

MARKET VALUE APPRAISAL

Of

**Lot 17, Block 6 within
Haystack Subdivision ASLS 80-117**



Subject is on far side of road, looking south.

APPRAISAL REPORT No. 3516-0

**STATE OF ALASKA
Department of Natural Resources
Division of Mining, Land & Water
550 West Seventh Avenue Suite 650
Anchorage, AK 99501-3576**

**A. SUMMARY OF APPRAISAL NO. 3516**

1. ADL NO(S): See table below
2. SIZE: Various, as noted in table
3. APPLICANT: N/A
4. LOCATION: 27 miles north of Fairbanks, AK
5. LEGAL DESCRIPTION(S): See table below
6. INTEREST APPRAISED: Fee Simple Title less Mineral Rights
7. PURPOSE OF THE APPRAISAL: Estimate Market Value
8. APPRAISED BY: Johnthomas Williamson
9. DATE of REPORT: February 10, 2009
10. DATE of VALUE(S): July 23, 2008
11. APPRAISED VALUE(S):

ADL	Subdivision	Lot	Block	ASLS	Acres	Value
408299	Haystack	17	6	80-117	9.821	\$17,700

B. SUMMARY OF REVIEW

1. DATE of REVIEW: February 17, 2009
2. REVIEWER'S CLIENT: DNR Other: _____
3. INTENDED USERS of the REVIEW: DNR General Public Other: _____
4. INTENDED USE of the REVIEW: Establish minimum bid price for sealed bid auction
5. PURPOSE of REVIEW: Evaluate for Technical Compliance with DNR Instructions & USPAP
 Evaluate for Technical Compliance with UASFLA Develop Independent Estimate of Value
 Other: _____
6. SCOPE OF REVIEW: I Inspected the Subject on _____ I Did Not Inspect the Subject
 I Inspected the Comparable Sales on _____ I Did Not Inspect the Comparable Sales
 I Independently Verified the Comparable Sales in the Report Yes No
 Data and Information Considered in Addition to that Contained in the Report: None See Sections C thru F
 Extraordinary Assumptions, Hypothetical Conditions, & Other Limiting Conditions for this review:
 None See Section G Related appraisals reviewed: _____
 Proofread DNR data entry: Yes No
7. RESULTS OF REVIEW: Not Approved Approved Approved Value: As noted in previous table



C. COMPLETENESS OF APPRAISAL MATERIAL WITHIN SCOPE OF WORK APPLICABLE TO THE ASSIGNMENT/CONFORMANCE with APPRAISAL INSTRUCTIONS: Adequate.

D. ADEQUACY and RELEVANCE of APPRAISAL DATA and PROPRIETY OF ADJUSTMENTS: Adequate

E. APPROPRIATENESS OF APPRAISAL METHODS and TECHNIQUES: Adequate.

F. ANALYSES, OPINIONS, and CONCLUSIONS ARE APPROPRIATE and REASONABLE, except:

G. REVIEWER'S ASSUMPTIONS AND LIMITING CONDITIONS

1. This review is based on data and information contained in the appraisal report as well as any additional data from other sources that is identified in this review.
2. The reviewer assumes that the data and information in the appraisal are factual and accurate.
3. The reviewer reserves the right to consider any additional data or information that may subsequently become available, and to revise an opinion or conclusion, if such data and information warrant a revision.
4. All assumptions and limiting conditions contained in the appraisal report are part of this review unless otherwise stated.
5. A title report has not been provided to the appraiser and the reviewer. Unless specifically noted in the report or this review, it is assumed that the only easements and restrictions that affect the property are those shown on the plat.
6. The value of commercial timber, if any, is specifically excluded from the final conclusion of value.

REVIEW APPRAISER'S CERTIFICATION APPRAISAL NO. 3516

I certify that, to the best of my knowledge and belief:

- The facts and data reported by the reviewer and used in the review process are true and correct.
- The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or use of, this review.
- My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I did did not personally inspect the subject property of the report under review.
- No one provided significant professional assistance to the person signing this review report.

Reviewed by Kevin Hindmarch
Kevin Hindmarch, Review Appraiser

Date 2/17/09

cc: Mary Gleason
Tony Wagner

MEMORANDUM

State of Alaska

Department of Natural Resources
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Division of Mining, Land and Water
550 West 7th Avenue, Suite 650
Anchorage AK 99501-3576

DATE: February 10, 2009

TO: Kevin Hindmarch
Review Appraiser

FROM: Johnthomas Williamson



SUBJECT: Appraisal of Lot 17 in Block 6 of Haystack Subdivision, ASLS 80-117. Appraisal Report #3516-0

As requested, I have completed a valuation of the above referenced parcel. I understand that this appraisal will be used to determine the minimum bid for the subject acquired through the Subdivision Auction under AS 38.05.035. I am submitting this report for your review and approval.

