

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

*2022 Property Appraisal
Annual Report*

Borough Assessor-Clyde "Buddy" Eveland

Overview of Real Property Assessment Process 2022 Tax Year

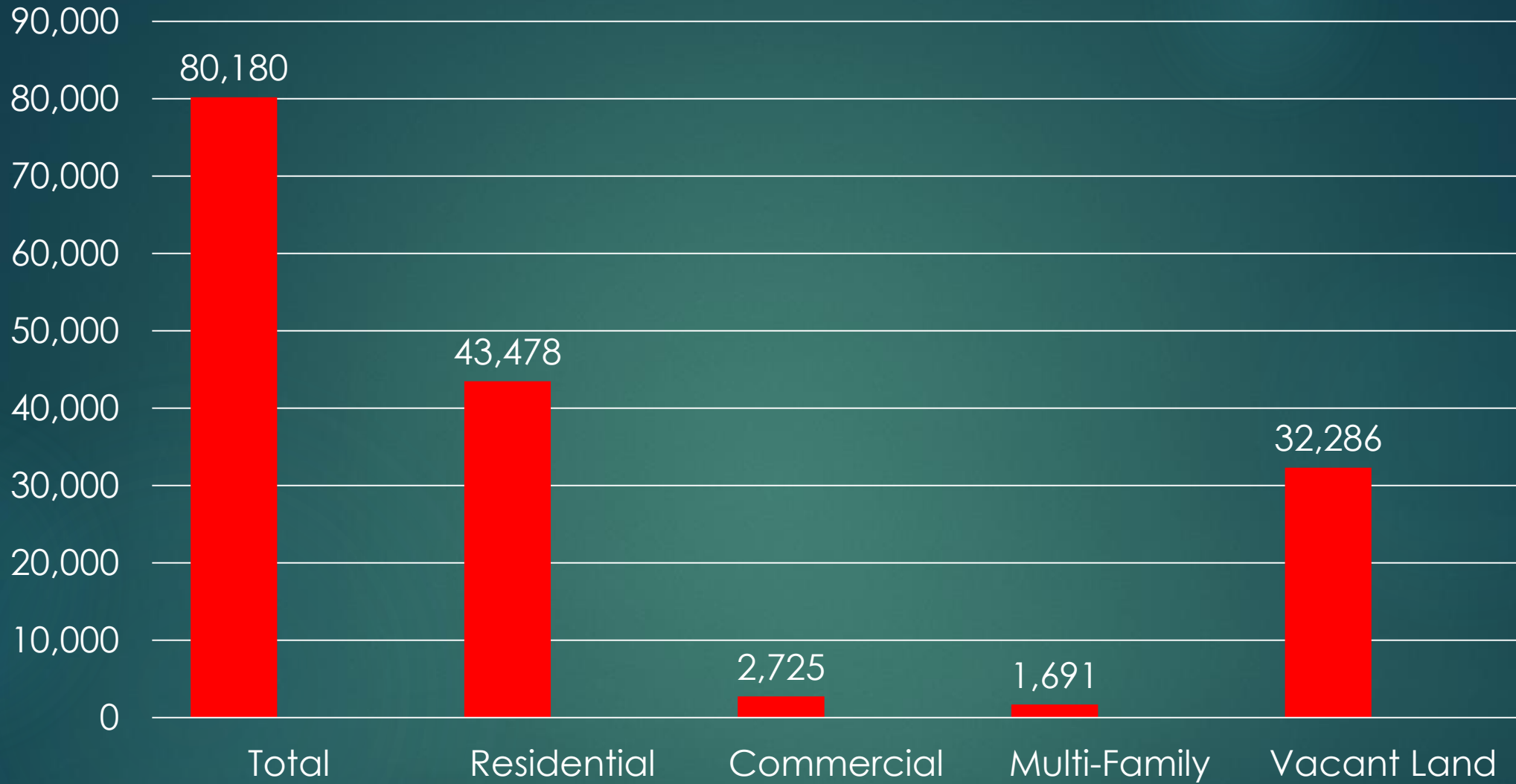
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Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Clerical changes and property inspections are performed all year											
January 1: All taxable property assessed for current tax year											
January 27: Assessment notices mailed, Values posted to the web, 30 day appeal period commences											
February 25: Appeal period ends											
			April: Appeal hearings begin								
					June 1: Assessment roll certified						

