APPRAISAL REPORT

26 LOTS LOCATED OFF THE ELLIOTT HIGHWAY, ALASKA

DNR CONTRACT 2010-02

PREPARED FOR

STATE OF ALASKA
DIVISION OF MINING LAND AND WATER
DEPARTMENT OF NATURAL RESOURCES
550 WEST SEVENTH AVENUE, SUITE 650
ANCHORAGE, ALASKA 99501-3576

APPRAISED BY

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November 8, 2009

Alaska Department of Natural Resources
Division of Mining, Land & Water
Attn: Mr. Kevin Hindmarch, Appraiser III
550 W. 7th Avenue, Suite 650
Anchorage, Alaska 99501-3576

Regarding: DNR Contract #: 2010-02. 26 parcels located off the Elliott Highway, Alaska.

Dear Mr. Hindmarch:

As requested, I have prepared a summary appraisal report of the above-noted properties that are located off the Elliott Highway, Alaska.

The purpose of the appraisal is to estimate the current market values of the subjects' fee simple estate, less mineral rights reserved under AS 38.05.125 (a). The following report sets forth the methods used in estimating the current market values of these properties and contains data that are considered applicable to the appraisal. The Certification page that follows is an integral part of both this letter and the appraisal report. The appraisal has been written to the State of Alaska DNR's Special Appraisal Instructions DNR Land Disposal and the Uniform Standards of Professional Appraisal Practice.

Based on the Assumptions and the Limiting Conditions contained in this report and supported market data, it is my opinion that the market value as of October 18, 2009 of the 26 subject lots are as reported on the following page.

If I can be of further assistance to you regarding this appraisal, please let me know.

Respectfully submitted,

Hans Axelsson
Alaska Certified General Appraiser Lic. #432

ADL #	Subdivision	Survey/ ASLS	Lot	Block	Tract	Size (Acres)	Estimated Market Value
413679	Cascaden	86-98	6	7		6.26	$11,400
413680	Cascaden	86-98	7	7		6.077	$10,200
413681	Cascaden	86-98	8	7		6.591	$10,400
413699	Cascaden	86-98	4	8		4.189	$8,000
413700	Cascaden	86-98	5	8		3.736	$7,500
413683	Cascaden	86-98	2	9		4.833	$8,500
413684	Cascaden	86-98	3	9		4.174	$7,900
413685	Cascaden	86-98	4	9		4.284	$7,100
413702	Cascaden	86-98	5	9		5.274	$9,300
413703	Cascaden	86-98	6	9		4.684	$8,200
418287	Tatalina SD	2003-14	9	5		5.29	$8,500
418288	Tatalina SD	2003-14	10	5		5.26	$8,400
418289	Tatalina SD	2003-14	11	5		5.03	$8,000
418290	Tatalina SD	2003-14	12	5		5.12	$9,000
418291	Tatalina SD	2003-14	13	5		5	$8,800
418292	Tatalina SD	2003-14	14	5		5.23	$9,200
418293	Tatalina SD	2003-14	7	6		5.51	$8,400
418294	Tatalina SD	2003-14	8	6		5.17	$8,300
418295	Tatalina SD	2003-14	9	6		5.15	$8,200
418296	Tatalina SD	2003-14	10	6		5.05	$8,900
418297	Tatalina SD	2003-14	11	6		5.07	$8,900
418298	Tatalina SD	2003-14	12	6		5.2	$9,200
418299	Tatalina SD	2003-14	13	6		5.47	$9,600
418300	Tatalina SD	2003-14	14	6		8.31	$12,400
418301	Tatalina SD	2003-14	15	6		6.12	$10,200
417892	Tatalina	2003-44			28	13.86	$17,100

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CERTIFICATION

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

1. that the statements of fact contained in this report are true and correct.

2. 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.

3. I have no present or prospective interest in the properties that are the subjects of this report, and no personal interest with the respect to the parties involved.

4. I have no bias with respect to the properties that are the subjects of this report or to the parties involved with this assignment.

5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

6. 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.

