

## **MARKET VALUE APPRAISAL**

**Twelve (12) parcels located within the following Mat-Su subdivisions**

**Denali View ASLS 80-145  
Johnson Creek RRCS ASLS 2003-10  
Ninemile RRCS ASLS 2003-43  
Safari Lake ASLS 80-188  
Yentna RRCS ASLS 2003-12**



Upper Skwentna River

**APPRAISAL REPORT No. 3570-0**

**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. 3570**

1. ADL NO(S): See table below
2. SIZE: Various, as noted in table
3. APPLICANT: N/A
4. LOCATION: Various locations in the Matanuska-Susitna Borough, Alaska
5. LEGAL DESCRIPTION(S): Various surveys and specific lot and block as noted in table
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 9, 2010
10. DATE of VALUE(S): February 17, 2010
11. APPRAISED VALUE(S):

Subdivision	ADL	Lot	Block	Tract	ASLS	Acres	Value (rounded)	Date of value
Denali View	228889	1	2		80-145	3.47	\$6,200	10/6/09
Johnson Creek RRCS	228592			A	2003-10	11.22	\$9,000	10/6/09
Johnson Creek RRCS	228390			C	2003-10	20.00	\$12,300	10/6/09
Johnson Creek RRCS	228392			D	2003-10	19.54	\$12,300	10/6/09
Johnson Creek RRCS	228391			E	2003-10	18.30	\$12,000	10/6/09
Johnson Creek RRCS	228591			F	2003-10	12.10	\$9,700	10/6/09
Johnson Creek RRCS	228582			G	2003-10	10.39	\$8,200	10/6/09
Johnson Creek RRCS	228579			K	2003-10	19.38	\$13,600	10/6/09
Ninemile RRCS	228838			I	2003-43	11.82	\$15,400	10/6/09
Ninemile RRCS	229067			H	2003-43	13.11	\$16,400	10/6/09
Safari Lake	216185	8,9	9		80-188	10.00	\$11,000	10/6/09
Yentna RRCS	228588			23	2003-12	19.89	\$31,800	10/6/09

**B. SUMMARY OF REVIEW**

1. DATE of REVIEW: February 17, 2010
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 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. 3570

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 2/17/10

cc: Tony Wagner

# MEMORANDUM

# State of Alaska

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**Department of Natural Resources**

Tel (907) 269-8539

Fax (907) 269-8914

**Division of Mining, Land & Water**550 West 7<sup>th</sup> Avenue, Suite 650

Anchorage AK 99501-3576

DATE: February 9, 2010

TO: Kevin Hindmarch  
Review AppraiserFROM Johnthomas Williamson   
Appraiser I

SUBJECT: Appraisal of 12 remote parcels within the Matanuska – Susitna Borough.

As requested, I have completed an appraisal of the above referenced parcels, and understand that this appraisal will be used to determine a minimum 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 all of the subject parcels and all of the comparable sales used in this report, via aerial inspection. 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 these 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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### ADDENDA

Subject Survey ASLS 2004-17 & 2006-12	
Comparable Sale Forms	
Appraisal Instructions	

## APPRAISAL SUMMARY

### Location and Legal Description

**Denali View Subdivision** is located 15 miles northwest of Talkeetna, 1.5 miles west of the Parks Highway and 3 miles east of Swan Lake within Township 28 North, Range 6 West of the Seward Meridian.

**Johnson Creek RRCS Subdivision** is located 9 miles west of the Hewitt Lake, 7 miles north of the Skwentna River, south of Johnson Creek within Township 23 North, Range 13 West of the Seward Meridian.

**Ninemile RRCS Subdivision** is located 4 miles due west of the Parks Highway – Susitna River bridge crossing within Township 24 North, Range 6 West of the Seward Meridian.

**Safari Lake Subdivision** is located 14 miles west of Trapper Creek, between Kroto Creek and Safari Lake within Township 27 North, Range 8 West of the Seward Meridian.

**Yentna RRCS Subdivision** is located 5 miles northwest of the confluence of the Yentna and Susitna Rivers, on the east side of the river within Township 18 North, Range 7 West of the Seward Meridian

Specific legal descriptions are included within the table below:

### SUMMARY OF VALUES

Subdivision	ADL	Lot	Block	Tract	ASLS	Acres	Value (rounded)	Date of value
Denali View	228889	1	2		80-145	3.47	<b>\$6,200</b>	10/6/09
Johnson Creek RRCS	228592			A	2003-10	11.22	<b>\$9,000</b>	10/6/09
Johnson Creek RRCS	228390			C	2003-10	20.00	<b>\$12,300</b>	10/6/09
Johnson Creek RRCS	228392			D	2003-10	19.54	<b>\$12,300</b>	10/6/09
Johnson Creek RRCS	228391			E	2003-10	18.30	<b>\$12,000</b>	10/6/09
Johnson Creek RRCS	228591			F	2003-10	12.10	<b>\$9,700</b>	10/6/09
Johnson Creek RRCS	228582			G	2003-10	10.39	<b>\$8,200</b>	10/6/09
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Ninemile RRCS	228838			I	2003-43	11.82	<b>\$15,400</b>	10/6/09
Ninemile RRCS	229067			H	2003-43	13.11	<b>\$16,400</b>	10/6/09
Safari Lake	216185	8,9	9		80-188	10.00	<b>\$11,000</b>	10/6/09
Yentna RRCS	228588			23	2003-12	19.89	<b>\$31,800</b>	10/6/09

## **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 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."<sup>1</sup>

### **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."<sup>2</sup>

### **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."<sup>3</sup>

### **Effective Date of Value Estimate**

October 6, 2009.

### **Date of Report**

February 9, 2010.

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<sup>1</sup> The Appraisal of Real Estate, Thirteenth 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, 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; a retrospective opinion based on an analysis of past events assuming a competitive and open market. Exposure time is different for various types of property and under various market conditions. It is noted that the overall concept of reasonable exposure encompasses not only adequate, sufficient, and reasonable time but also adequate, sufficient, and reasonable effort."<sup>4</sup>

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. Currently there are multiple parcels available throughout the Susitna – Yentna drainage, offered through various government and private programs. Considering the availability of parcels on the market, a longer exposure time of up to two years is reasonable.

**Property History**

Various subjects have foreclosed or terminated land sale contracts, while the remaining subjects have not been encumbered by a land sale contract. Individual property histories will be expanded in the Subdivision Description section of this report. The Department of Natural Resources is the current owner of record for all of the subject parcels.

**Scope of the Appraisal****Property and Comparable Sales Inspection**

I inspected the subject property and all of the comparable sales on October 6, 2009, via aerial inspection. Physical features and access were identified by use of aerial inspections, topographic maps, status plats, aerial photographs, DNR appraisal records, and interviews with people who are familiar with the area.

**Research and Analysis conducted**

Interviews were conducted with, real estate agents, appraisers, local residents, and other individuals familiar with the area 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 while the Matanuska - Susitna Borough database was searched for relevant sale information. 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:

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<sup>4</sup> Uniform Standards of Professional Appraisal Practice 2008-2009, Appraisal Foundation, p. U-87

## **Assumptions and Limiting Conditions**

1. The property is appraised as vacant land without structural or site improvements.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. Unless noted, the existence of personal property or improvements, if any, could not be confirmed. The properties are appraised "as vacant".
11. 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.
12. 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

### Market Area – The Matanuska Susitna Borough<sup>5</sup>

#### Location:

The Matanuska-Susitna (Mat-Su) Borough is located in the middle of south central Alaska, including the Matanuska and Susitna River Drainages, portions of the Chugach Mountains as well as the Alaska, Talkeetna, and Clearwater Ranges. The Municipality of Anchorage, Upper Cook Inlet, and Knik Arm delineate the Borough's southern border. The average temperatures in January range from 6°F to 14°F; in July, 47°F to 67°F. Annual precipitation is 16.5 inches

#### Local Government:

The Mat-Su Borough is a second class Borough incorporated in 1964 with an elected Mayor and Assembly. The Borough's area-wide powers include: assessment and collection of taxes, education, planning and zoning, parks and recreation, ports, harbors and wharves, ambulance service, transportation systems, air pollution control, day care facilities, historic preservation, and transient accommodations taxation. The Borough's non area-wide powers include fireworks, motor vehicles and operators, snow vehicles, solid waste, libraries, septic tank waste disposal, economic development, limited health and social service, natural gas, electric, and road local improvement districts, animal control, and water pollution control.

#### Demographics:

The population of the Mat-Su Borough consists of 8.6% Alaska Native or part Native. Low housing costs, the rural lifestyle, and a reasonable commute to Anchorage for employment and services has made the Mat-Su Borough one of the fastest growing areas of Alaska in recent years. During the 2000 U.S. Census, total housing units numbered 27,329, and vacant housing units numbered 6,773. Vacant housing units used only seasonally numbered 5,244. U.S. Census data for Year 2000 showed 25,356 residents as employed. The unemployment rate at that time was 10.3 percent, although 40.63 percent of all adults were not in the work force. The median household income was \$51,221, per capita income was \$21,105, and 11.01 percent of residents were living below the poverty level. The 2008 population was 82,515.