The appraisal was completed in accordance with the "Uniform Standards of Professional Appraisal Practice" of the Appraisal Foundation and in accordance with the Special Appraisal Instructions, DNR. This is a summary report based on the General Assumptions and Limiting Conditions stated in the report, as well as the facts, analyses, and reasoning leading to the opinions of value.

I have inspected the subject parcels and comparable sales used in this report. Physical descriptions of the subject parcels were based on inspections, aerial photography, topographic maps, peer appraisal reports, interviews with realtors and various individuals familiar with the area. Based on my observations and analyses of all available data, I have formed an opinion of the market values as of the effective date of value

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APPRAISAL SUMMARY

Location and Legal Description

Subdivision Name	Location	Within ASLS
Haystack Subdivision	27 miles north of Fairbanks, 4 miles east of where the Elliott Highway crosses the Chatanika River.	80-117

Summary of Values

ADL	Subdivision	Lot	Block	ASLS	Acres	Value
408299	Haystack	17	6	80-117	9.821	\$17,700

PREMISES OF THE APPRAISAL

Type of Appraisal and Report

This appraisal is a summary appraisal prepared in accordance with Standards Rule 1 and 2 of the current edition of Uniform Standards of Professional Appraisal Practice (USPAP), and in accordance with DNR's Special Appraisal Instructions.

Purpose of Appraisal

The purpose of this appraisal is to estimate current market value of the properties described in this report.

Intended Use of Appraisal

The appraisal will be used by DNR to determine the minimum bid for parcels to be acquired through the Subdivision Auction sale program under **AS 38.05.055**.

User and Client Identity

This appraisal is prepared for the State of Alaska, Department of Natural Resources and the general public.

Property Rights Appraised

Rights appraised are fee simple estate less mineral rights reserved to the State of Alaska under **AS 38.05.125(a)**.

Fee simple estate is defined as:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."¹

AS 38.05.125(a) states:

Reservation. (a) Each contract for the sale, lease or grant of state land... is subject to the following reservations: "[sic] the party of the first part, Alaska, hereby expressly saves, excepts and reserves... unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and with may be in or upon said land... [and the right] to occupy as much of said land as may be necessary or convenient... to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved."²

Definition of Market Value

"The most probable price, as of a specified date, in cash, or terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."³

Effective Date of Value Estimate

July 23, 2008

Date of Report

February 10, 2009

¹ The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, p.111

² Alaska Statutes Title 38, Public Land Article 5, State of Alaska, 2006, pp. 610

³ The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, p.23

Exposure Time

Exposure time is defined as "...the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal..."⁴

Exposure time can vary depending on the type of property being appraised and constantly changing market conditions. Supply and demand of similar properties to the subject is an important factor for determining exposure time.

Several parcels are currently listed in the area. Difficult and inconsistent access is the primary factor in the amount of time that these parcels require on the market. The subject parcels are considered average to below average when compared with more accessible properties available on the market. Based on exposure time for similar properties, the estimated values are based on an exposure time of up one year.

Property History

The parcel was originally sold by the Department of Natural Resources in 1982 as a residential lot. The purchaser entered into a land sale contract with the state. However, the individual filed for bankruptcy and the contract was foreclosed in 1993. The parcel subsequently returned to State ownership. The parcel has not been sold since the was foreclosed in 1993. DNR is the current owner of record.

⁴ Uniform Standards of Professional Appraisal Practice 2006, p. 90.

Scope of the Appraisal

Property and Comparable Sales Inspection

I inspected the subject parcels on July 23, 2008. Physical features and access were identified by use of physical inspections, topographic maps, status plats, aerial photographs, DNR appraisal records, and interviews with people who are familiar with the area.

Research and Analysis

Interviews were conducted with; sellers, buyers or other knowledgeable market participants who provided information about trends in value, supply, demand, access, and physical characteristics of the subject properties. DNR records and the Recorders Office databases were searched for recent comparable sales. Private real estate agent websites were searched for recent listings while sellers, buyers, and agents were contacted to verify recent sale prices and other transaction details.

After analysis of all available data, appropriate comparable sales were selected. The market value estimate was derived from this process and is based on the following assumptions and limiting conditions.

