

## **MARKET VALUE APPRAISAL**

Of Parcels within the Glenn & Tok Triangle Subdivisions  
Tok, Alaska - Northern Region - DNR



**View west on Butch Kuth Avenue, Block 8, Lot 1 Glenn S/D to the right.**

**YEAR 2009**

**APPRAISAL REPORT No. 3555**

**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. 3555

1. ADL NO(S): See table below
2. SIZE: Various, as noted in table
3. APPLICANT: N/A
4. LOCATION: Two subdivisions near Tok, Alaska
5. LEGAL DESCRIPTION(S): Glen and Tok Triangle Subdivision, lot and block as noted in table below
6. INTEREST APPRAISED: Fee Simple Title less Mineral Rights
7. PURPOSE OF THE APPRAISAL: Estimate Market Value
8. APPRAISED BY: Michael R. Ward
9. DATE of REPORT: December 15, 2009
10. DATE of VALUE(S): June 25, 2009
11. APPRAISED VALUE(S):

ADL	Subdivision/ Area Name	MTRS	Survey	Acres	Lot	Block	Value
417758	Glenn	C017N012E11	ASLS 81-205	5.00	1	8	\$11,500
418398	Glenn	C017N012E11	ASLS 81-205	5.00	11	8	\$7,800
418399	Glenn	C017N012E11	ASLS 81-205	5.00	12	8	\$7,800
418400	Glenn	C017N012E11	ASLS 81-205	5.00	13	8	\$7,800
418401	Glenn	C017N012E11	ASLS 81-205	5.00	14	8	\$7,800
418402	Glenn	C017N012E11	ASLS 81-205	5.00	15	8	\$7,800
418403	Glenn	C017N012E11	ASLS 81-205	5.00	16	8	\$7,800
418404	Glenn	C017N012E11	ASLS 81-205	5.00	17	8	\$7,800
418405	Glenn	C017N012E11	ASLS 81-205	5.00	1	9	\$8,700
418406	Glenn	C017N012E11	ASLS 81-205	5.00	2	9	\$8,700
418407	Glenn	C017N012E11	ASLS 81-205	5.00	3	9	\$8,700
418408	Glenn	C017N012E11	ASLS 81-205	5.00	4	9	\$8,700
418409	Glenn	C017N012E11	ASLS 81-205	5.00	5	9	\$8,700
418410	Glenn	C017N012E11	ASLS 81-205	5.00	6	9	\$8,700
418411	Glenn	C017N012E11	ASLS 81-205	5.00	7	9	\$8,700
418412	Glenn	C017N012E11	ASLS 81-205	5.00	8	9	\$8,700
418615	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	19.25	2	2	\$23,100
418616	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	19.26	3	2	\$23,100
418617	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	8.54	4	2	\$13,900
418618	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	9.25	5	2	\$12,000
418619	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	9.25	6	2	\$12,000
418620	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	8.83	7	2	\$11,700
418621	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	19.57	8	2	\$17,300



ADL	Subdivision/ Area Name	MTRS	Survey	Acres	Lot	Block	Value
418622	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	19.56	9	2	\$17,300
418627	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	19.56	2	3	\$17,300
418628	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	19.56	3	3	\$17,300
418629	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	8.82	4	3	\$11,700
418630	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	9.25	5	3	\$12,000
418631	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	9.24	6	3	\$12,000

**B. SUMMARY OF REVIEW**

- DATE of REVIEW: February 11, 2010
- REVIEWER'S CLIENT:  DNR  Other: \_\_\_\_\_
- INTENDED USERS of the REVIEW:  DNR  General Public  Other: \_\_\_\_\_
- INTENDED USE of the REVIEW: Establish minimum bid price for sealed bid auction
- PURPOSE of REVIEW:  Evaluate for Technical Compliance with DNR Instructions & USPAP  
 Evaluate for Technical Compliance with UASFLA  Develop Independent Estimate of Value  
 Other: \_\_\_\_\_
- 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
- 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 preliminary plat.
6. The value of commercial timber, if any, is specifically excluded from the final conclusion of value.

