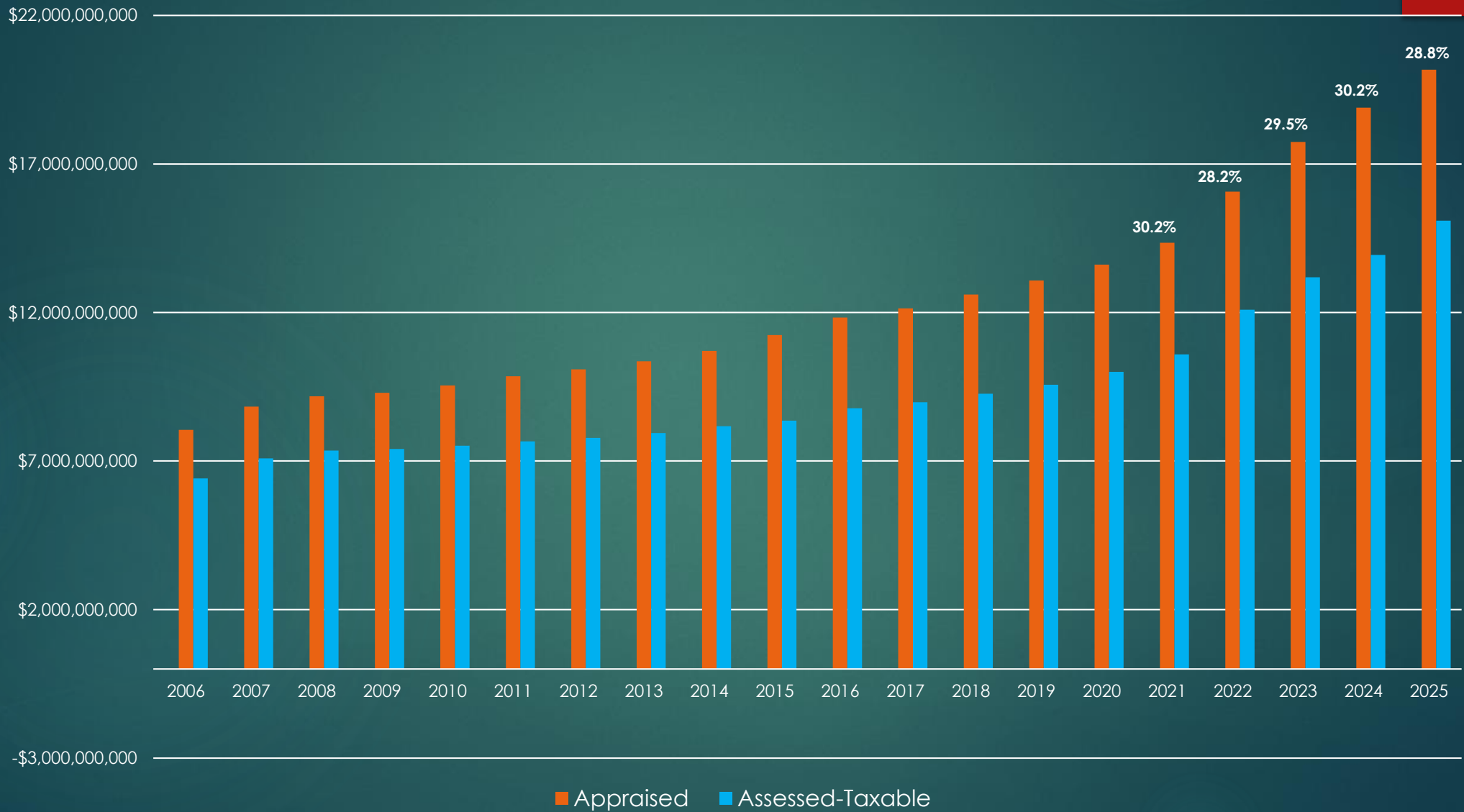
Parcels-Improved/Vacant

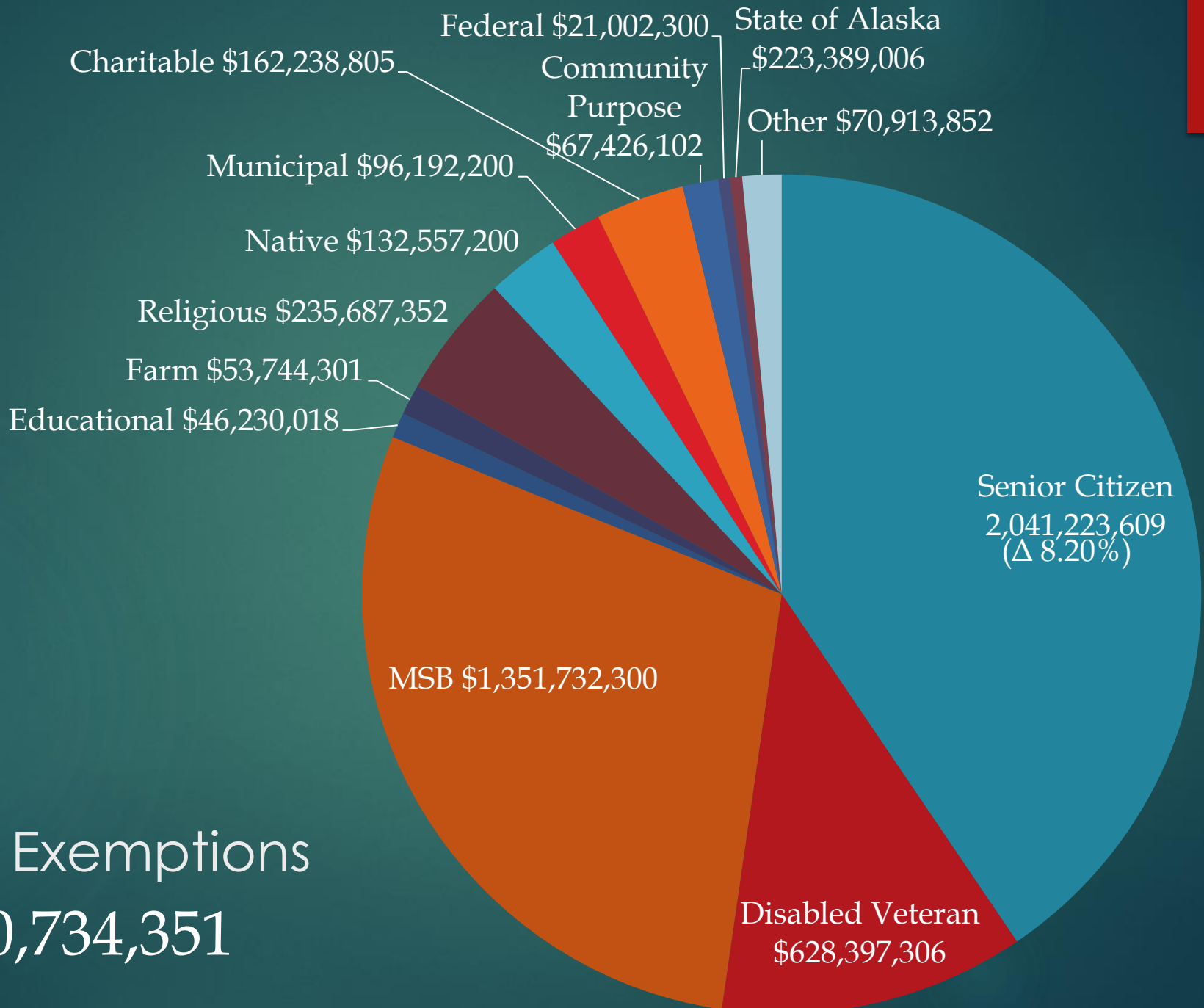
Appraised Value \$20,170,436,025 – 6.8% increase. Assessed Value \$15,089,717,425 – 8.3% increase.