7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the **Uniform Standards of Professional Appraisal Practice**.

8. I have made a personal inspection of the properties that are the subjects of this report.

9. No one provided significant professional assistance to the person signing this report.

11/8/2009
Date

Hans Axelsson, State of Alaska - General Appraiser # AA432

Part I – Introduction

SUMMARY

Location: The 26 subject properties are located off the Elliott Highway between mileposts 41 and 78.

Owner: The State of Alaska

Effective Date of Value: October 18, 2009

Inspection Date: October 18, 2009

Date of Report: November 8, 2009

Improvements: None

Client: The State of Alaska, Department of Natural Resources

Intended Users of Appraisal: The Client and the general public.

Purpose of the Appraisal: The purpose of the appraisal is to estimate the current market values of the subject properties.

Intended Use of the Appraisal: The appraisal will be used by DNR to establish the minimum price for a sealed bid auction and will be used by the general public for guidance in determining actual bid prices.

Property Rights: Fee Simple, less mineral rights reserved under AS 38.05.125 (a).

Zoning and Restrictions: Tatalina Subdivision, Tatalina Remote Recreational Cabin Sites and Cascaden Subdivision are located in the unorganized borough and are not subject to zoning.

Potential Hazardous Waste/Toxic Material: No adverse environmental conditions were noticed on the subjects' sites but the appraiser is not an expert in environmental matters.

Highest and Best Use: Residential/Recreational

Estimated Market Values:

ADL #	Subdivision	Survey/ ASLS	Lot	Block	Tract	Size (Acres)	Estimated Market Value
413679	Cascaden	86-98	6	7		6.26	$11,400
413680	Cascaden	86-98	7	7		6.077	$10,200
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418294	Tatalina SD	2003-14	8	6		5.17	$8,300
418295	Tatalina SD	2003-14	9	6		5.15	$8,200
418296	Tatalina SD	2003-14	10	6		5.05	$8,900
418297	Tatalina SD	2003-14	11	6		5.07	$8,900
418298	Tatalina SD	2003-14	12	6		5.2	$9,200
418299	Tatalina SD	2003-14	13	6		5.47	$9,600
418300	Tatalina SD	2003-14	14	6		8.31	$12,400
418301	Tatalina SD	2003-14	15	6		6.12	$10,200
417892	Tatalina	2003-44			28	13.86	$17,100

Part II – Premises of the Appraisal

Type of Appraisal and Report

This report is performed under USPAP Standards Rules 1 and 2, and in accordance with Special Appraisal Instructions – DNR Land Disposal (see copy in addendum). It is prepared under the summary reporting option, Standard Rule 2-2 (b).

Purpose of the Appraisal

The purpose of the appraisal is to estimate the current market values of the subject properties.

Intended Use of the Appraisal

The appraisal will be used by DNR to establish the minimum price for a sealed bid auction and will be used by the general public for guidance in determining actual bid prices.

Client and User Identity

The appraisal is prepared for the State of Alaska, Department of Natural Resources.

Property Rights Appraised

The subjects' property rights appraised consists of the fee simple estate, less mineral rights reserved to the State of Alaska under AS 38.05.125 (a). The fee simple estate is defined as: "Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the government powers of taxation, eminent domain, police power, or escheat. (Appraisal Institute, The Dictionary of Real Estate Appraisal, 4th ed. (Chicago: 2002), p. 113.

AS 38.05.125 (a) states:

Reservation. (a) Each contract for the sale, lease, or grant of state land, and each deed to state land, properties, or interest in state land, made under AS 38.05.045 - 38.05.120, 38.05.321, 38.05.810 - 38.05.825, AS 38.08, or AS 38.50 except as provided in AS 38.50.050 is subject to the following reservations: "The party of the first part, Alaska, hereby expressly saves, excepts and reserves out of the grant hereby made, 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 above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said land, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other land and taking out and removing there from all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, power lines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said land or any part thereof for the foregoing purposes and to occupy

as much of said land as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved." (Alaska Statutes Title 38, Public Land Article 5, State of Alaska, 2005.)