REVIEW APPRAISER'S CERTIFICATION APPRAISAL NO. 3555

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 2/11/2010

cc: Tony Wagner  
Tim Shilling

**MEMORANDUM****State of Alaska**

**Department of Natural Resources**  
Tel (907) 269-8514  
Fax (907) 269-8914  
Michael.Ward1@alaska.gov

**Division of Mining, Land and Water**  
550 West 7<sup>th</sup> Avenue, Suite 650  
Anchorage AK 99501-3576

DATE: December 15, 2009

TO: Kevin Hindmarch  
Review Appraiser

FROM: Michael R. Ward, Appraiser

SUBJECT: Appraisal of Twenty Nine (29) parcels located in the  
Glenn & Tok Triangle Phase II Subdivisions, Tok, Alaska.

As requested, I have completed an appraisal of the above referenced real estate. I understand that the appraisal will be used to estimate the market value to establish a purchase price for a sealed bid auction. 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 area, as well as all of the comparables. Physical descriptions of the subject area are based on physical inspections, soil maps, aerial photography and topographic maps. Based on my observations and analyses of all available data, I have formed an opinion of the market value as of the effective date of value.

## TABLE OF CONTENTS

### INTRODUCTION

Title Page	
Letter of Transmittal	1
Table of Contents	2
Certification of Value	3
Appraisal Summary	5

### PREMISE OF THE APPRAISAL

Type of Appraisal and Report	6
Purpose and Use of the Appraisal	6
Definition of Market Value	6
Client and User Identity	6
Property Rights Appraised	6
Definition of Market Value	6
Effective Date of Value Estimate	6
Approaches to Value	7
Property History	7
Exposure Time	7
Scope of the Appraisal	7
Assumptions and Limiting Conditions	8

### PRESENTATION OF DATA

Area Analysis	9
General Property Description - Glenn Subdivision	11
General Property Description - Tok Triangle, Phase II Subdivision	14
Highest and Best Use	16

### DATA ANALYSIS AND CONCLUSION

Approaches to Value	17
Key Lot Methodology	17
Sales Comparison Approach	18
Explanation of Adjustments	18
Valuation of Glenn S/D Parcels	21
Valuation of Tok Triangle S/D Parcels	22

### ADDENDA

Comparable Sale Forms	
Appraiser Qualifications	

### CERTIFICATION OF VALUE

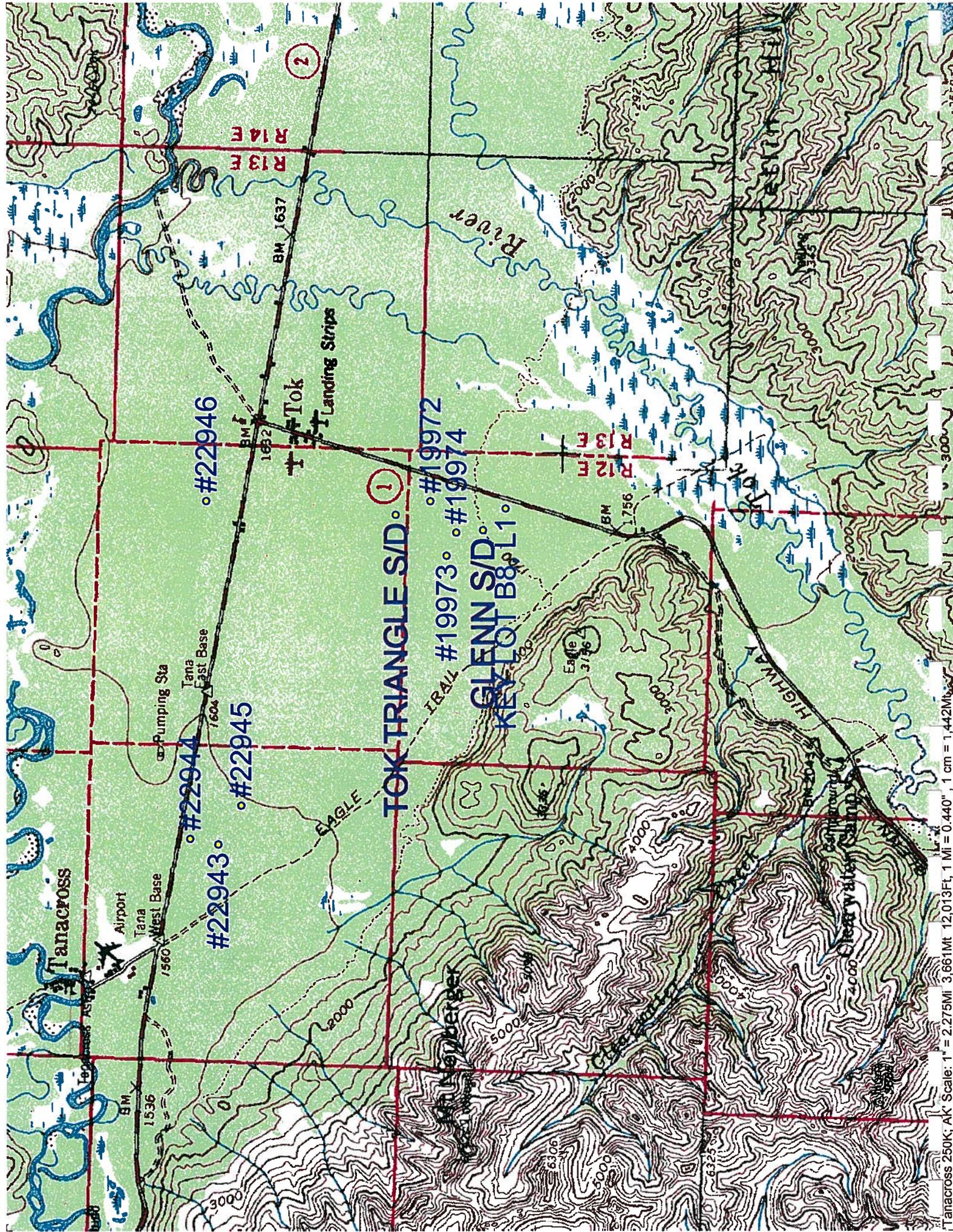
I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest 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 of a predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant professional assistance to the person signing this report.
- I have the knowledge and experience to competently complete this assignment.
- my opinion of the market value of the fee simple title less mineral rights for the land only developed to its highest potential, described in the subsequent report is :