In Calendar Year 2021 We Processed

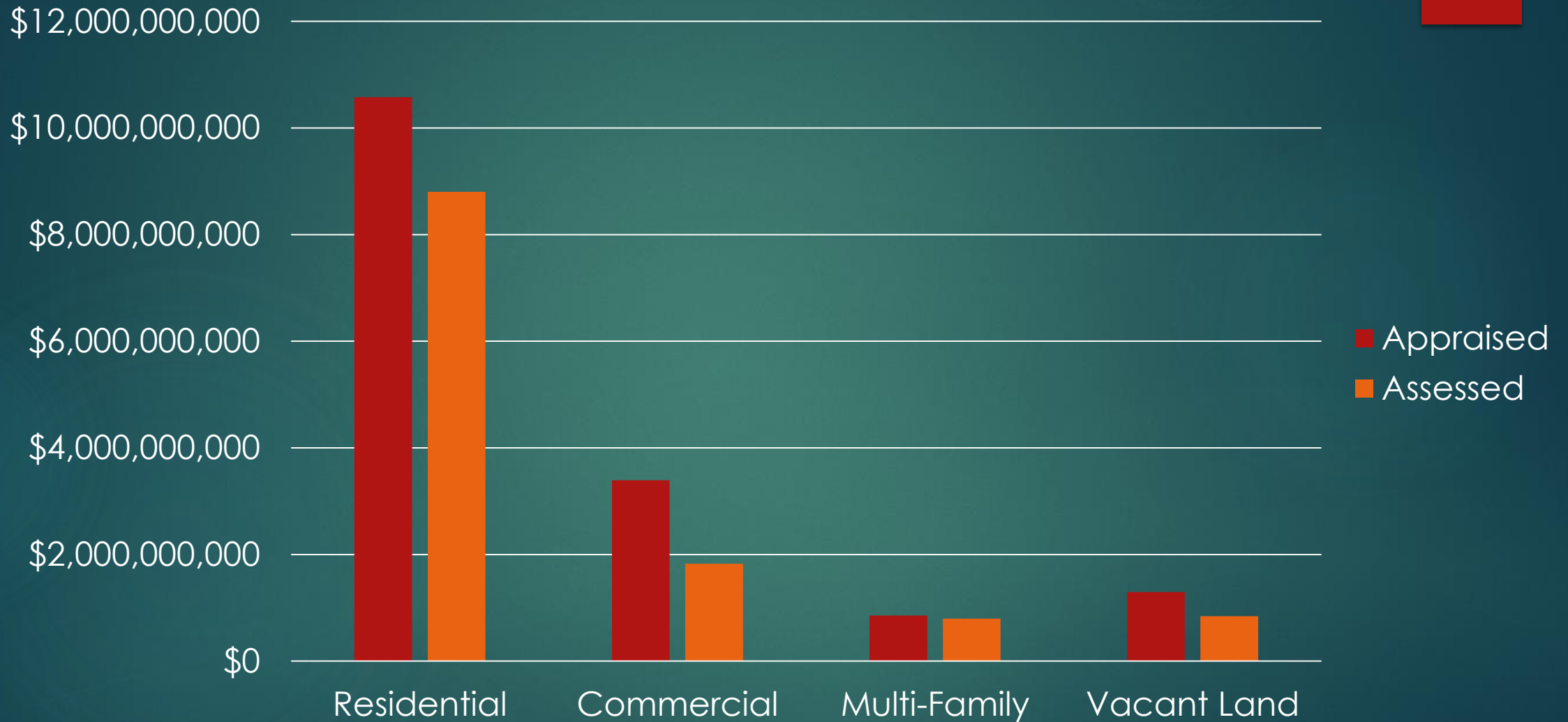
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- ▶ 8046 Deeds
- ▶ 8938 Address changes
- ▶ 10740 Property Acquisition Questionnaires
- ▶ 1037 Adjusted Value Notices
- ▶ 683 Senior Citizen/Disabled Veteran exemptions
- ▶ 135 Plats (includes Records of Surveys)
- ▶ 244 Acreage adjustments
- ▶ 1027 New parcels
- ▶ 18 Condominium Declarations
- ▶ 75 Business Inventory Returns
- ▶ 422 Utility Property Statements
- ▶ 274 Farm Deferment applications
- ▶ 8 Non-Profit exemptions