Date of Inspection

An inspection of the subject properties was completed on October 18, 2009. All the subject properties were physically inspected by the appraiser by the means of an on the ground inspection. In addition to the physical inspection, topographic, survey maps and aerial photos were also inspected.

Effective Date of Value Estimates

October 18, 2009

Definition of Market Value

Appraisal Institute, The Appraisal of Real Estate, 13th Edition describes the definition of market value as "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, knowledgably, and for self-interest, and assuming that neither is under undue duress."

Scope of Appraisal

The scope of the appraisal includes the necessary steps to prepare a report according to the valuation process in compliance with the Uniform Standards of Professional Appraisal Practice. The term "scope of work" refers to the amount and type of information researched and the analysis applied in the assignment. The appraisal process is divided into four basic tasks: 1) gathering of information, 2) analyzing data collected, 3) drawing conclusions, and 4) reporting the conclusions.

This report is performed under USPAP Standards Rules 1 and 2. It is prepared under the summary reporting option, Standard Rule 2-2 (b). The following describes the extent of the process in which data is collected, confirmed, and reported.

The properties being appraised consists of 26 parcels situated off the Elliott Highway between mileposts 41 and 78. The appraiser personally inspected all the subject properties on the ground on October 18, 2009.

Collection of regional and neighborhood data were derived from the Alaska Department of Community and Economic Development, interviews with local residents and the appraiser's observation of the market area. Factual data for this report was based upon a physical inspection and the acreage for the properties was taken from the survey plats. The appraiser also examined topographic maps and aerial photos of the subject properties.

In developing approaches to value, specific market data was collected from the appraisal firm's comparable sales files. Other sources include records of the State of Alaska, Department of Natural Resources, the Fairbanks North Star Borough, the Greater Fairbanks Multiple Listing Service as well as interviews with appraisers, Realtors, local residents, and property owners. The Sales Comparison Approach to value was used to compare sales of vacant land parcels that could be considered competitive to the selected key lot, representative for the 26 subject lots. The subject lots consist of vacant land and the Cost Approach was not applicable. The Income Approach was not applicable, since the subjects, nor the market produced rental income, also, typically vacant residential and recreational properties are not purchased for their income production.

ASSUMPTIONS AND LIMITING CONDITIONS

1. No responsibility is assumed for the legal description or for the matters including legal or title considerations. Title is assumed to be good and marketable unless stated otherwise. Title information was given to the appraiser prior the engagement of this assignment.

2. The property is appraised free and clear of any liens or encumbrances unless otherwise stated.

3. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy. The appraiser reserves the right to modify the conclusions reached if errors are found.

4. It is assumed that there are no hidden or unapparent conditions of the property or subsoil that render it more or less valuable. I assume no responsibility for such conditions, or for any engineering studies required to discover such conditions.

5. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws, as well as applicable zoning, building and use regulations and restrictions, unless noncompliance is stated, defined, and considered in the appraisal report.

6. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate in this report is based.

7. It is assumed that the utilization of the land is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

8. While various approaches to value and various mathematical calculations may have been used in estimating value, these are only aides to the formulation of the value estimate expressed by the appraiser in this report. In these calculations certain mathematical figures are rounded off to the nearest significant amount.

9. All assessments for taxes, water, and sewer (if any) are assumed paid to date.

10. The estate being valued is the fee simple estate, less mineral rights reserved under AS 38.05.125 (a).

11. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there are no such materials on or in the property that would cause a loss in the value unless otherwise stated in this report. No responsibility is assumed for any adverse environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

12. Possession of this report, or a copy thereof, does not carry with it the right of publication.

13. The appraiser, by employment to make this appraisal report, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

14. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval of the appraiser. The report may not be used for any other purpose other than the one stated in the Purpose of the Appraisal, without the express, written consent of the appraiser and client.

15. Any value estimates provided in the report apply to the entire property, and any prorating or division of the total into fractional interests will invalidate the value estimate, unless such prorating or division of interests has been set forth in the report.