ADL	Subdivision/ Area Name	MTRS	Survey	Acres	Lot	Block	Value
417758	Glenn	C017N012E11	ASLS 81-205	5.00	1	8	\$11,500
418398	Glenn	C017N012E11	ASLS 81-205	5.00	11	8	\$7,800
418399	Glenn	C017N012E11	ASLS 81-205	5.00	12	8	\$7,800
418400	Glenn	C017N012E11	ASLS 81-205	5.00	13	8	\$7,800
418401	Glenn	C017N012E11	ASLS 81-205	5.00	14	8	\$7,800
418402	Glenn	C017N012E11	ASLS 81-205	5.00	15	8	\$7,800
418403	Glenn	C017N012E11	ASLS 81-205	5.00	16	8	\$7,800
418404	Glenn	C017N012E11	ASLS 81-205	5.00	17	8	\$7,800
418405	Glenn	C017N012E11	ASLS 81-205	5.00	1	9	\$8,700
418406	Glenn	C017N012E11	ASLS 81-205	5.00	2	9	\$8,700
418407	Glenn	C017N012E11	ASLS 81-205	5.00	3	9	\$8,700
418408	Glenn	C017N012E11	ASLS 81-205	5.00	4	9	\$8,700
418409	Glenn	C017N012E11	ASLS 81-205	5.00	5	9	\$8,700
418410	Glenn	C017N012E11	ASLS 81-205	5.00	6	9	\$8,700
418411	Glenn	C017N012E11	ASLS 81-205	5.00	7	9	\$8,700
418412	Glenn	C017N012E11	ASLS 81-205	5.00	8	9	\$8,700
418615	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	19.25	2	2	\$23,100
418616	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	19.26	3	2	\$23,100
418617	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	8.54	4	2	\$13,900
418618	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	9.25	5	2	\$12,000
418619	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	9.25	6	2	\$12,000
418620	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	8.83	7	2	\$11,700
418621	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	19.57	8	2	\$17,300
418622	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	19.56	9	2	\$17,300
418627	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	19.56	2	3	\$17,300
418628	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	19.56	3	3	\$17,300
418629	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	8.82	4	3	\$11,700
418630	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	9.25	5	3	\$12,000
418631	Tok Triangle, Ph. II	C018NR12E35	ASLS 2007-15	9.24	6	3	\$12,000

\_\_\_\_\_  
Date

\_\_\_\_\_  
Appraiser



R13E  
R14E

BM 1637

Tok  
Landing Strips

#22946

#22945

#22944

#22943

#19972  
#19974

TOK TRIANGLE S/D. ①

GLENN S/D.  
KEY LOT B8, L1.