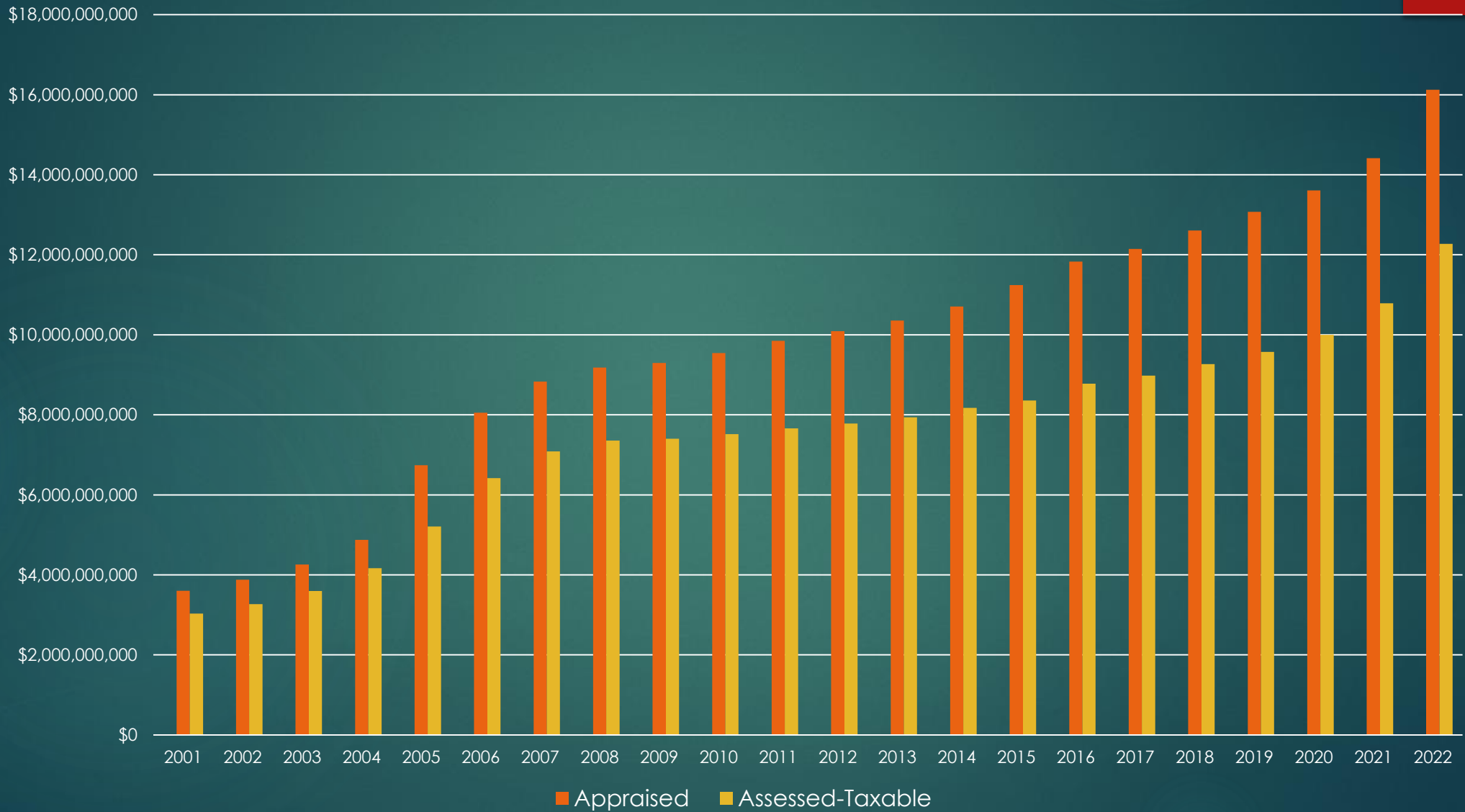
Parcels-Improved/Vacant

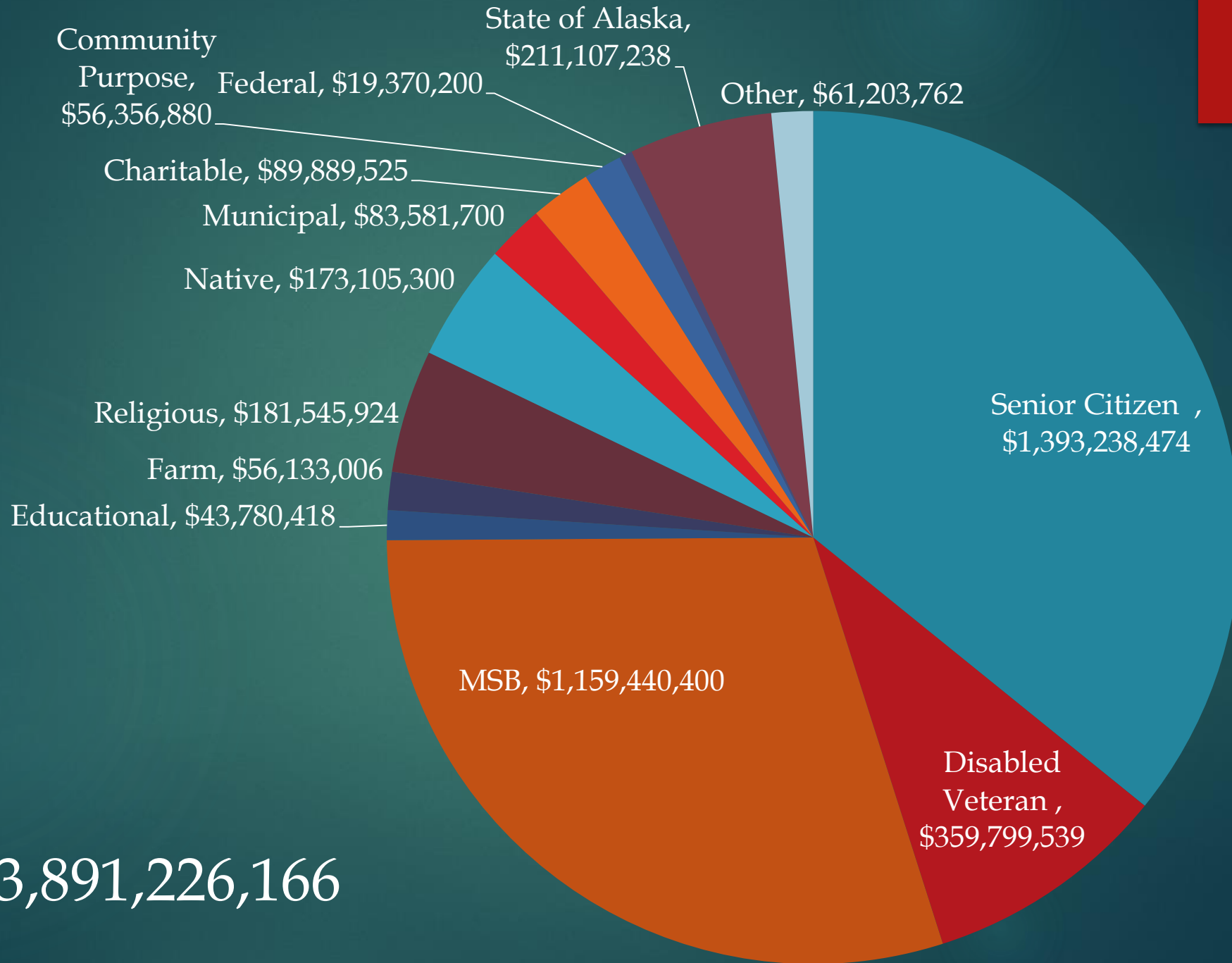
Appraised Value \$16,123,152,482 – 11.85% increase Assessed Value \$12,272,030,798