#### Economy:

The economy is diverse, and residents are employed in a variety of retail, professional services, city, borough, state and federal occupations. Top employers are Mat-Su Schools, Valley Hospital, Wal-Mart, Carrs/Safeway and Fred Meyer. About one-third of the Borough's labor force commutes to Anchorage for employment. 244 borough residents hold commercial fishing permits.

#### Facilities:

There are three incorporated cities within the Borough: Houston, Palmer, and Wasilla. Additionally, there are several unincorporated communities and twenty-five (25) Borough recognized community councils. The majority of the Borough population resides in the "core area" surrounding the cities of Palmer and Wasilla, and within the cities themselves. The remaining population is spread out among the various unincorporated communities, as well as some remote sites. There are 42 schools located in the borough, attended by 16,489 students.

#### Transportation:

The area accesses both the Glenn and George Parks Highways. Commercial airlines serve the nearby Anchorage International Airport, but a local municipal airport supports private and chartered services. The Alaska Railroad provides for delivery of ocean freight.

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<sup>5</sup> All information regarding neighborhood information derived from <http://www.matsugov.us/Planning.> & <http://www.commerce.state.ak.us/dca/commdb/CIS.cfm>

### **Skwentna Neighborhood**

Skwentna lies on the south bank of the Skwentna River at its junction with Eight Mile Creek, 70 air miles northwest of Anchorage in the Mat-Su Borough. It lies in the Yentna River valley, within the Anchorage Recording District. There is no road access from the George Parks Highway -- residents are dependent upon air travel and snowmachines. A State-owned 3,400' long by 75' wide gravel airstrip is available.

Skwentna residents are scattered over a large area of land. It has a number of seasonal-use homes. A number of homes have individual water wells, but septic tanks are rare, consequently, very few homes are fully plumbed and outhouses are the primary means of sewage disposal. There is no central electric system. Funds have been provided to purchase a community refuse incinerator, however, the community is undecided on a refuse solution. An unpermitted dump site near the airport is currently being used by several families, but most residents burn and bury their own refuse.

### **Susitna Neighborhood**

Susitna is located on the west bank of the Susitna River, at the foot of Mount Susitna. It lies 30 air miles northwest of Anchorage, west of Big Lake, in the Mat-Su Borough, within the Anchorage Recording District.

The community is not accessible by road. The Iditarod Sled Dog trail passes through the community. Charter float planes provide transportation and cargo from Anchorage. The river is often shallow, so air boats and jet-propulsion river boats are necessary for travel. Recreational fishing, guiding and rafting on the Susitna River occur during summer months.

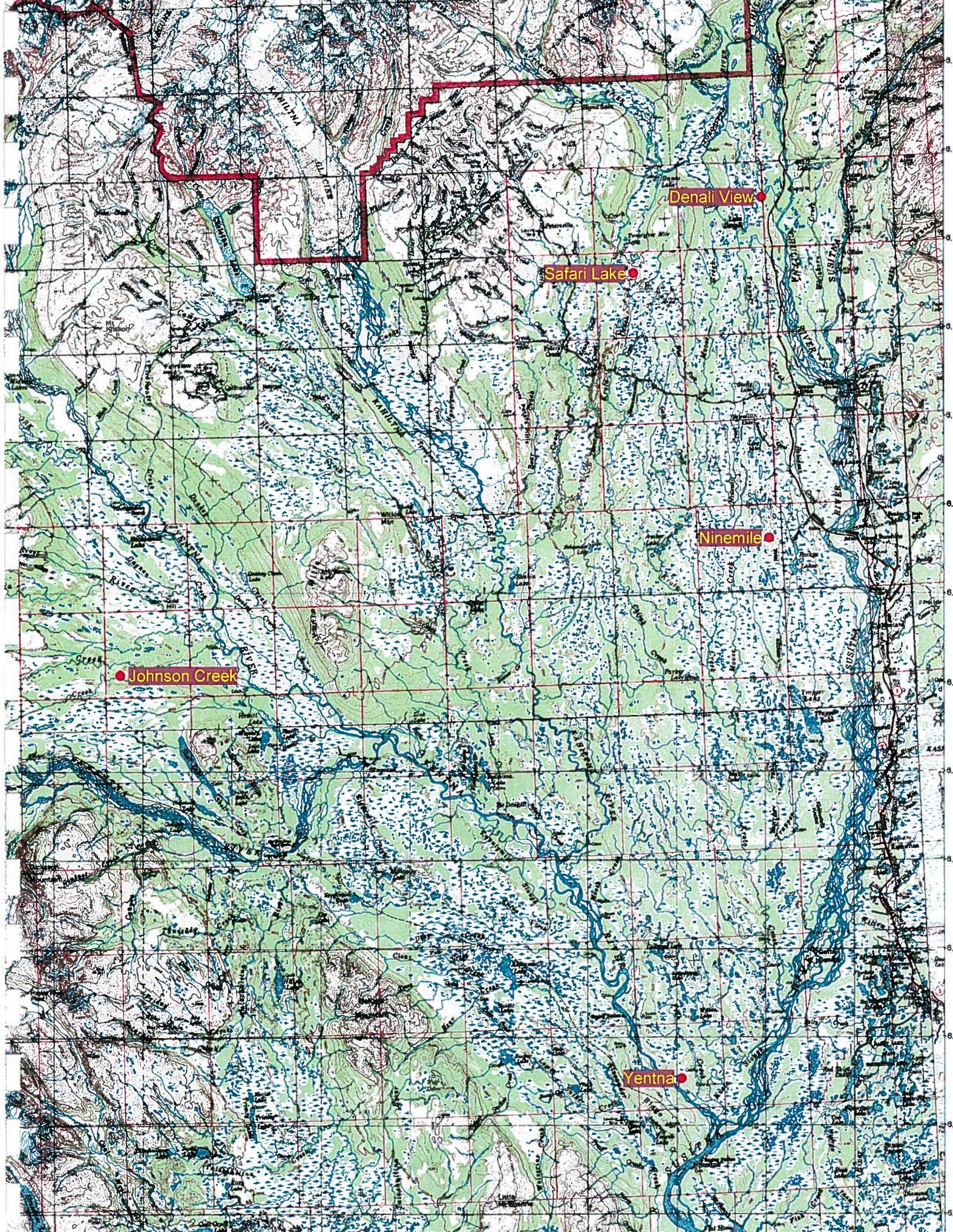
The majority of homes use creek water, but many have individual wells. Outhouses are the primary means of sewage disposal, and only a few homes have septic tanks. Almost 85% of homes have running water in the kitchen, but only a minority have complete plumbing. Over 80% of the 100 houses in Susitna are used only seasonally. Some residents are commercial fishermen; others are retired. There is no central electric system.

### **Trapper Creek Neighborhood**

Trapper Creek lies between mile 107 and 133 of the George Parks Highway, in the Mat-Su Borough. It lies about 17 miles north of the Talkeetna Spur Road, and west of the confluence of the Chulitna, Susitna and Talkeetna Rivers within the Talkeetna Recording District.

Subsistence and sporting activities are an integral part of the lifestyle, some residents are retired. Those who are employed work in a variety of industries such as education, transportation and construction. Trapper Creek has developed from homesteading through the 1960s, and some recent new subdivisions. Recreation, hunting, snowmobiling and dog mushing are popular activities. Middle and high school students attend Susitna Valley in Y, at Milepost 98

The majority of occupied homes use individual wells and septic tanks, while the school operates its own permitted well water system. A Borough refuse transfer station is located at mile 15.3 of the Parks Hwy. Electricity is available on Petersville Road for approximately 6 miles west of the Parks Highway. Residents beyond this point use individual generators.



Denali View

Safari Lake

Ninemile

Johnson Creek

Yentna

## General Property Description for Denali View Subdivision ASLS 80-145

### Legal Description

The subject parcel is identified as the following

ADL	Subdivision	MTRS	Lot	Block	ASLS	Acres	Plat	Recording District	MSB Tax ID
228889	Denali View	S028N006W13	1	2	80-145	3.47	81-97	Talkeetna	2164B02L001

### Location

ADL 228889 is located 15 miles northwest of Talkeetna, 1.5 miles west of the Parks Highway and 3 miles east of Swan Lake within Section 13, Township 28 North, Range 6 West of the Seward Meridian

### Access

Access to the subdivision is via ATV or on foot during the summer, and snowmachine during winter.

### Size & Shape

The subject is 3.47 acres and irregular in shape.

### Topography

The subject is level with minimal variation in elevation, and approximately 700 feet above sea level.

### Soils/Vegetation

Subdivision contains primarily mature birch and spruce mix with some areas of wetlands within the subject. Soils are typical of the surrounding area, with the larger portions of wetlands identified as tracts within the subdivision.

### Utilities, Water & Sewer

The subject does not have utilities. 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 Regulations

No zoning, the subject is located within an unregulated area of the Mat-Su Borough. There is a 50' section line easement on the eastern lot line, and typical utility easement along all other lot lines., There is a 25' building setback from the right-of-way along the northern lot line.