Tanacross

Airport  
Tana  
West Base

Pumping Sta  
Tana  
East Base

EAGLE

Newberger

Eagle  
3196

HIGHWAY

Cherry Valley Slides

**APPRAISAL SUMMARY**

<b>Property Type</b>	Twenty Nine (29) parcels ranging in size from 5.00 to 19.57 acres
<b>Location</b>	The Unorganized Borough, Tok, Alaska
<b>Interest Appraised</b>	Fee Simple Estate less mineral rights
<b>Legal Description</b>	All legal descriptions shown on pages 4, 11 and 15.
<b>Owner of Record</b>	State of Alaska
<b>Zoning</b>	None
<b>Effective Date of Appraisal</b>	June 25, 2009
<b>Date of Report</b>	December 15, 2009
<b>Exposure &amp; Marketing Time</b>	1-2 years
<b>Estimated Market Value</b>	See page 4.

## PREMISES OF THE APPRAISAL

### TYPE OF APPRAISAL AND REPORT

This is a summary appraisal prepared in accordance with Standard Rules 1 and 2 of the Uniform Standards of Professional Appraisal Practice, Appraisal Foundation, and in accordance with the Special Appraisal Instructions - DNR, a copy of which is included in the Addenda.

### PURPOSE OF THE APPRAISAL

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

### INTENDED USE OF THE APPRAISAL

This appraisal will be used to determine the minimum purchase price for the parcels to be made available in a sealed bid auction.

### CLIENT AND USER IDENTITY

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

### PROPERTY RIGHTS APPRAISED

The rights appraised are the fee simple estate less the mineral rights reserved to the State of Alaska under AS 38.05.125(a). Fee simple estate is defined<sup>1</sup> 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."

### AS 38.05.125(a) states<sup>2</sup>:

*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 which 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.*

### DEFINITION OF MARKET VALUE<sup>3</sup>

*The most probable price, as of a specified date, in cash, or in 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.*

In accordance with instructions from the State of Alaska, market value for the appraised property is estimated in terms of seller financing typical for the property type as of the date of appraisal.

### EFFECTIVE DATE OF VALUE ESTIMATE

The subject parcels and comparables were inspected on June 25/26, 2009. The effective date of the value estimate is June 26, 2009.

<sup>1</sup> The Appraisal of Real Estate, 13th Edition, Appraisal Institute, 2008, p.111

<sup>2</sup> Alaska Statutes Title 38, Public Land Article 5, State of Alaska, 2008, pp. 624-625

<sup>3</sup> The Appraisal of Real Estate, 13th Edition, Appraisal Institute, 2008, p.23

**APPROACHES TO VALUE**

The Income, Cost and Sales Comparison Approaches to value were all considered. The Sales Comparison Approach was the only approach used. The other two approaches were deemed inappropriate for vacant land valuations.

**PROPERTY HISTORY**

The subdivisions are owned and were developed by the State of Alaska DNR. Individual sales information will be included in the subdivision descriptions.

**EXPOSURE TIME**

Exposure time is "...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..."<sup>4</sup>

Exposure time varies with the type of property and changes with market conditions. The market for residential properties in the Tok area has been moderate for the last ten years. The market has been driven by a population that has been relatively constant from 1993 through 2007. Primary sellers are private developers, the Mental Health Lands Trust, Native allottees, and the State of Alaska. Road accessible, residential parcels such as the subject typically require from 12 to 24 months of marketing time.

Compared with competing parcels in the overall market for residential parcels, the market appeal for the subject parcels is average. Considering exposure times for similar properties, appraised values for the subject parcels are based on an exposure time of one to two years.

**SCOPE OF THE APPRAISAL**

I inspected the subject lots and the comparables on June 25/26, 2009. Physical features, access and utilities were identified by the use of physical inspections, topographic maps, status plats, aerial photographs, DNR appraisal records and interviews with people who are familiar with the area. The effective date of value is June 26, 2009.