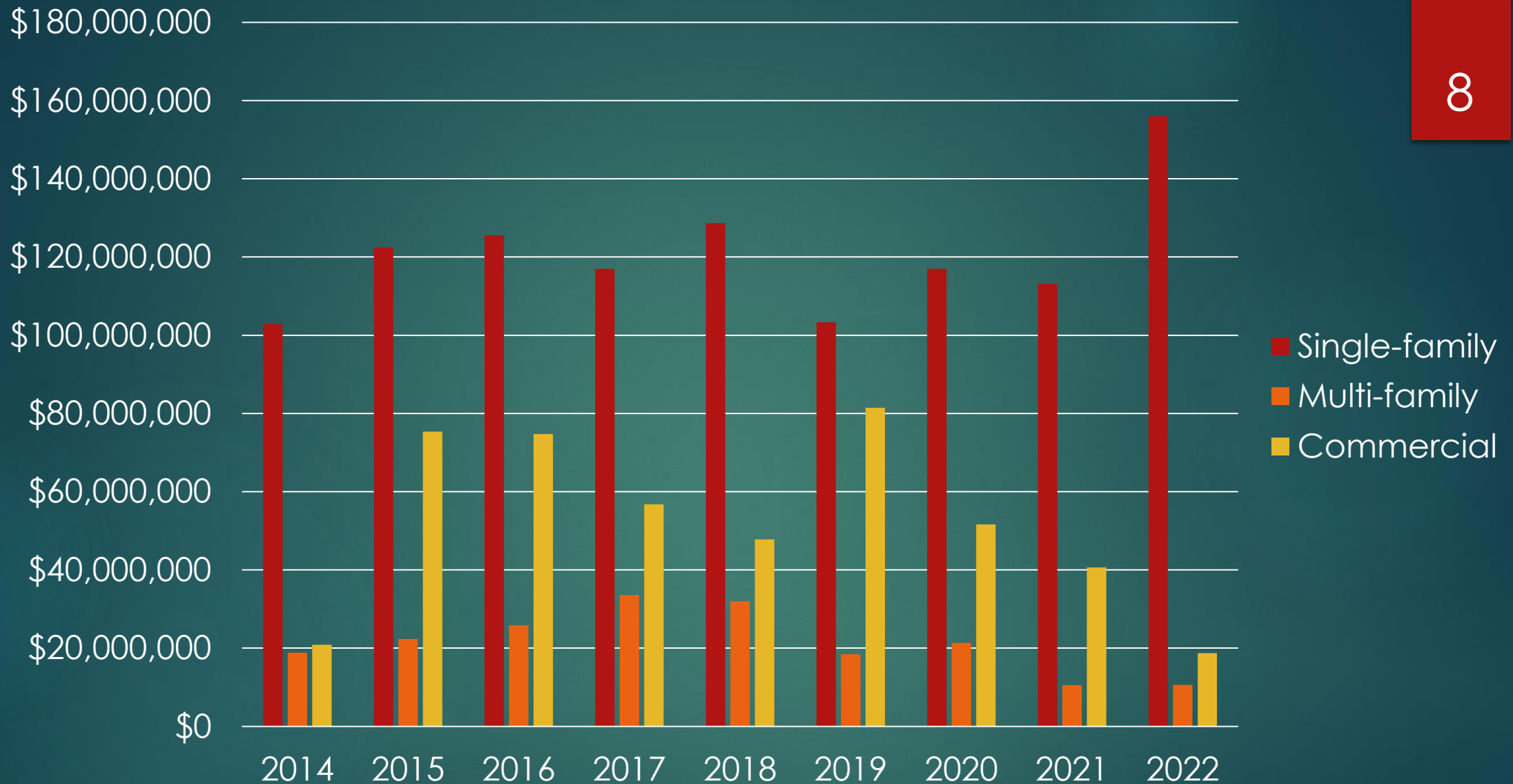
2022 Property Tax Base by Value

Appraised vs Taxable

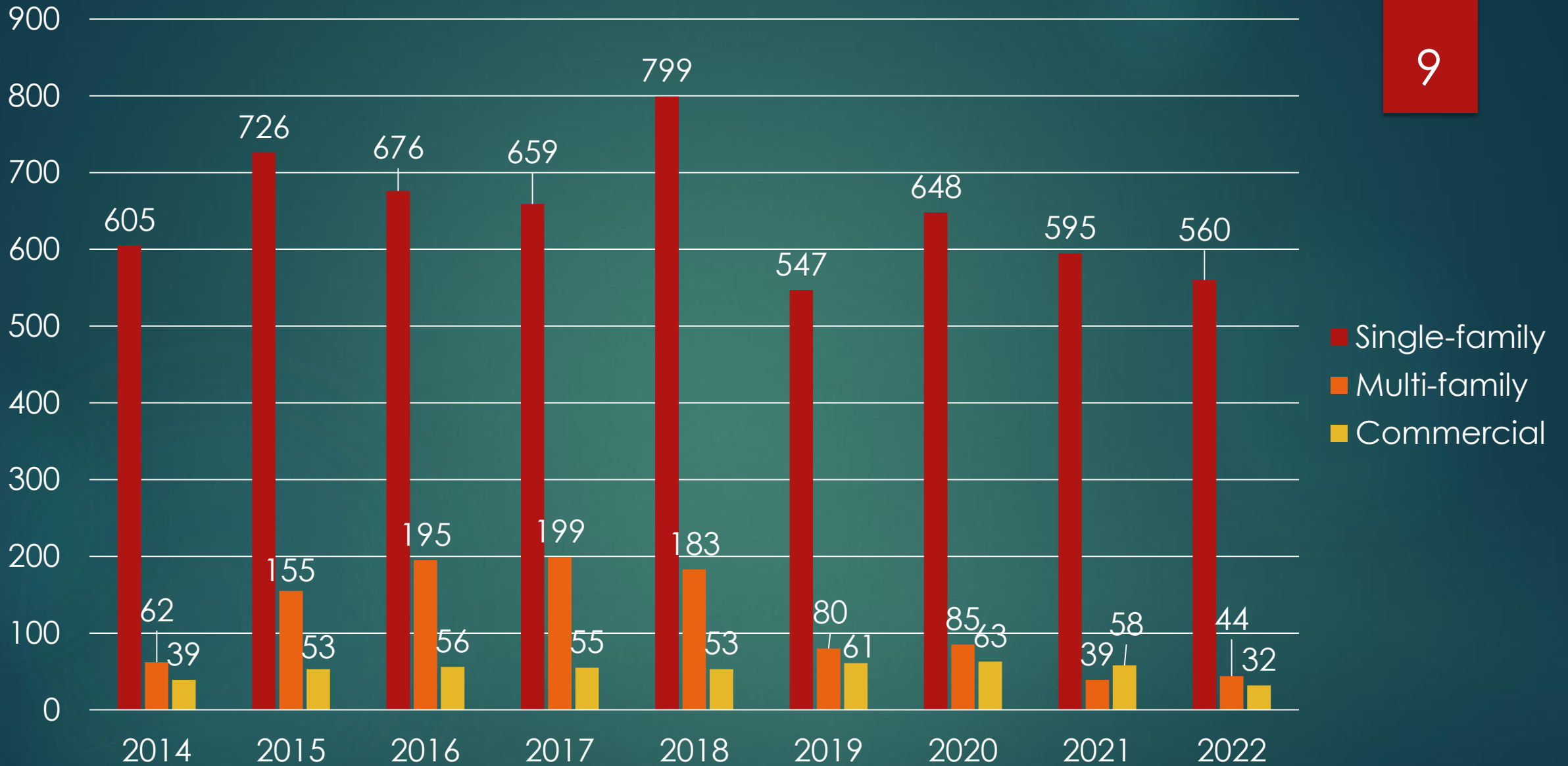




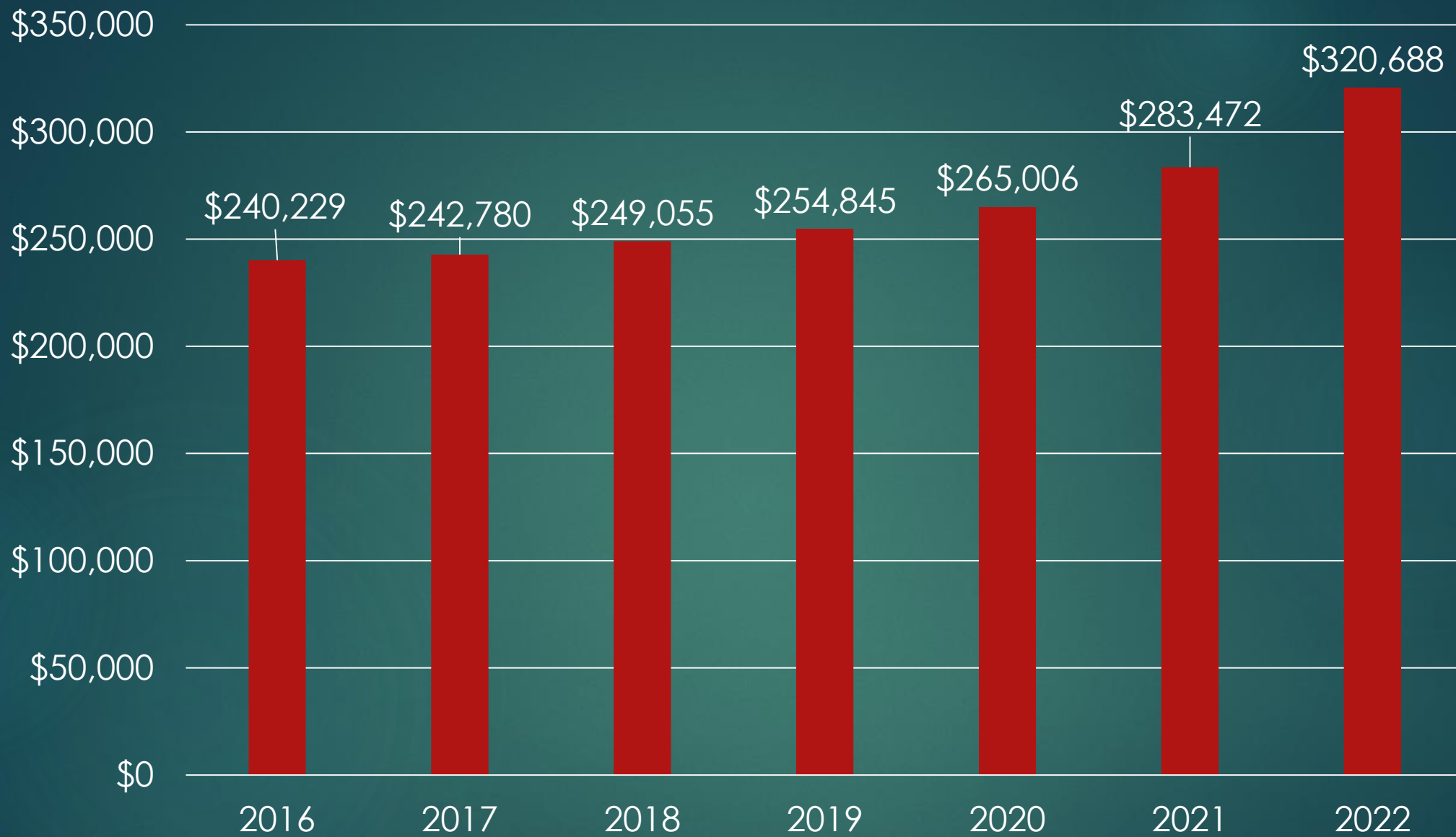
Total \$3,891,226,166



New Construction By Value



New Construction By Count



Average Appraised Value Of A Single-Family Residential Home

Appeal Process

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Tax Year	Public Contacts	Properties Adjusted	Appeals Filed	Appeals Heard	Appeals Adjusted
2013	916		182	37	5
2014	959	888	217	54	9
2015	752	612	201	41	3
2016	1175	790	190	44	2
2017	953	553	267	42	6
2018	881	741	152	19	2
2019	890	675	191	30	3
2020	775	545	123	7	1
2021	896	486	184	18	7