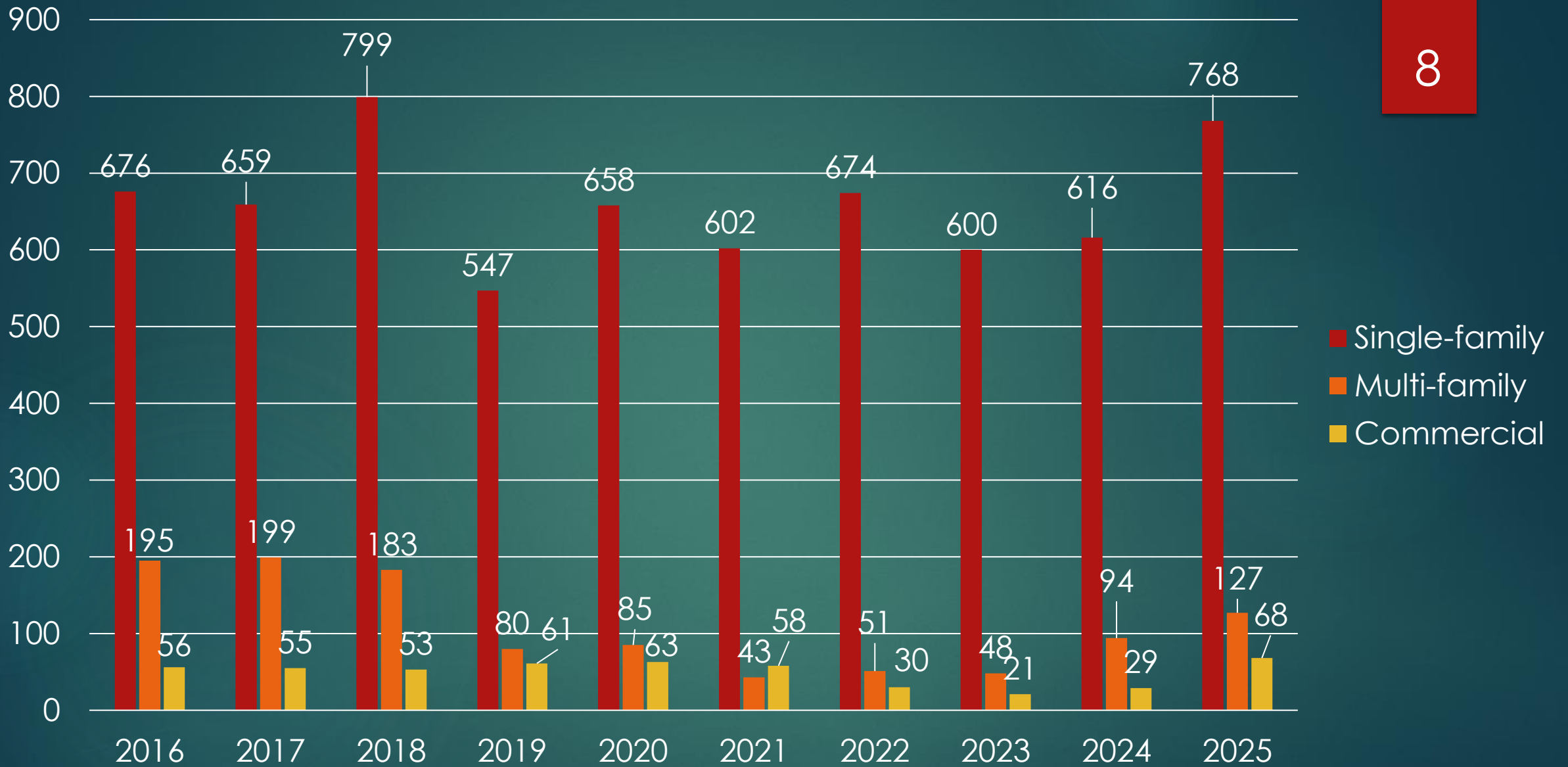
2025 Property Tax Base by Value

Appraised vs Taxable

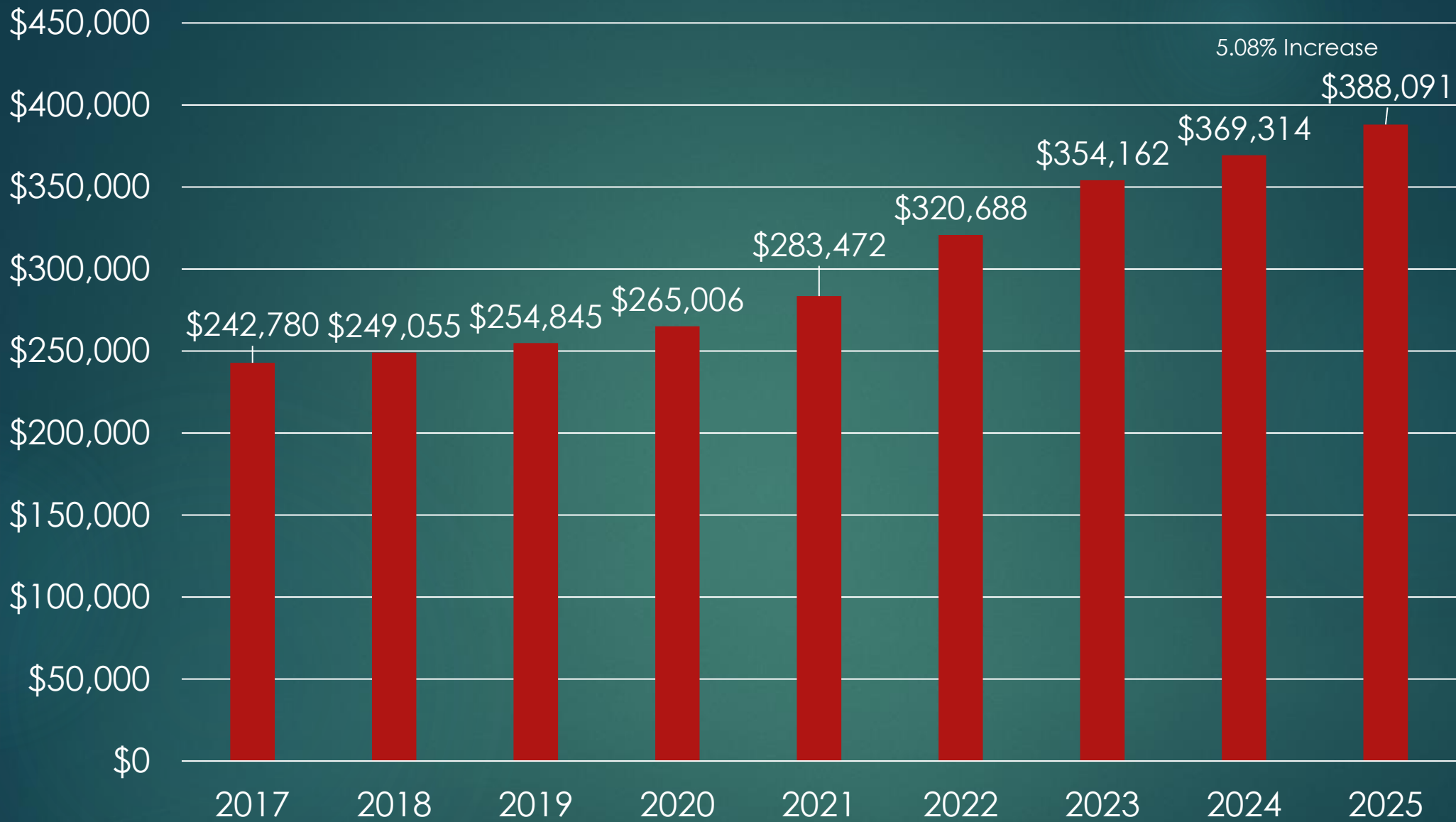




2025 Total Exemptions
\$5,130,734,351



New Construction By Count



Average Appraised Value Of A Single-Family Residential Home

Appeal Process

10

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