Assumptions and Limiting Conditions

- . The property is appraised as vacant land without structural or site improvements.
- . All engineering studies are assumed to be accurate. Plats and illustrative material included in the report are intended to help the reader visualize the properties.
- . Information furnished by others and included in the report is believed to be reliable but the appraiser does not warrant the accuracy of such information.
- . Unless otherwise noted in the report, the appraiser did not find any evidence that hazardous materials exist on these properties. The estimate of value is based on the assumption that there are no such materials on the property. The appraiser is not qualified to detect these substances. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge that is required to discover these substances.
- . The appraiser, by reason of this appraisal, is not required to give further consultation or testimony, or be in attendance in court with reference to the property in question unless arrangements have been made in advance.
- . The data and conclusions in this report are a part of the whole valuation. Each part of this report is only part of the evidence upon which the final judgment is based. Therefore, no part should be used out of context and by itself alone.
- . It is assumed that there are no hidden or apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for any such conditions, or for arranging engineering studies to discover them.
- . The estimate of value in this report is not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
- . Some parcels may contain saw timber, but not necessarily in commercial quantities. The estimated market value does not include the value of commercial timber, if any.
- . Due to the lack of on-site inspections for some of the subject parcels (aerial inspection for selected subjects), some physical features are assumed based on conversations with those knowledgeable about the area and interpretation of existing maps and aerial photography. The appraiser reserves the right to modify the value conclusions if an on-site inspection reveals a variation in site features from those assumed in this report.
- . Unless noted, the existence of personal property or improvements, if any, could not be confirmed. The properties are appraised "as vacant".
- . In this valuation, various mathematical calculations were used to formulate the opinion of value. These calculations are only aids for the formulation of the opinion of value by the appraiser, Therefore, in the application of these calculations, certain arithmetical figures are rounded to the nearest significant amount.
- . The appraiser assumes no responsibility for legal matters. The subject lot is assumed to be free and clear of encumbrances, except as otherwise noted, and title is assumed to be marketable.

PRESENTATION OF DATA

Market Area Fairbanks – Northstar Borough⁵.

The Fairbanks North Star Borough is located in the heart of Interior Alaska, and is the second-largest population center in the state with a population of 96,888 in 2007. Of which, about half live in and around Fairbanks. The area encompasses 7,361.0 sq. miles of land and 77.8 sq. miles of water. Interior Alaska experiences seasonal temperature extremes. January temperatures range from -66 to 50 degrees Fahrenheit. July temperatures range from 30 to 99 degrees Fahrenheit. Fairbanks is known for its lingering summer days. When the solstice arrives, there is more than 22 hours of daylight. Major communities include: College, Eielson Air Force Base, Ester, Fairbanks, Fox, Harding Lake, Moose Creek, North Pole, Pleasant Valley, Salcha, and Two Rivers. There are 31 schools located in the borough, attended by 15,251 students.

City, Borough, State and federal government agencies, including the military, provide over one-third of the employment in the Borough. The Borough School District and the University of Alaska Fairbanks are the primary public employers. Approximately 6,000 residents are military. Retail services, gold mining, tourism, transportation, medical, and other services are the primary private sector activities. The Fort Knox hardrock gold mine produces 1,200 ounces daily with 360 permanent year-round employees.

The Richardson Highway, the Parks Highway, the Steese Highway and the Elliott Highway connect the Interior to Anchorage, Canada and the lower 48. Truck, rail and air services provide transportation of cargo. Scheduled jet services are available at Fairbanks International airport. An 11,800' asphalt runway, heliport and seaplane landing strip are available. A public seaplane base is located on the Chena River. Eielson Air Force Base and Fort Wainwright also conduct flight operations in the area.

Neighborhood Data - Fox

The subject is located roughly 10 miles north of Fox, a small community north of Fairbanks that lies at the junction of the Steese and Elliott Highways. There are a small number of local retail services, mainly a gas station, a restaurant, and a road house. The majority of the residents are employed in Fairbanks. Three quarters of households in the community are fully plumbed, using individual water wells or water delivery and septic tanks. A central water source, owned by the State, is available at 1/2 mile Elliott Highway. Refuse is collected from dumpsters and transported to the Borough landfill. Electricity is provided by Golden Valley Electric Association. There are no state operated schools. Emergency services are provided by local volunteers.

⁵ Alaska DCCED 'Community Database Online', accessed 1-6-09
http://www.commerce.state.ak.us/dca/commdb/CF_COMDB.htm.