### Environmental Hazards, Hazardous Waste & Toxic Materials

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

### Tax Assessments<sup>6</sup>

The subject is located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2009 mill rate for the subject subdivision was 10.409

### Ownership History

ADL 228889 was offered through the DNR Sealed Bid Auction in the spring of 2006. The parcel did not receive any bids. On August 2, 2006, DNR received an application to purchase the subject, yet the

<sup>6</sup> <http://www.matsugov.us/realpropertyquery/detail> accessed 11-04-2009

application was relinquished by the customer before a sale contract was finalized. The Department of Natural Resources is the current owner of record for all of the subject parcels.

**Personal Property**

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





Denali View subject looking southwest



Denali View subject looking southwest

## General Property Description for Johnson Creek RRCS ASLS 2003-10

### Legal Description

The subject parcels are identified as the following

ADL	Subdivision	MTRS	Tr	ASLS	Acres	Plat	Recording District	MSB Tax ID
228592	Johnson Creek	S022N014W03	A	2003-10	11.22	2005-168	Anchorage	5801000T00A
228390	Johnson Creek	S023N014W25	C	2003-10	20.00	2005-168	Anchorage	5801000T00C
228392	Johnson Creek	S023N014W25	D	2003-10	19.54	2005-168	Anchorage	5801000T00D
228391	Johnson Creek	S023N014W25	E	2003-10	18.30	2005-168	Anchorage	5801000T00E
228591	Johnson Creek	S023N014W25	F	2003-10	13.10	2005-168	Anchorage	5801000T00F
228582	Johnson Creek	S023N013W29	G	2003-10	10.39	2005-168	Anchorage	5801000T00G
228579	Johnson Creek	S023N013W35	K	2003-10	19.38	2005-168	Anchorage	5801000T00K

### Location

The subjects are located approximately 5-10 miles west of the Hewitt Lake, 4-7 miles north of the Skwentna River, south of Johnson Creek within Township 23 North, Range 13 West of the Seward Meridian.

### Access

Access to the subdivision varies by season. It is most practical to access the subjects in winter via snowmachine. In summer, access is limited to fly-in lakes in the general area, then overland by foot. Tract K is 356 feet from a float plane accessible lake, while the remaining tracts are 1.25 to 1.75 miles from the closest float plane lake. Johnson Creek does not provide reliable boat access to the general area.

### Size & Shape

The subjects range in size from 11.22 to 20 acres and are rectangular with the exception of Tracts E& F, which are irregular in shape.

### Topography

The subjects are rolling with minimal variation in elevation, and are approximately 600 feet above sea level.

### Soils/Vegetation

The subdivision contains primarily mature birch and spruce mix. Soils are typical of the surrounding area, vegetation is indicative of adequately drained soils.

### Utilities, Water & Sewer

None of the subjects have utilities. 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 Regulations

No zoning, the subjects are located within an unregulated area of the Mat-Su Borough. The survey plat indicates 30' public access and utility easements along all lot lines.

**Environmental Hazards, Hazardous Waste & Toxic Materials**

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

**Tax Assessments<sup>7</sup>**

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2009 mill rate for the subject subdivision was 10.409

**Ownership History**

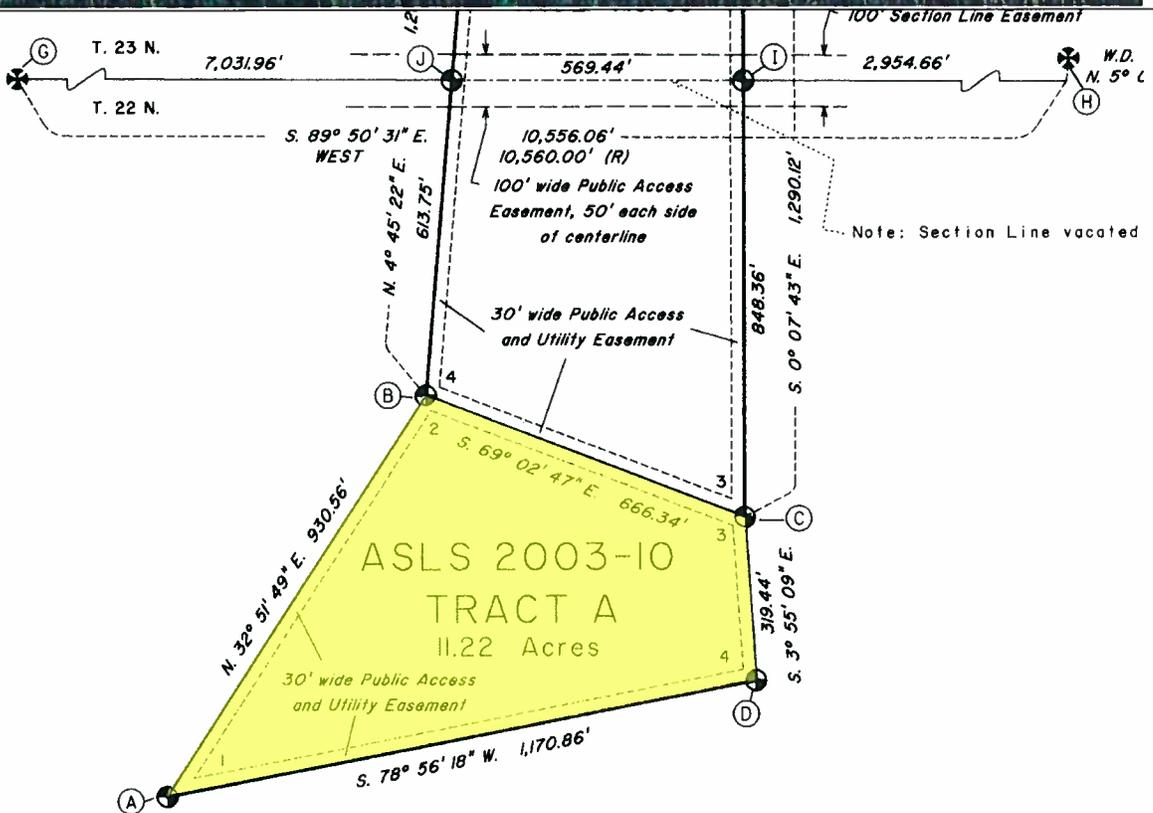
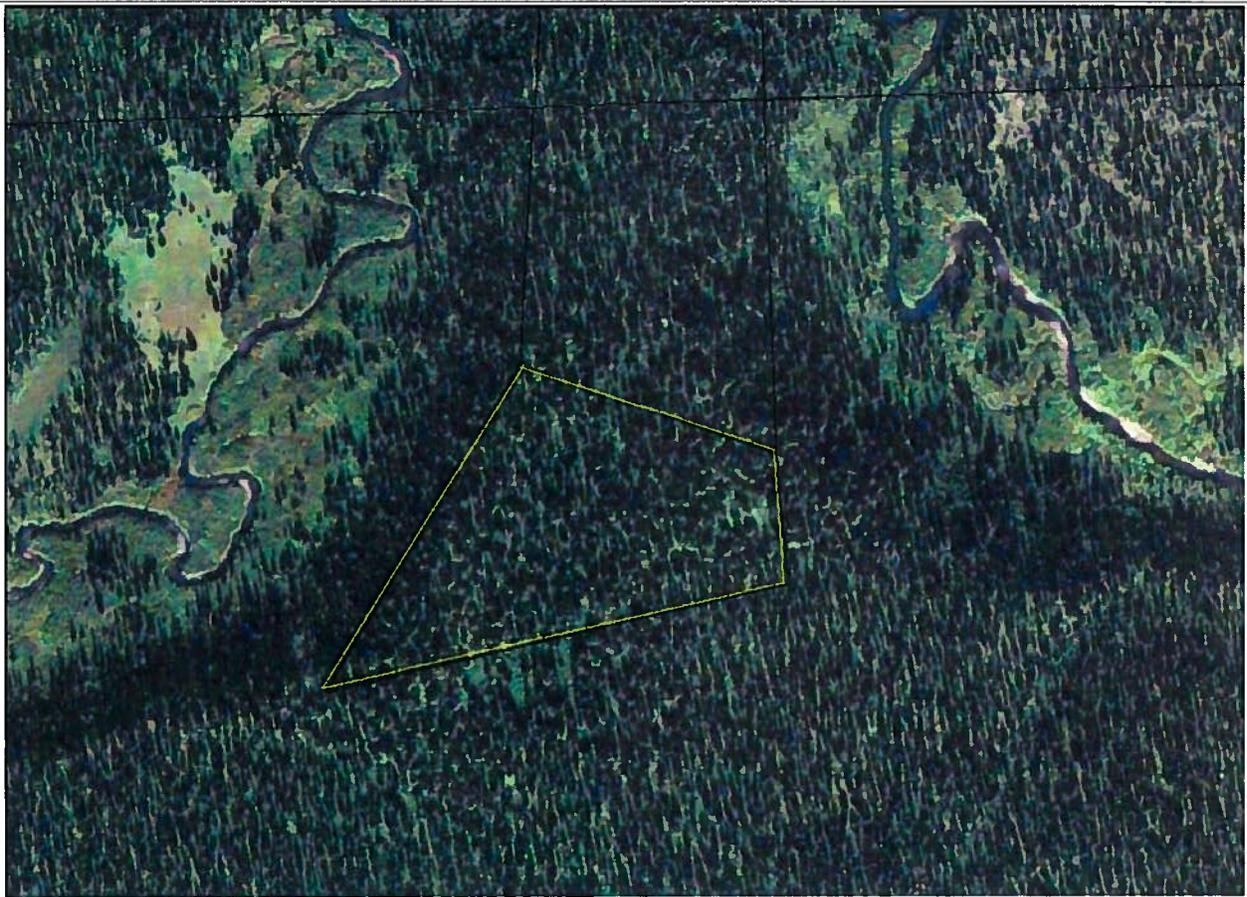
All of the subject parcels were surveyed during the 2002 Remote Recreational Cabin Site program as administrative parcels. Tracts C, D, E, F, G, & K were staked by individual applicants, but each applicant either defaulted or relinquished their respective lease before the survey was completed in 2005. Tract A was surveyed as an administrative parcel at the same time. The Department of Natural Resources is the current owner of record for all of the subject parcels.