Interviews were conducted with local real estate agents, appraisers, and other individuals familiar with the area who provided information about trends in values, supply and demand. DNR records were searched for recent comparable sales. The recorders office was also searched to identify any recent sales. Sellers and buyers and other knowledgeable market participants were contacted to verify recent sale prices and other transaction details.

After analysis of all available data, appropriate sales were selected for comparison with a key parcel of the subject properties being appraised. The market value estimate is based on the following assumptions and conditions.

---

<sup>4</sup> Uniform Standards of Professional Appraisal Standards (USPAP) 2006, p. 90.

### ASSUMPTIONS AND LIMITING CONDITIONS

1. The properties are appraised as vacant land without structural or site improvements.
2. 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.
3. The data and conclusions embodied in this report are a part of the whole valuation. Each part of this appraisal is only part of the evidence upon which final judgement is based. Therefore, no part should be used out of context and by itself alone.
4. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question, unless prior arrangement has been made and adequate time is provided to review the appraisal.
5. 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.
6. 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.
7. The information furnished by others is believed to be reliable but it is not warranted for its accuracy. Plats of lease areas in this report are included for illustration only and may not be to scale.
8. 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 such conditions, or for arranging engineering studies to discover them.
9. Unless otherwise stated in this report, the appraiser does not know about the existence of hazardous materials or toxic substances, which may or may not be present on the property. The appraiser is not qualified to detect such substances. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them.
10. The appraiser assumes no responsibility for legal matters. The subject lots are assumed to be free and clear of encumbrances, except as otherwise noted, and title is assumed to be marketable.

**PRESENTATION OF DATA****Tok Area Overview**

<b>Current Population:</b>	1,382 (2008 Est. Population)
<b>Incorporation Type:</b>	Unincorporated
<b>Borough Located In:</b>	Unorganized
<b>Taxes:</b>	No taxing authority

**Location and Climate**

Tok is located at the junction of the Alaska Highway and the Tok Cutoff to the Glenn Highway, at 1,635' elevation, 200 miles southeast of Fairbanks. It is called the "Gateway to Alaska," as it is the first major community upon entering Alaska, 93 miles from the Canadian border. The community lies at approximately 63.336670° North Latitude and -142.985560° (West) Longitude. (Sec. 18, T018N, R013E, Copper River Meridian.) Tok is located in the Fairbanks Recording District, and encompasses 132.3 sq. miles of land. Tok is in the continental climate zone, with cold winters and warm summers. In the winter, ice fog and smoke conditions are common. The average low temperature during January is -32; the average high during July is 72. Extreme temperatures have been measured from -71 to 99. Annual precipitation is 11 inches, including 33 inches of snow.

**History, Culture and Demographics**

There are several versions on how Tok obtained its name. The nearby Tokai River was first reported in 1887 by Lt. Allen. "Tok River" was recorded in 1901 by the USGS. Tok began in 1942 as an Alaska Road Commission camp. So much money was spent in the camp's construction and maintenance that it earned the name "Million Dollar Camp" by those working on the highway. In 1944 a branch of the Northern Commercial Company was opened, and in 1946 Tok was established as a Presidential Townsite. With the completion of the Alcan Highway in 1946, a post office and a roadhouse were built. In 1947 the first school was opened, and in 1958 a larger school was built to accommodate the many newcomers. The U.S. Customs Office was located in Tok between 1947 and 1971, when it was moved to Alcan, at the border. Between 1954 and 1979, a U.S. Army fuel pipeline operated from Haines to Fairbanks, with a pump station in Tok.

The pump station's facilities were purchased as area headquarters for the Bureau of Land Management. The U.S. Coast Guard constructed a LORAN (Long Range Aid to Navigation) station in 1976. Four 700' towers, located 6 miles east of Tok junction, transmit radio navigation signals for air and marine traffic in the Gulf of Alaska. In July of 1990, Tok faced extinction when a lightning-caused forest fire jumped two rivers and the Alaska Highway, putting both residents and buildings in peril. The town was evacuated and even the efforts of over a thousand firefighters could not stop the fire. At the last minute a "miracle wind" (so labeled by Tok's residents) came up, diverting the fire just short of the first building. The fire continued to burn the remainder of the summer, eventually burning more than 100,000 acres. Evidence of the burn can be seen on both sides of the highway just east of Tok.