16. The date of value for the opinions expressed in this report is as stated in the letter of transmittal. The appraiser assumes no responsibility for economic or physical factors occurring at some later date which may affect those opinions.

17. The appraisal report is to be used only in its entirety and no part is to be used without the entire report, or in conjunction with any other appraisal. Use of a portion of the report invalidates the analysis and valuation conclusions contained herein.

18. No opinion is intended to be expressed for legal matters or for opinions that require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

19. The liability of Axelsson, Mayo & Associates, Inc. and its employees and the individual appraisers is limited to the client of the appraisal of the subject properties only, and only up to the amount of the fee actually received for the assignment. No third parties may rely upon this appraisal for any purpose whatsoever, including financing for the acquisition or improvements of the subject property. This appraisal was prepared specifically for our client, to whom this proposal or report was addressed.

Part III – Presentation of Data

Legal Description and Size

ADL #	Subdivision	Survey/ ASLS	Lot	Block	Tract	Size (Acres)
413679	Cascaden	86-98	6	7		6.26
413680	Cascaden	86-98	7	7		6.077
413681	Cascaden	86-98	8	7		6.591
413699	Cascaden	86-98	4	8		4.189
413700	Cascaden	86-98	5	8		3.736
413683	Cascaden	86-98	2	9		4.833
413684	Cascaden	86-98	3	9		4.174
413685	Cascaden	86-98	4	9		4.284
413702	Cascaden	86-98	5	9		5.274
413703	Cascaden	86-98	6	9		4.684
418287	Tatalina SD	2003-14	9	5		5.29
418288	Tatalina SD	2003-14	10	5		5.26
418289	Tatalina SD	2003-14	11	5		5.03
418290	Tatalina SD	2003-14	12	5		5.12
418291	Tatalina SD	2003-14	13	5		5
418292	Tatalina SD	2003-14	14	5		5.23
418293	Tatalina SD	2003-14	7	6		5.51
418294	Tatalina SD	2003-14	8	6		5.17
418295	Tatalina SD	2003-14	9	6		5.15
418296	Tatalina SD	2003-14	10	6		5.05
418297	Tatalina SD	2003-14	11	6		5.07
418298	Tatalina SD	2003-14	12	6		5.2
418299	Tatalina SD	2003-14	13	6		5.47
418300	Tatalina SD	2003-14	14	6		8.31
418301	Tatalina SD	2003-14	15	6		6.12
417892	Tatalina	2003-44			28	13.86

Neighborhood/Property Description

Tatalina Subdivision: This subdivision is located on both sides of the Elliott Highway near milepost 42, approximately 35 miles northwesterly of Fairbanks. The area consists of rolling hills with the Tatalina River to the north, the White Mountains to the east and the Alyeska Pipeline to the west. The Trans Alaska Pipeline System's pump station number seven is located a mile west of the subject properties. Access to the subdivision is by the Elliott Highway (paved). There are no public utilities available. The subject lots are accessible by ATV by using the partially cleared road right of ways for Seward Loop, Muire Court and Georgeson Court. The subject lots varies in size from 5 - 8.31 acres. The lots are situated on a southwesterly facing gentle hillside, vegetated mostly by birch and some spruce trees. All lots are considered having well drained soils. Uses in this area consist of rural residential and recreational use.

Tatalina Recreational Sites: This property is located near milepost 47 Elliott Highway, approximately 38 miles northwesterly of Fairbanks. The area consists of rolling hills with the Tatalina River and the White Mountains to the east and Alyeska Pipeline to the west. Access to the area is by the Elliott Highway (paved). The property is located approximately 200 feet northwest of the Elliott Highway. Any construction of driveways onto the Elliott Highway will require a DOT right of way permit. There are no public utilities available. The subject lot contains 13.86 acres and the property is well drained with level to gentle sloping topography. Vegetation consists of spruce, aspen and birch trees. The property has wooded view. Uses in this area consist of rural residential and recreational use.