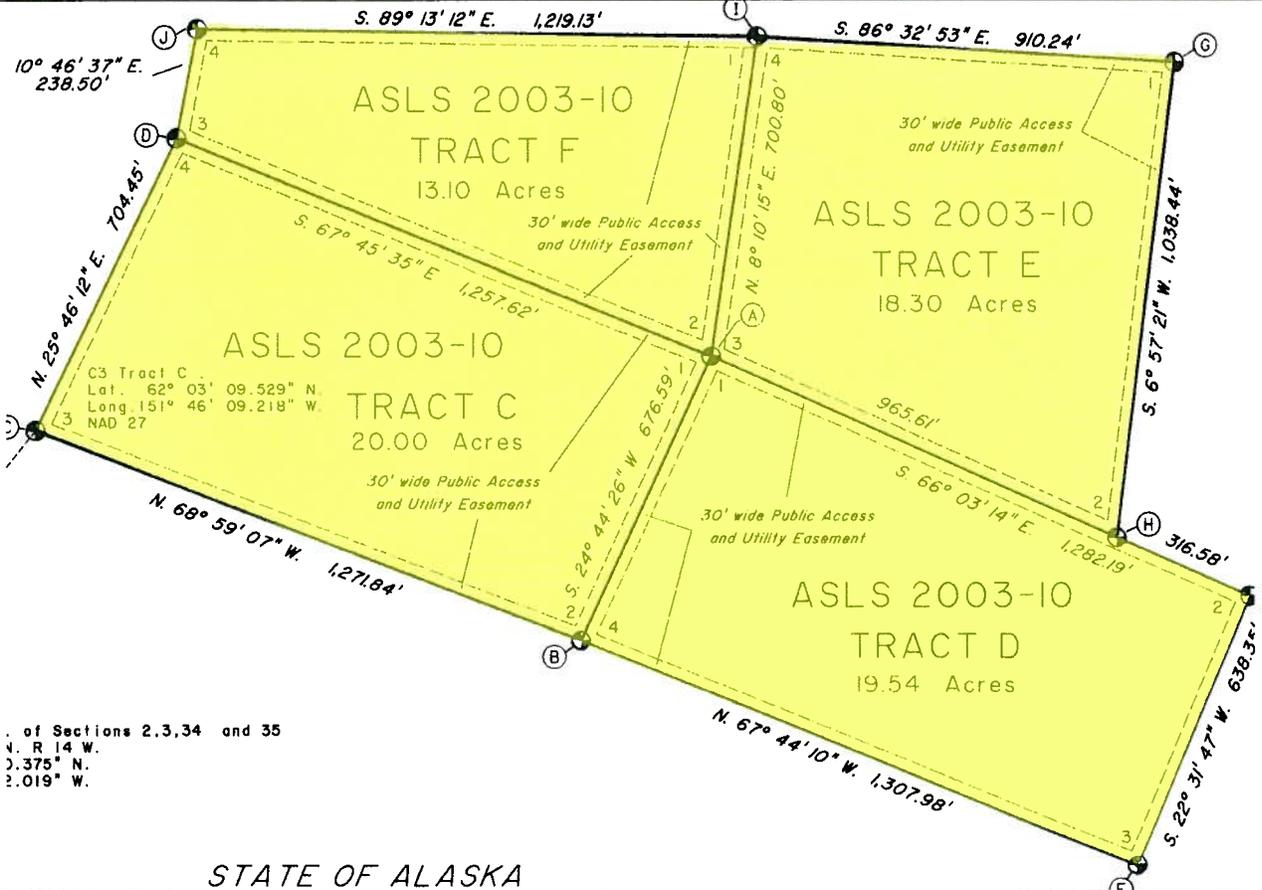
**Personal Property**

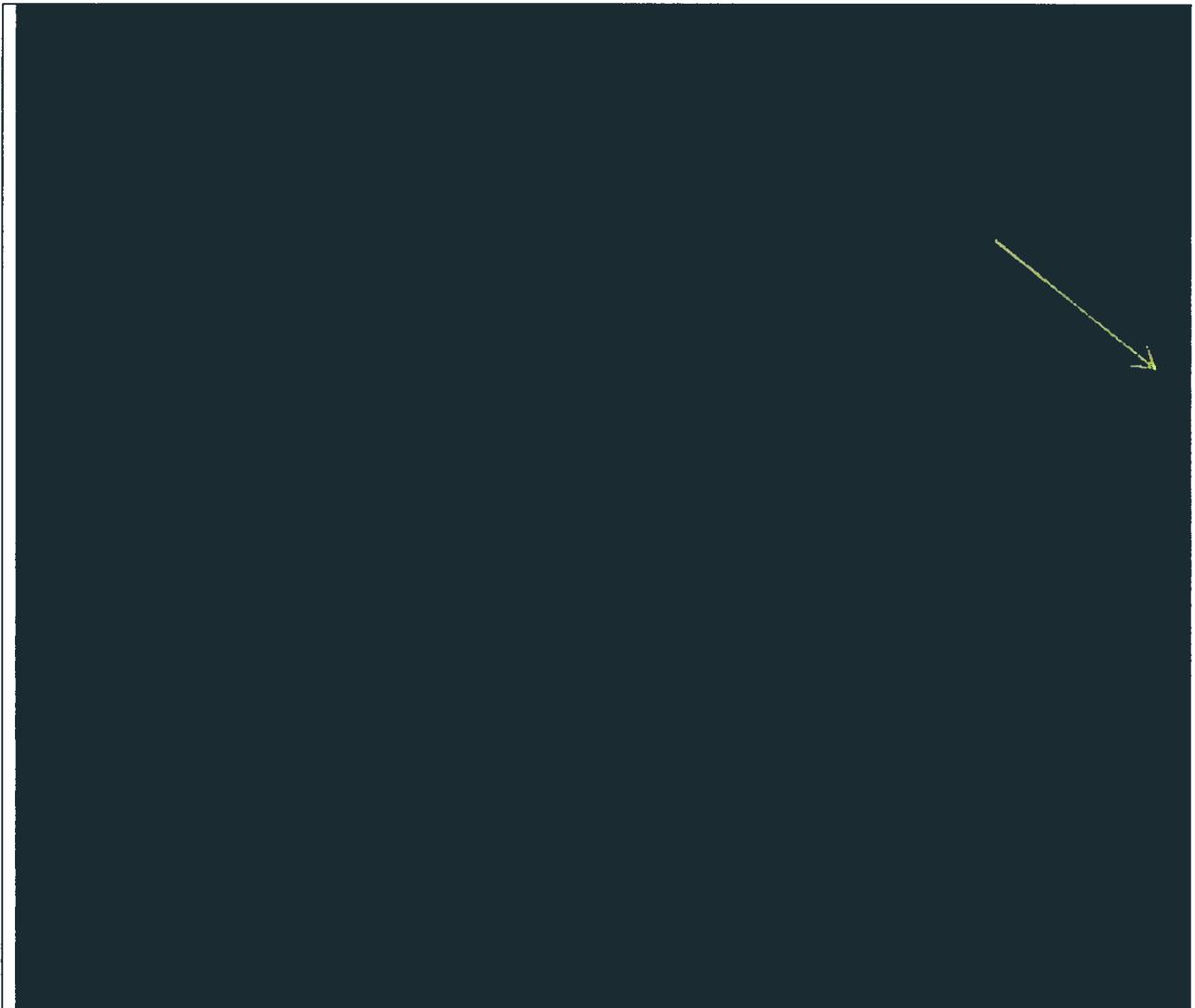
There is no personal property involved with the appraisal of these properties.