The population of the community consists of 19% Alaska Native or part Native. The area was traditionally Athabaskan, although the current population is primarily non-Native. Tok has become known as the "Sled Dog Capital of Alaska." Although residents have chosen not to incorporate as a municipality, there are numerous local volunteer committees for various community functions and various membership organizations. During the 2000 U.S. Census, total housing units numbered 748, and vacant housing units numbered 214. Vacant housing units used only seasonally numbered 66. U.S. Census data for Year 2000 showed 518 residents as employed. The unemployment rate at that time was 17.99 percent, although 47.94 percent of all adults were not in the work force. The median household income was \$37,941, per capita income was \$18,521, and 10.5 percent of residents were living below the poverty level.

**Facilities, Utilities, Schools and Health Care**

There is no central water and sewer in Tok, because businesses and residences are spread out over a wide area. Most homes use individual wells at 50- to 125-foot depths and individual septic tanks. The schools operate individual systems. Most homes are heated with fuel oil or wood-burning stoves, and many residents use propane for cooking, water heating and clothes drying. A private firm, J.D. Refuse Service, provides household refuse collection and disposal at the landfill, located at mile 120.5 Tok Cutoff. Alaska Power & Telephone Co., based in Port Townsend, WA, owns and operates a diesel power system in Tok which provides electricity to area communities. Electricity is provided by Alaska Power Company. There are 2 schools located in the community, attended by 315 students. Local hospitals or health clinics include Tok Community Clinic (907-883-5855); Tok Public Health Center (907-883-4101). The clinic is a qualified Emergency Care Center. Specialized Care: Tok Area Mental Health Center; Upper Tanana Alcohol Program. Tok is classified as an isolated town/Sub-Regional Center, it is found in EMS Region 1C in the Interior Region. Emergency Services have highway and air access. Emergency service is provided by 911 Telephone Service, volunteers, a health aide and military Auxiliary health care is provided by Tok Area EMS (907-883-5873/883-5111); 40 Mile Air Medevac (907-883-5191).

**Economy and Transportation**

Tok is the transportation, business, service and government center for the Upper Tanana region. Employment and business revenues peak in the summer months, with the rush of RV travelers on the Alaska Highway. Four residents hold commercial fishing permits. Subsistence and recreational activities are prevalent. Moose, bear, rabbit, grouse, and ptarmigan are taken. Dahl sheep and caribou are hunted outside of the region, but only through lottery permits. Salmon are obtained from the Copper River to the south. Berry-picking and gardening are also popular activities.

Tok is located at the junction of two highways, and is the first community with services for visitors entering (and last community for visitors departing) Alaska by highway. Bus services are available to Anchorage and Fairbanks, and freight is delivered by truck. There are two State-owned runways. One is a gravel strip operated by DNR and is 1,690' long by 45' wide. The other is available at Tok Junction, is operated by DOT, and is 2,509' long by 50' wide, asphalt. There are two additional private airstrips in the vicinity.



**GENERAL SITE DESCRIPTION GLENN  
SUBDIVISION C017N012E 11 ASLS 81-205**



Butch Kuth looking west B8, L1 to the right.



Typical vegetation B8 L1 looking northwest.



Hanus Street looking north. Block 9 to the left.



Hanus Street looking south. Block 9 to the right.

ADL	Subdivision/ Area Name	Lot	Block	Acres	Access	Utilities
417758	Glenn	1	8	4.99	Gravel	Electric 400' away
418398	Glenn	11	8	5	Undeveloped right of way	None
418399	Glenn	12	8	5	Undeveloped right of way	None
418400	Glenn	13	8	5	Undeveloped right of way	None
418401	Glenn	14	8	5	Undeveloped right of way	None
418402	Glenn	15	8	5	Undeveloped right of way	None
418403	Glenn	16	8	5	Undeveloped right of way	None
418404	Glenn	17	8	5	Undeveloped right of way	None
418405	Glenn	1	9	4.99	One lane dirt trail	None
418406	Glenn	2	9	5	One lane dirt trail	None
418407	Glenn	3	9	5	One lane dirt trail	None
418408	Glenn	4	9	5	One lane dirt trail	None
418409	Glenn	5	9	5	One lane dirt trail	None
418410	Glenn	6	9	5	One lane dirt trail	None
418411	Glenn	7	9	5	One lane dirt trail	None
418412	Glenn	8	9	5	One lane dirt trail	None



Druckenmiller looking northeast. Block 8 to the right.