Cascaden: This subdivision is located approximately 50 miles northwesterly of Fairbanks between mileposts 77 and 82 Elliott Highway. Access to the subject properties is by last Chance Road, constructed up to Lot 9, Block 7 and Monitor Way, constructed up to Lot 6, Block 7. Lot 6, block 7 is the only property that can be accessed by highway vehicle, the other lots would require road construction or could currently be accessed by ATV (some portions still require tree clearing to make right of ways passable). Lots 4 and 5, Block 8 are situated along the highway but have Tract G between the highway and their southern lot lines. Tract G is described as to be "preserved in their natural state and no clearing or construction shall be allowed". The subdivision is situated on a south facing hillside overlooking the Tolovana River Valley. The subject lots vary in size from 3.736 to 6.591 acres. Vegetation consists mostly of aspen trees and some spruce trees, soils are generally well drained. Underground telephone service is available along the Elliott Highway, however no other utilities exist. Uses in the subdivison include recreational and residential use.

Site Improvements

No improvements were noticed during the property inspections.

The reader should be cautioned that no detailed information regarding improvements was available to the appraiser.

Personal Property

There is no personal property involved with the appraisal of these properties.

Ownership History

The Uniform Standards of Professional Appraisal Practice Standard Rule 1-5 (a) and (b) requires that the appraiser "analyze all agreements of sale; option, or listings of the subject property current as the effective date of the appraisal; and analyze all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal."

Public Record indicates that all the subject properties are currently owned by the State of Alaska.

None of the above mentioned properties are currently listed for sale.

Zoning and Restrictions

Typically land is subject to governmental and private controls such zoning, building codes, environment, or deed, lease restrictions and covenants. There is no government entity in the subject's area or elsewhere that presently has zoning authority. Therefore, no zoning restrictions affect the properties. The State of Alaska platting regulations apply if the properties are subdivided, and the Department of Environmental Conservation and the Army Corps of Engineers may regulate certain uses as to the environment.

Tax Assessment

All parcels owned by the State of Alaska are tax exempt. Once ownership is transferred from the State of Alaska, property taxes are the responsibility of the buyers/grantees. All of the subject lots are located in the unorganized borough and currently not subject to taxation.

Easements

No title report was furnished to the appraiser, but according to available survey plats the properties are subject to typical easements. For detailed easement information, please see survey plats in the addenda.

Potential Environmental Hazards and Hazardous Waste/Toxic Material

No adverse environmental conditions or toxic/waste was noticed on the subject properties but the appraiser is not an expert in environmental matters.

Location: Lot 6, Block 7, Cascaden, (ASLS 86-98), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing southwest along Monitor Way.

Location: Lot 7, Block 7, Cascaden, (ASLS 86-98), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing south.

Location: Lot 8, Block 7, Cascaden, (ASLS 86-98), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing southwest along Chance Road.

Location: Lot 4, Block 8, Cascaden, (ASLS 86-98), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing south.

Location: Lot 5, Block 8, Cascaden, (ASLS 86-98), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing southeast.

Location: Lot 2, Block 9, Cascaden, (ASLS 86-98), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing northeast along Monitor Way.

Location: Lot 3, Block 9, Cascaden, (ASLS 86-98), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing northeast along Monitor Way.

Location: Lot 4, Block 9, Cascaden, (ASLS 86-98), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing south.

Location: Lot 5, Block 9, Cascaden, (ASLS 86-98), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing northeast along the northern property line.

Location: Lot 6, Block 9, Cascaden, (ASLS 86-98), Alaska
Property Owner: State of Alaska