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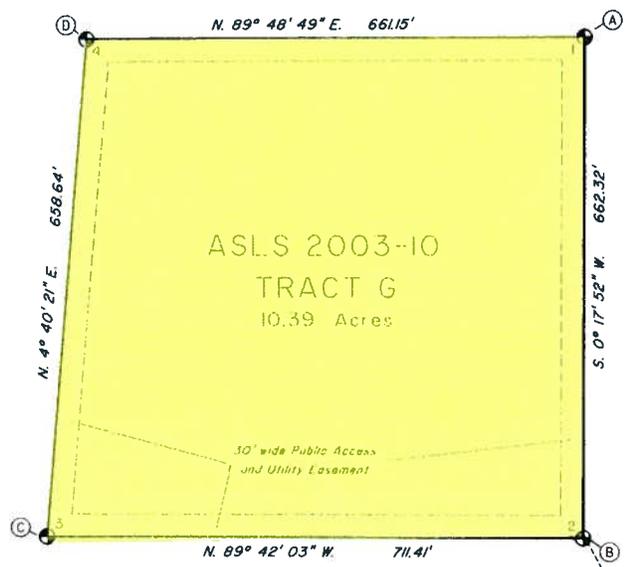
<sup>7</sup> <http://www.matsugov.us/realpropertyquery/detail> accessed 11-04-2009







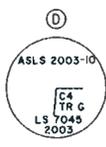
2003 Mean  
Magnetic  
Declination  
20 3/4° E  
See Note G



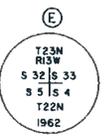
C2 Tract G  
Lat. 62° 03' 13.961\" N.  
Long. 151° 42' 16.568\" W.  
NAD 27



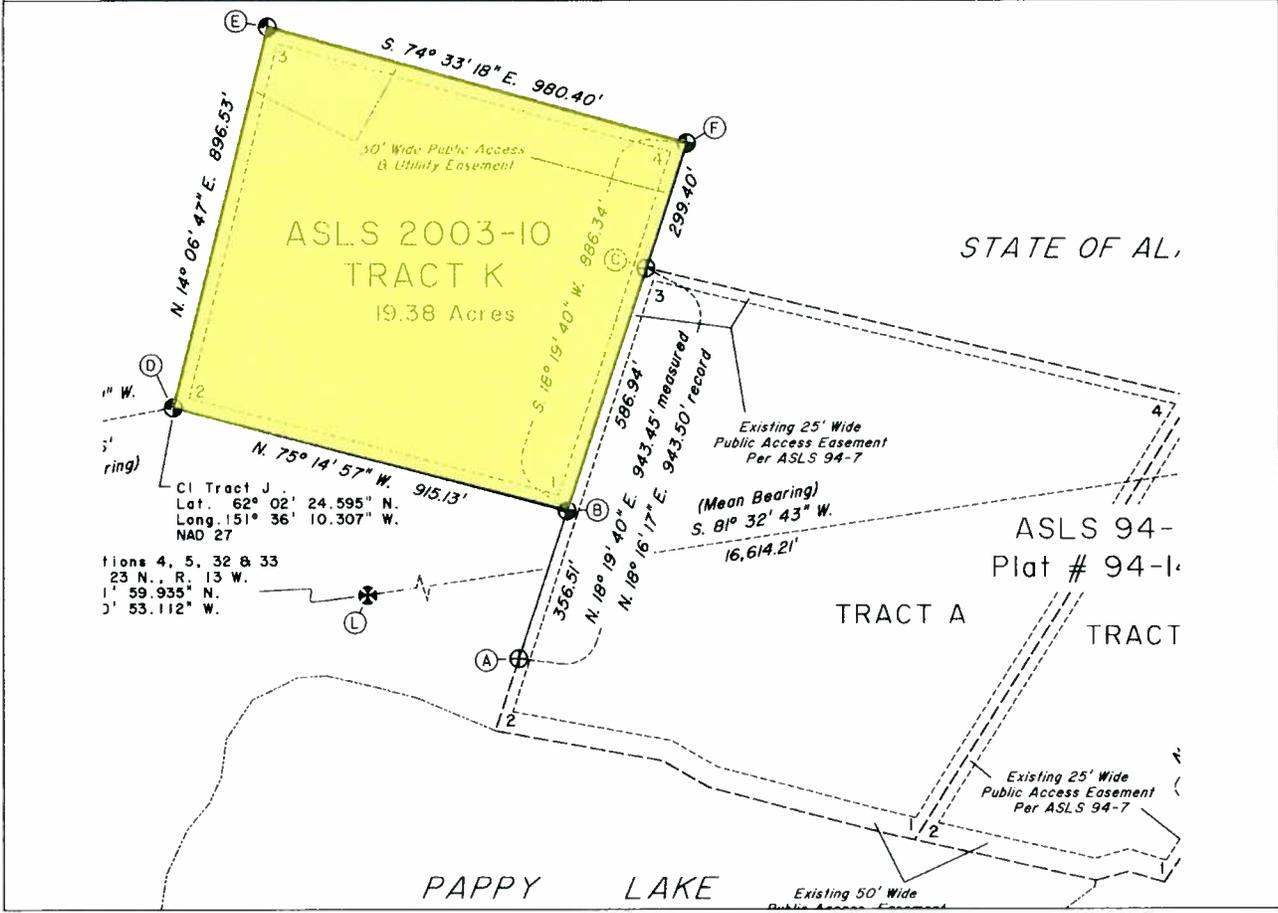
From which  
A spruce, 6 ins. diam., bears N. 46 1/2° mkd. X BT.  
A spruce, 12 ins. diam., bears S. 58° E., mkd. X BT.  
A spruce, 3 ins. diam., bears N. 76 1/2° mkd. X BT.  
Place a DEEP-1 magnet of the base of 1 an orange Corsonite witness post 1 ft. N

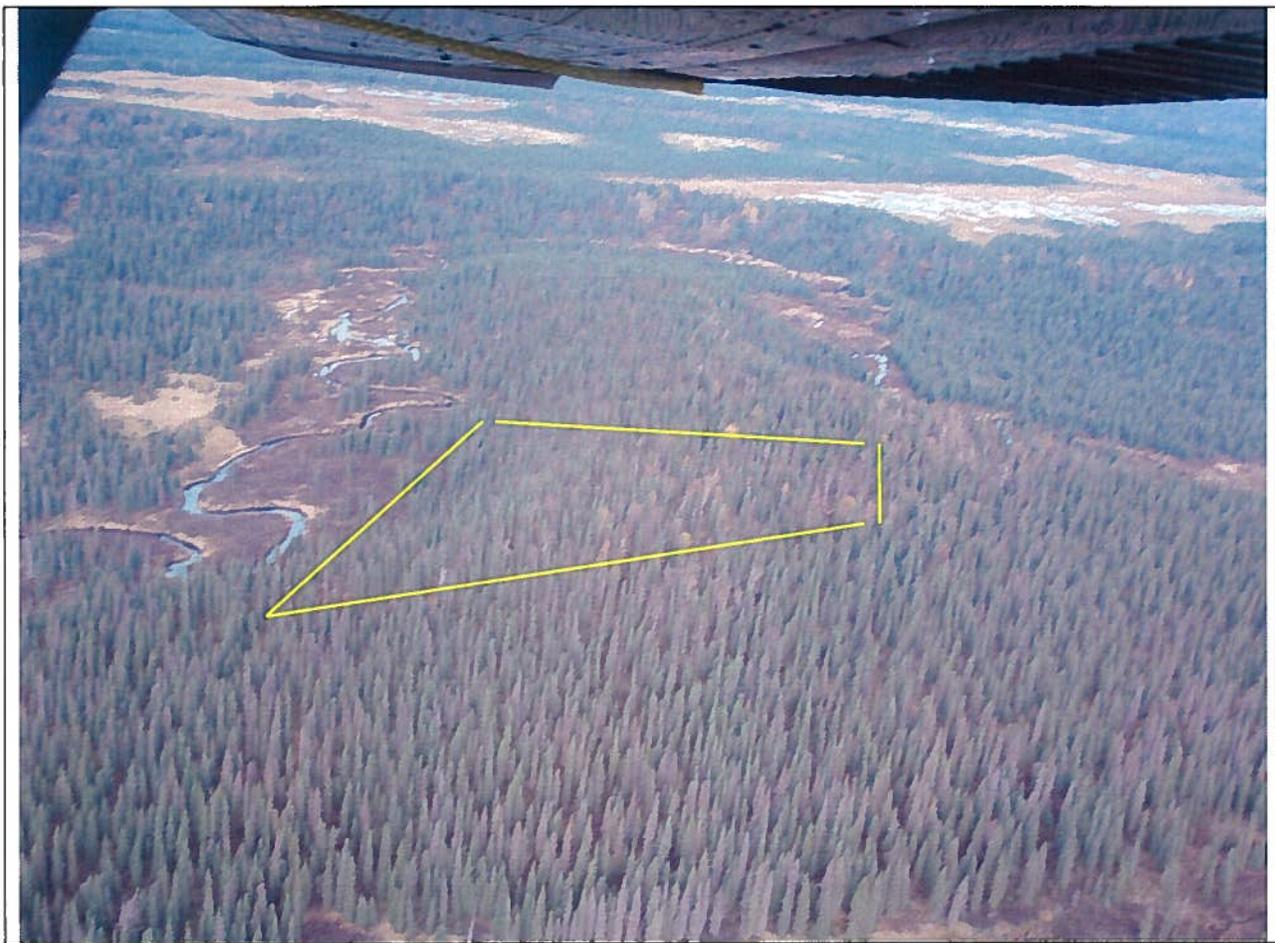


Set on alum post, 28 ins. long, 2 1/2 in. in the ground, with alum. cap. mkd. as sh  
From which  
A spruce, 7 ins. diam., bears S. 62 1/2° mkd. X BT.  
A steel rebar, 5/8 in. diam., 24 ins. lon. in the ground with 2 in. alum cap. mkd. C4 TRG, bears S. 75° W. 25.11 ft. dist.  
A steel rebar, 5/8 in. diam., 24 ins. lon. in the ground with 2 in. alum cap. mkd. C4 TRG, bears N. 5° W. 31.48 ft. dist.  
Place a DEEP-1 magnet of the base of 1 an orange Corsonite witness post 1 ft. N