PARCEL DESCRIPTION

Haystack Subdivision

Legal Description

ADL	Lot	Block	ASLS	Acres	MTRS	Plat	Rec. District
408299	17	6	80-117	9.821	F003N001E06	82-13	Fairbanks

Location

The parcel is located roughly 27 road miles north of Fairbanks. The subject is situated on the southern slope of Haystack Mountain, 4 miles east of the Elliott Highway, 3 miles north of the townsite of Olnes, and one mile north of the Chatanika River.

Access

The parcel is easily accessed by a gravel road. From Fairbanks, take the Steese Highway to the Elliott turnoff, then 10.5 miles north on the Elliot. Immediately after the Elliott crosses the Chatanika River, travel east on Haystack Drive until Leuthold Drive. Parcel is roughly 3/4 mile east on Leuthold Drive.

Size & Shape

The parcel is 9.821 acres and irregularly shaped.

Topography

The parcel is dominated by south-facing sloping topography. However, there are several level areas that provide adequate opportunities for suitable building sites. The subject sits 1,800 feet above sea level.

Soils/Vegetation

The parcel is well drained with a mix of white birch, alder, white spruce, black spruce and interspersed underbrush. Vegetation is indicative of well drained soils.

Utilities, Water & Sewer

Electric and phone lines run along the northwestern lot line, within the utility easement (see photo below). However, there is no junction box on the parcel. No public water or sewer system is available. Water supply or sewage disposal systems must be located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.

Easements & Zoning Regulations⁶

The parcel is located within an area of the Fairbanks – Northstar Borough zoned for GU-1, or General Use District. The plat shows building setback of 25' along the right of way, and 10' along lot lines. A Utility easement of 15' exists along all lot lines.

Environmental Hazards, Hazardous Waste & Toxic Materials

No toxic materials, waste, or hazards were observed during the field inspection.

Tax Assessments⁷

There is no tax burden assessed to the State of Alaska from the Fairbanks - Northstar Borough. Tax assessments to private parties will become active when property is sold into private ownership

ADL	Lot	Block	ASLS	Acres	FNSB Tax ID	2008 Mill Rate
408299	17	6	80-117	9.821	0351628	15.691

⁶ <http://gis.co.fairbanks.ak.us/accessed> on 2-5-2009

⁷ ibid

Ownership History

The parcel was originally sold by the Department of Natural Resources in 1982 as a residential lot. The purchaser entered into a land sale contract with the state. However, the individual filed for bankruptcy and the contract was foreclosed in 1993. The parcel subsequently returned to State ownership. The parcel has not been sold since it was foreclosed in 1993. DNR is the current owner of record.

Personal Property

There is no personal property involved with the appraisal of this property.

Adjacent Land Use

The surrounding area is predominantly characterized by mixed rural residential and recreational use. There are multiple year-round residences within the subdivision, yet the area is not entirely built up. It is reasonable to project that this area will continue to grow into a denser residential neighborhood as time allows.



Electric and phone on the Northwest lot line. Road is to the right, Parcel is to the left.



Road fronting the parcel. Looking south

3516-0 Haystack



Sloping topography and typical vegetation..



Some level areas offer potential building sites.

3516-0 Haystack



Typical vegetation..



Subject on far side of road, good views of surrounding valleys.

ANAYLSIS AND CONCLUSION

Highest and Best Use

Analysis of highest and best use of the subject property is necessary to accurately estimate the value of the land. Highest and best use analysis ensures that the value estimate is derived with the use that maximizes the utility of a given property. The appropriate highest and best use for a given property is determined by the conditions of the market. Highest and best use can be defined as⁸:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."

The land to be valued is considered vacant and thus valued with the highest and best potential use for the property. Value for improvements (when present on the site) is then based on their contribution to this use. The appraised property is vacant and unimproved.

Legally Permissible

The subject of this appraisal is not subject to any known zoning requirements that would be restrictive to potential development. Development of well and septic systems must comply with the requirements of the Department of Environmental Conservation. The subject can be developed with almost any legal use.

Physically Possible

The subject is 9.821 acres. Its size and physical characteristics are adequate to support all reasonable and probable uses.

Financially Feasible

Surrounding land use is rural residential. Development of the parcel depends on the amount of resources the owner is willing to allocate for recreational needs.

Maximally Productive

Maximally productive use is the use that produces the maximum return from the proceeds of a sale or lease.

Highest and Best Use of Land as Vacant

Based on the foregoing analysis, the highest and best use of the subject parcels as vacant would be for almost any legal use, primarily a rural residential or private recreation site

⁸ The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, p.278