Wontorski Way looking northwest.

### Location

The subject is located three miles south of the Tok Intersection of the Glenn Highway and the Alaska Highway, in Tok, Alaska. The subject lots specifically are south of John Taylor Ave Avenue (surveyed trail) and north of Butch Kuth Avenue (a gravel road).

### Access

The north end of the subdivision is accessible from the Glenn Highway. The south end of the subdivision is accessible along Butch Kuth Ave, a two lane gravel road. Lots 11-17, Block 8 have undeveloped access by a dirt trail along Druckemiller Road and Wontorski Way. Lots 1-8, Block 9 have access on Hanus Street, a one lane dirt road.

### Size and Shape

The subject lots are rectangular in shape and contain 5.00 acres, rounded. Two lots are legally described as having 4.99 acres.

### Topography/Soils/Vegetation

All lots are on level ground with adequate to well drained soils/shallow topsoil over a gravel base. Vegetation is small to medium spruce and birch.

### Utilities

Electric and telephone service are not available to the subject lots. Electric service is available along the Glenn Highway (400' east) and near Block 8, Lot 22 (500' north). All lots would be on individual well water and septic; no piped water or sewer services are available in Tok.

### Easements

A title report was available to the appraiser and according to preliminary documents; there is a 10' utility easement each side of interior lot lines and a 20' utility easement located adjacent to right-of-way lines within all lots. These are peripheral easements that do not adversely impact utilization of the site to its Highest and Best Use.

### Environmental Hazards

None were observed.

### Hazardous Waste and Toxic Materials

None were observed.

**Zoning Regulations**

The subject is located outside the boundaries of an organized borough or incorporated city. There are no land use restrictions which would prevent development of the site to its highest and best use.

**Ownership History**

All properties in the Glenn subdivisions are owned by the State of Alaska and have not been sold in the last three years.



**GENERAL SITE DESCRIPTION TOK TRIANGLE PHASE II  
SUBDIVISION C018N012E 35 ASLS 2007-15**

**Location**

The subject lots are located south of Mukluk Avenue, north of Warbelow Avenue, west of Trapper Street, and east of Scoby Way. This area is approximately two miles southwest of the Tok Intersection.

**Size and Shape**

The subject lots are regular in shape and contain from 8.54 to 19.57 acres.

**Topography/Soils/Vegetation**

All lots are on level ground with adequate to well drained soils and shallow topsoil over a gravel base. Vegetation is small to medium spruce and birch.

**Utilities**

Electric and telephone service are not available to the subject lots. All lots would be on individual well water and septic; no piped water or sewer services are available in Tok.

**Access**

Trapper Street is a two lane gravel road. Warbelow Avenue is a one lane gravel road that turns into a one lane dirt road near Lot 4, Block 3. Polaris Street is a cleared right of way that is approximately ten feet wide.

**Easements**

A title report was available to the appraiser and according to preliminary documents; there is a 30' utility easement fronting the right of way of all lots. This is a peripheral easement that does not adversely impact utilization of the site to its Highest and Best Use.

**Environmental Hazards**

None were observed.