Recovered on iron post, firmly set, proje ground with a brass cap. mkd. as shown.  
From which original bearing trees  
A spruce snag, 6 ins. diam., bears S. 88 with scribe marks T22NR13WS4 visible o  
A spruce snag, 6 ins. diam., bears S. 27 with scribe marks T22NR13WS5 visible or  
And new bearing trees  
A spruce, 7 ins. diam., bears S. 62° E., t  
A spruce, 5 ins. diam., bears S. 17° W., 2

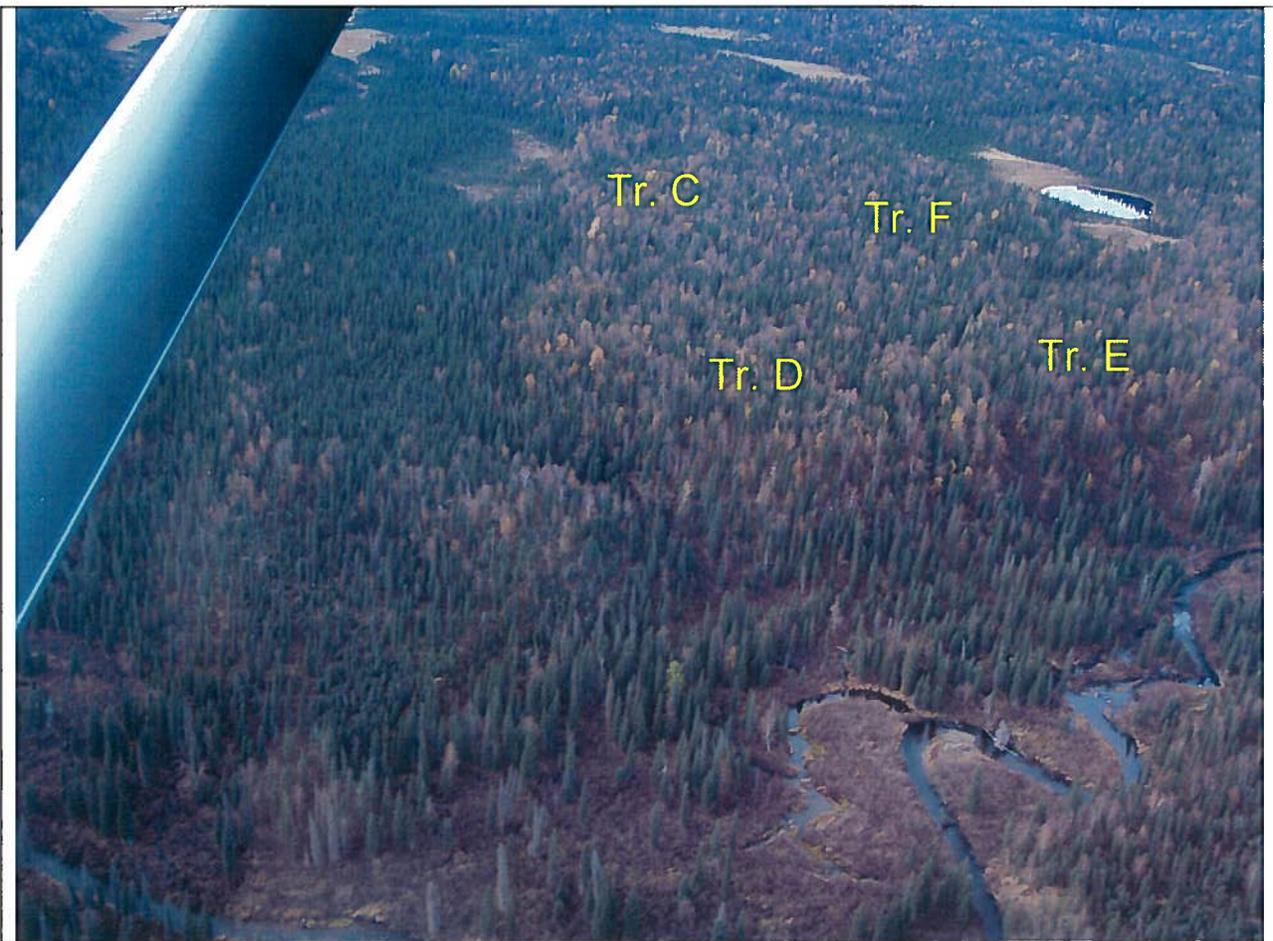




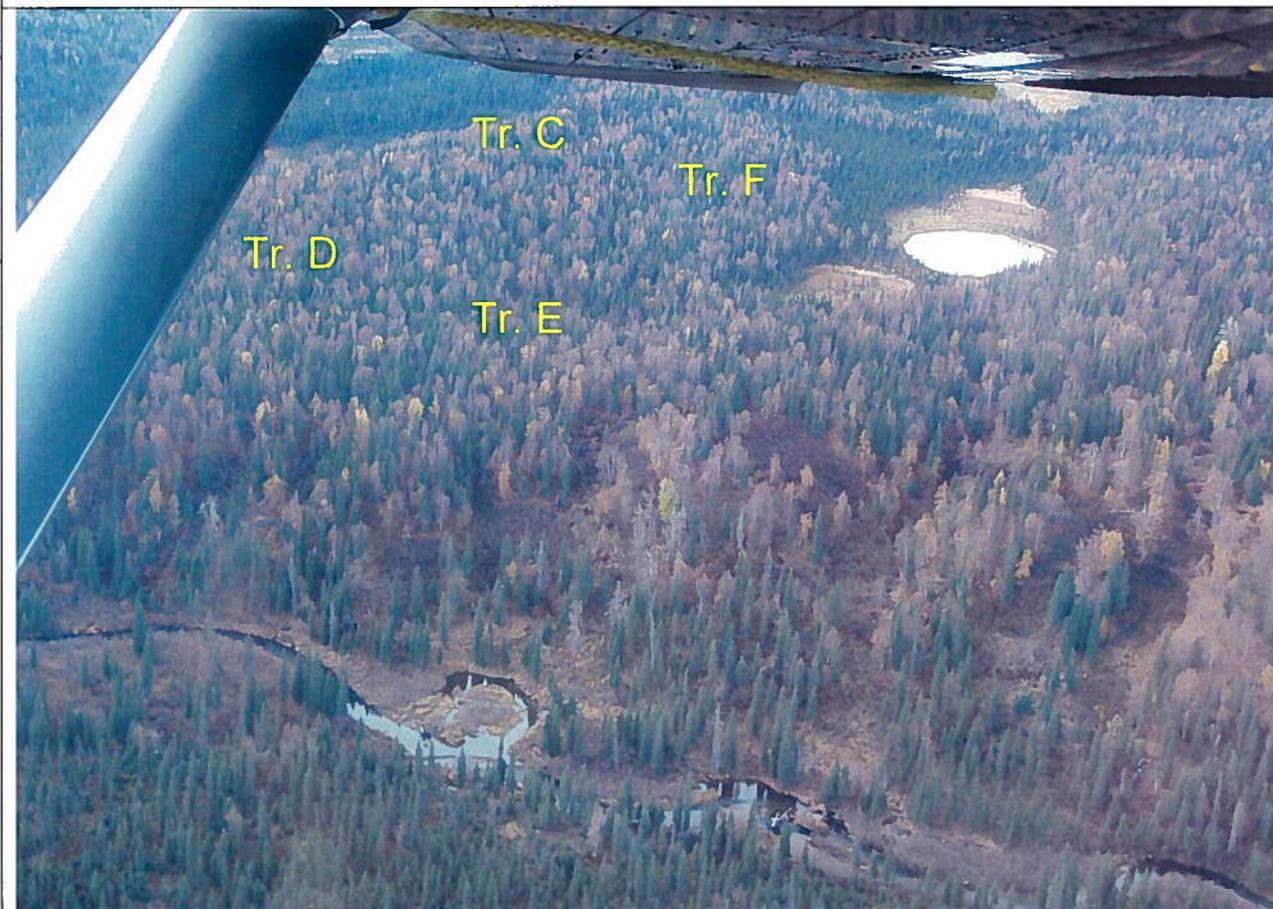
Johnson Creek RRCS Tract A looking north