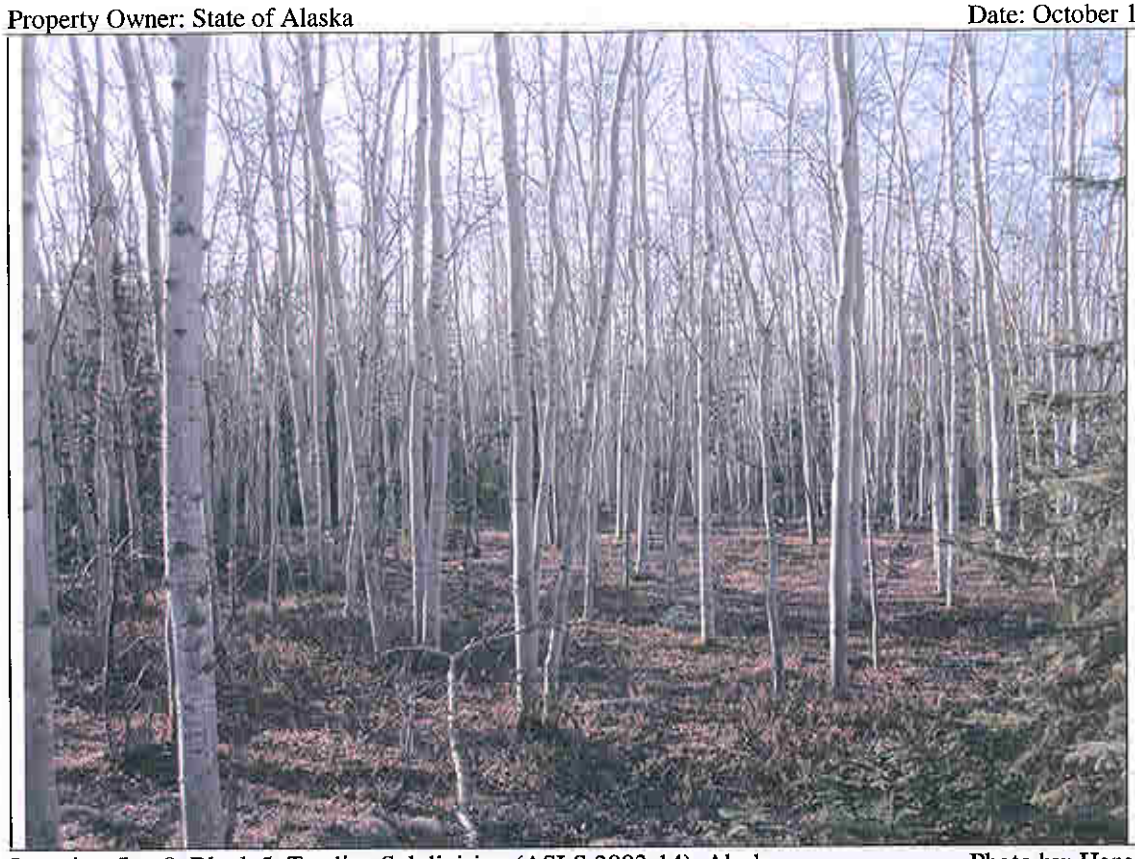
Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing west along Virginia City Way.

Location: Tract 28, Tatalina Remote (ASLS 2003-44), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009



Subject Property:

View of the subject property, facing south east.

Location: Lot 9, Block 5, Tatalina Subdivision (ASLS 2003-14), Alaska
Property Owner: State of Alaska