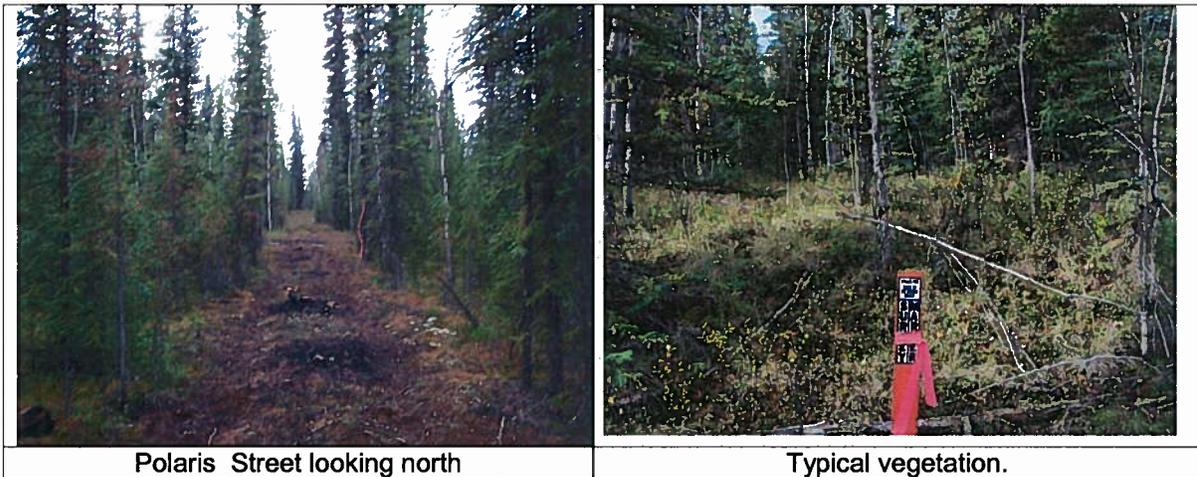
**Hazardous Waste and Toxic Materials**

None were observed.

**Zoning Regulations**

The subject is located outside the boundaries of an organized borough or incorporated city. There are no land use restrictions which would prevent development of the site to its highest and best use.

ADL	Subdivision/ Area Name	ASLS	Lot	Block	Acres	Access	Utilities
418615	Tok Triangle, Ph. II	2007-15	2	2	19.25	Two lane gravel – Trapper St.	600' away
418616	Tok Triangle, Ph. II	2007-15	3	2	19.26	Two lane gravel – Trapper St.	600' away
418617	Tok Triangle, Ph. II	2007-15	4	2	8.54	Two lane gravel – Trapper St.	1,000' away
418618	Tok Triangle, Ph. II	2007-15	5	2	9.25	One lane dirt - Warbelow	2,150' away
418619	Tok Triangle, Ph. II	2007-15	6	2	9.25	One lane dirt - Warbelow	None
418620	Tok Triangle, Ph. II	2007-15	7	2	8.83	One lane dirt - Warbelow	None
418621	Tok Triangle, Ph. II	2007-15	8	2	19.57	Brushed R-O-W	None
418622	Tok Triangle, Ph. II	2007-15	9	2	19.56	Brushed R-O-W	None
418627	Tok Triangle, Ph. II	2007-15	2	3	19.56	Brushed R-O-W	None
418628	Tok Triangle, Ph. II	2007-15	3	3	19.56	Brushed R-O-W	None
418629	Tok Triangle, Ph. II	2007-15	4	3	8.82	One lane dirt - Warbelow	None
418630	Tok Triangle, Ph. II	2007-15	5	3	9.25	One lane dirt - Warbelow	None
418631	Tok Triangle, Ph. II	2007-15	6	3	9.24	One lane dirt - Warbelow	None



**Ownership History**

All properties in this subdivision are new, are owned by the State of Alaska and have not been sold in the last three years.

Due to the confidentiality of sales information in the State of Alaska, the valuation section of the report is unavailable online. The entire report can be reviewed at the DNR Public Information Center:

**In Anchorage**

(in the Atwood Building)  
550 W. 7<sup>th</sup> Ave. Suite 1200, Anchorage AK, 99501  
Phone (907) 269-8400  
Fax (907) 269-8901  
TDD for hearing impaired (907) 269-8411  
e-mail: [dnr.pic@alaska.gov](mailto:dnr.pic@alaska.gov)  
Business hours 10:00 am to 5:00 pm M-F.

**In Fairbanks**

(Corner of University & Airport Way)  
3700 Airport Way, Fairbanks, AK 99709  
Phone (907) 451-2705  
Fax (907) 451-2706  
TDD for hearing impaired (907) 451-2770  
e-mail: [fbx-pic@alaska.gov](mailto:fbx-pic@alaska.gov)  
Business hours 10:00 am to 5:00 pm M-F.

**In Juneau**

(Southeast Div. of Land)  
400 Willoughby Ave., 4<sup>th</sup> Floor, Juneau AK 99801  
Phone (907) 465-3400  
Fax (907) 586-2954  
e-mail: [southeast\\_land@dnr.state.ak.us](mailto:southeast_land@dnr.state.ak.us)  
Business hours 10:00 am to 5:00 pm M-F.