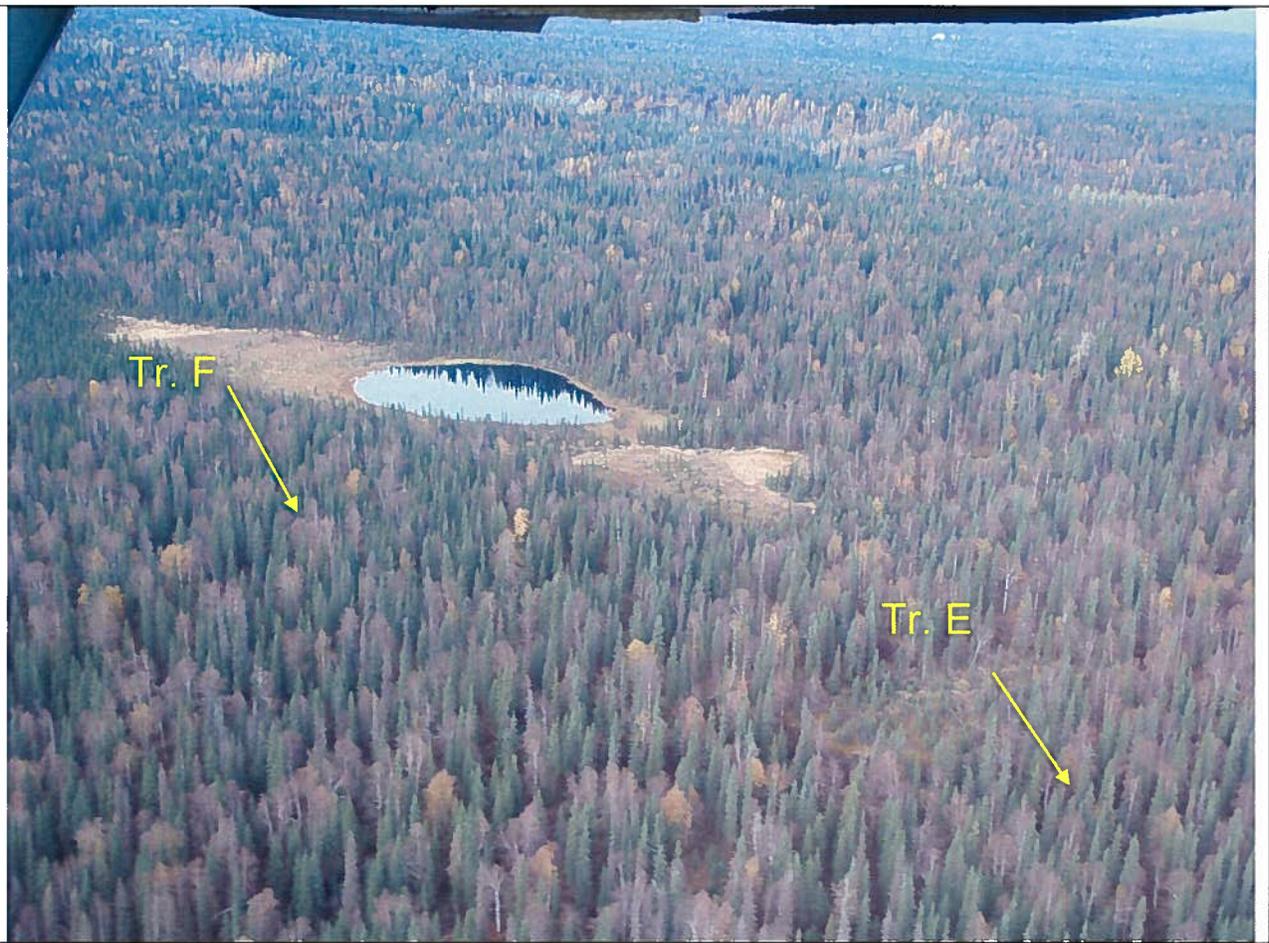
Small drainage 1000 feet south of Tract A, Johnson Creek RRCS



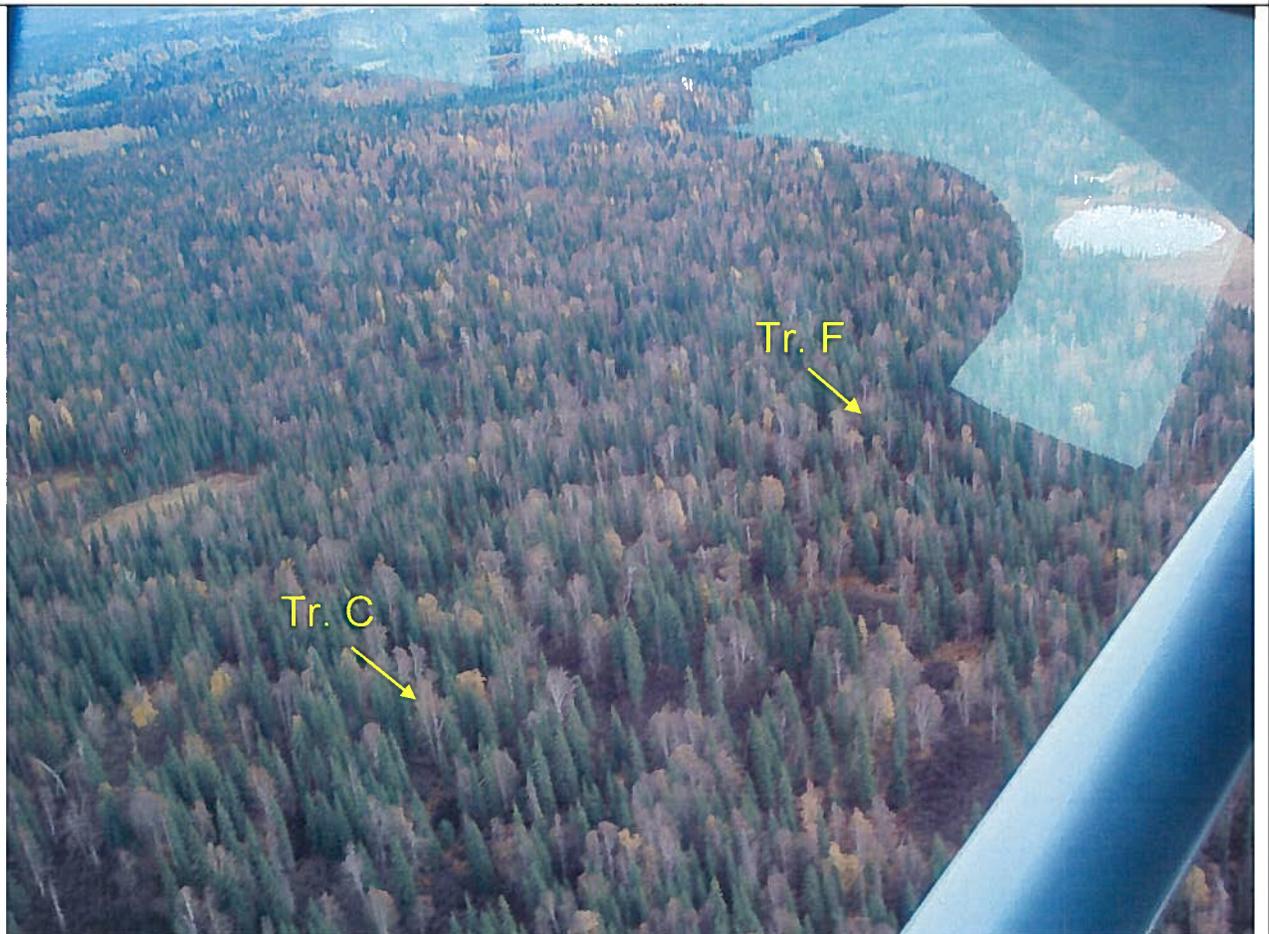
Tracts C, D, E & F are adjacent, lying west of the creek, north of a small drainage, and south of a pond.



Tracts C, D, E & F in Johnson Creek RRCS looking southwest



Tracts F & E looking north. Tract F lies 300 feet south of a small pond



Tracts F and C of Johnson Creek RRCS



Johnson Creek RRCS Tr. G looking northwest



Johnson Creek RRCS Tr. G looking north



Johnson Creek RRCS Tr. K looking north



Johnson Creek Tr. K sits 660 feet north of a small lake, looking east

## General Property Description for Ninemile RRCS ASLS 2003-43

### Legal Description

The subject parcels are identified as the following

ADL	Subdivision	MTRS	Tr.	ASLS	Acres	Plat	Recording District	MSB Tax ID
229067	Ninemile	S024N006W13	H	2003-43	13.11	2006-13	Talkeetna	5919000T00H
228838	Ninemile	S024N006W12	I	2003-43	11.82	2005-168	Talkeetna	5919000T00I

### Location

The subjects are located approximately 7 miles east of Amber Lake, 10 miles south of Petersville Road, and 4 miles west of the Parks Highway – Susitna River Bridge within Section 13, Township 24 North, Range 6 West of the Seward Meridian

### Access

Both subjects are adjacent to supercub accessible lakes. In addition, there are several constructed trails that run west from the Parks Highway to the general area, making snow machine and ATV access possible.