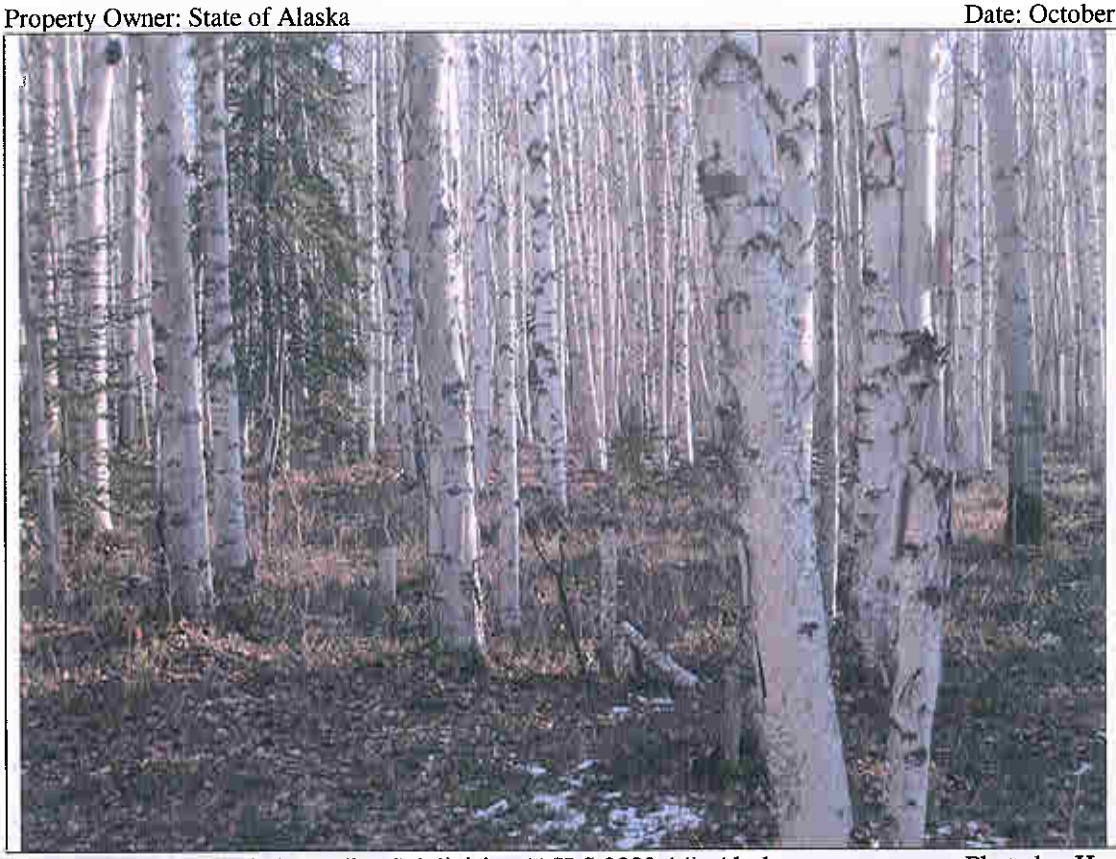
Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing north along Georgeson Court.

Location: Lot 10, Block 5, Tatalina Subdivision (ASLS 2003-14), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009



Subject Property:

View of the subject property, facing northeast.

Location: Lot 11, Block 5, Tatalina Subdivision (ASLS 2003-14), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing east.

Location: Lot 12, Block 5, Tatalina Subdivision (ASLS 2003-14), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing south east.

Location: Lot 13, Block 5, Tatalina Subdivision (ASLS 2003-14), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing south west along Seward Loop.

Location: Lot 14, Block 5, Tatalina Subdivision (ASLS 2003-14), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing south east.

Location: Lot 7, Block 6, Tatalina Subdivision (ASLS 2003-14), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing east along Seward Loop.

Location: Lot 8, Block 6, Tatalina Subdivision (ASLS 2003-14), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing south.

Location: Lot 9, Block 6, Tatalina Subdivision (ASLS 2003-14), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing south west.

Location: Lot 10, Block 6, Tatalina Subdivision (ASLS 2003-14), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing south west along Seward Loop.

Location: Lot 11, Block 6, Tatalina Subdivision (ASLS 2003-14), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing south west along Seward Loop.

Location: Lot 12, Block 6, Tatalina Subdivision (ASLS 2003-14), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing west.

Location: Lot 13, Block 6, Tatalina Subdivision (ASLS 2003-14), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing south west.

Location: Lot 14, Block 6, Tatalina Subdivision (ASLS 2003-14), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing northeast.

Location: Lot 15, Block 6, Tatalina Subdivision (ASLS 2003-14), Alaska
Property Owner: State of Alaska

Photo by: Hans Axelsson
Date: October 18, 2009

Subject Property:

View of the subject property, facing south west.

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. 7th 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
Business hours 10:00 am to 5:00 pm M-F.

In Fairbanks
(Corner of University & Airport Way)
3700 Airport Way, Fairbanks, AK 99709
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TDD for hearing impaired (907) 451-2770
e-mail: fbx-pic@alaska.gov
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