### Size & Shape

The subjects range in size from 11.82 acres to 13.11 acres and are irregular in shape.

### Topography

The subjects are level with minimal variation in elevation. The subjects are approximately 350 feet above sea level.

### Soils/Vegetation

The subdivision consists of patches of mature spruce forest divided by wetland drainages. Areas vegetated with spruce consist of Tokosina Undulating Chumilna complex, while the shorelines contain more hydric soils.

### Utilities, Water & Sewer

None of the subjects have utilities. 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 Regulations

No zoning, the subjects are located within an unregulated area of the Mat-Su Borough. The survey plat indicates a 50' public access easement along the meander of the lakefront, and 30' access & utility easements along all additional lot lines.

### Environmental Hazards, Hazardous Waste & Toxic Materials

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

### Tax Assessments<sup>8</sup>

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2009 mill rate for the subject subdivision was 14.149

<sup>8</sup> <http://www.matsugov.us/realpropertyquery/detail> accessed 11-04-2009

**Ownership History**

The subject parcels were surveyed during the 2003 Remote Recreational Cabin Site program. The applicant who staked ADL 228838 (Tract I) failed to signed a lease with DNR, so the application was terminated on 12-07-2004 and the parcel was not encumbered. Tract H was surveyed as an administrative parcel and has never been offered for sale. The Department of Natural Resources is the current owner of record.

**Personal Property**

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







Ninemile RRCS Tr. H looking northeast



Ninemile Tr. I looking south

## General Property Description for Safari Lake Subdivision ASLS 80-188

### Legal Description

The subject parcel is identified as the following

ADL	Subdivision	MTRS	Lot	Block	ASLS	Acres	Plat	Recording District	MSB Tax ID
216185	Safari Lake	S027N007W9	8,9	9	80-188	10.00	82-62	Talkeetna	2357B09L008-1

### Location

The subject is located 14 miles west of Trapper Creek, one half mile northeast of Kroto Creek and one mile due south of Safari Lake within Section 9 in Township 27 North, Range 8 West of the Seward Meridian.

### Access

Access is via snowmachine in winter along Kenny Creek Trail. This area is a popular snowmachine recreation area. Summer access is overland from Petersville Road.

### Size & Shape

The subject is 10.00 acres and rectangular in shape.

### Topography

The subject is level with minimal variation in elevation. The subject is approximately 1000 feet above sea level.

### Soils/Vegetation

Subdivision contains primarily mature birch and spruce mix. Soils are typical of the surrounding area, vegetation is indicative of adequately drained soils.

### Utilities, Water & Sewer

The subject does not have utilities. 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 Regulations

No zoning, the subjects are located within an unregulated area of the Mat-Su Borough. The survey plat indicates a 20' utility easement along the public right-of-way to the north of the subject and additional 10' utility easements along all common lot lines.

### Environmental Hazards, Hazardous Waste & Toxic Materials

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

### Tax Assessments<sup>9</sup>

The subject is located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2009 mill rate for the subject subdivision was 10.409

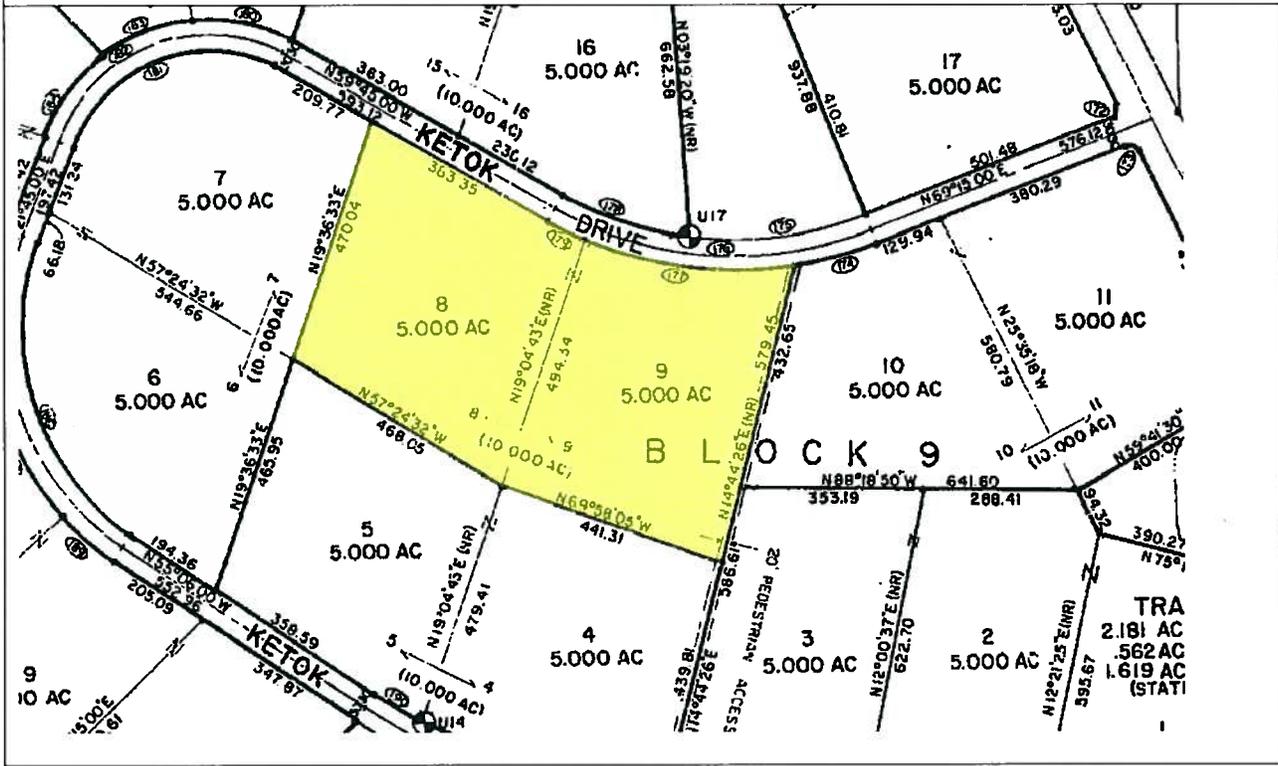
<sup>9</sup> <http://www.matsugov.us/realpropertyquery/detail> accessed 11-04-2009

**Ownership History**

The subject was originally surveyed and offered by DNR in 1982. Twice the Department entered into a land sale contracts with purchasers, and twice, the contract was foreclosed due to non-payment. Most recently, in 2007 the Department received an application to purchase this parcel through the Over-The-Counter offering. However, the application was terminated last March because the applicant never returned a signed purchase contract. The parcel was not encumbered by a land sale contract. The Department of Natural Resources is the current owner of record.

**Personal Property**

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





Safari Lake Lots 7 & 9 Block 9



Typical vegetation on Safari Lake subject.

## General Property Description for Yentna RRCS ASLS 2003-12

### Legal Description

The subject parcel is identified as the following

ADL	Subdivision	MTRS	Tr.	ASLS	Acres	Plat	Recording District	MSB Tax ID
228588	Yentna RRCS	S018N007W21	23	2003-12	19.89	2006-3	Talkeetna	5834000T023

### Location

The subject is located 5 miles northwest of the confluence of the Yentna and Susitna Rivers, on the east side of the river within Township 18 North, Range 7 West of the Seward Meridian

### Access

Access is along the Yentna River, up an unnamed slough, then approximately 500 feet overland to the parcel. In winter, the Yentna provides reliable access to the entire area via snowmachine.

### Size & Shape

The subject is 19.89 acres and generally rectangular in shape.

### Topography

The subject sits atop a short bluff above the Yentna River, there are multiple level building sites atop the bluff. The subject lies approximately 150 feet above sea level.

### Soils/Vegetation

Subdivision contains primarily mature birch and spruce mix. Soils are typical of the surrounding area, vegetation is indicative of adequately drained soils.

### Utilities, Water & Sewer

The subject does not have utilities. 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 Regulations

No zoning, the subject is located within an unregulated area of the Mat-Su Borough. The survey plat indicates a 30' public access and utility easement along all lot lines. Additionally, there is a 100' protracted section line easement bisecting the parcel encumbering approximately 2.3 acres. And a 50' protracted section line easement encumbering a portion of the parcel along the southern lot line.

### Environmental Hazards, Hazardous Waste & Toxic Materials

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

### Tax Assessments<sup>10</sup>

The subject is located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2009 mill rate for the subject subdivision was 10.409

### Ownership History

<sup>10</sup> <http://www.matsugov.us/realpropertyquery/detail> accessed 11-04-2009

ADL 228588 was originally surveyed by DNR under the Remote Recreational Cabin Site program in 2003. The applicant staked the parcel and entered into a lease with DNR. However, the lease was terminated due to non-payment in October 2008. The Department of Natural Resources is the current owner of record.

**Personal Property**

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





Yentna RRCS Tr.23 looking northeast



Access to Yentna RRCS Tr.23 is via Yentna River, then overland, looking north



Tract 23 of Yentna RRCS looking south



Tract 23 of Yentna RRCS looking east

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.