

MARKET VALUE APPRAISAL

Of
Copper River Basin
Parcels
For 2011 Auction

Appraisal Report No. 3583



STATE OF ALASKA

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

**A. SUMMARY OF APPRAISAL NO. 3583**

1. ADL NO(S): See table below
2. SIZE: Various, as noted in table
3. APPLICANT: N/A
4. LOCATION: Copper River Basin
5. LEGAL DESCRIPTION(S): See table below
6. INTEREST APPRAISED: Fee Simple Title less Mineral Rights
7. PURPOSE OF THE APPRAISAL: Estimate Market Value
8. APPRAISED BY: Brandon Simpson
9. DATE of REPORT: December 17, 2010
10. DATE of VALUE(S): August 9-11, 2010
11. APPRAISED VALUE(S):

Subdivision	ADL	Lot/Tract	Block	Survey	Size (acres)	Value (RND)
Copper Bluff	230576	1	1	2006-61	2.25	\$9,500
Copper Bluff	230577	2	1	2006-61	2.06	\$8,700
Copper Bluff	230579	4	1	2006-61	2.33	\$9,800
Copper Bluff	230582	1	2	2006-61	1.05	\$16,300
Copper Bluff	230583	2	2	2006-61	1.04	\$16,200
Copper Bluff	230585	4	2	2006-61	1.34	\$19,600
Copper Bluff	230586	5	2	2006-61	1.22	\$18,400
Copper Bluff	230587	6	2	2006-61	1.3	\$19,100
Copper Bluff	230589	8	2	2006-61	1.21	\$18,200
Copper Bluff	230591	10	2	2006-61	1.11	\$17,000
Copper Bluff	230593	12	2	2006-61	1.01	\$16,100
Copper Bluff	230595	14	2	2006-61	1.07	\$16,500
Copper Bluff	230597	16	2	2006-61	1.02	\$5,700
Glennallen I	203247	101		79-144	9.99	\$32,500
Glennallen II	204805	11		79-251	2.06	\$4,100
Glennallen II	204806	12		79-251	2.06	\$4,100
Glennallen II	204807	13		79-251	2.06	\$4,100
Glennallen II	204808	14		79-251	2.06	\$4,100
Glennallen II	206095	16		79-251	2.86	\$5,700
Glennallen II	206096	17		79-251	2.86	\$5,700
Glennallen II	206097	18		79-251	2.86	\$5,700
Glennallen II	206098	19		79-251	2.29	\$4,600
Glennallen II	206099	20		79-251	2.02	\$4,000



Glennallen II	204817	37		79-251	5	\$9,700
Glennallen II	204819	39		79-251	2.49	\$17,400
Willow Creek	203371	50		79-122	8.62	\$14,100
Willow Creek	203084	63		79-122	4.82	\$9,600
Willow Creek	203085	64		79-122	4.85	\$9,700
Willow Creek	203114	109		79-122	4.83	\$9,700
Willow Creek	203117	112		79-122	5	\$10,000
Willow Creek	203118	113		79-122	5	\$10,000
Willow Creek	203121	116		79-122	4.91	\$9,800
Willow Creek	203122	117		79-122	5	\$10,000
Willow Creek	203124	119		79-122	4.94	\$9,900
Willow Creek	203126	121		79-122	5	\$10,000
Willow Creek	203127	122		79-122	5	\$10,000
Willowcrest	204433	1	5	80-8	4.84	\$9,700
Willowcrest	204407	17	1	80-8	4.87	\$9,700

B. SUMMARY OF REVIEW

- DATE of REVIEW: February 9, 2011
- 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. 3583

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.
- I previously reviewed an appraisal of parcels in Copper Bluff Subdivision on February 12, 2009.

Reviewed by Kevin Hindmarch
Kevin Hindmarch, Review Appraiser

Date 2/9/11

cc: Rocky Weber
Tony Wagner

MEMORANDUM

State of Alaska

Department of Natural Resources

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Division of Mining, Land and Water

550 West 7th Avenue, Suite 650

Anchorage AK 99501-3576

DATE: December 17, 2010

TO: Kevin Hindmarch
Review Appraiser

FROM: Brandon Simpson 

SUBJECT: Appraisal of 38 parcels of land located in the Copper River Basin. The parcels are being appraised to establish minimum bid price for sale at auction.

As requested, I have completed an appraisal of the referenced parcels. I understand that this appraisal will be used to determine the minimum purchase price for the above referenced parcels. 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 Land Disposal), DNR. This is a Summary Appraisal 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 and the comparable sales used in this report. Physical descriptions of the subject parcels are based on physical inspections, soil maps, aerial photography and topographic maps. Based on my observations and analysis of all available data, I have formed an opinion of market value as of the effective date of value.

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APPRAISAL SUMMARY

Location

Subdivision Name	Location	Lot Size
Copper Bluff	About 4 miles north of Copper Center and 6 miles south of Glennallen. Subdivision is located between the Richardson Highway and the Copper River	1.01 to 2.33 acres
Glennallen I	West of Richardson Highway, about 1 mile south of intersection of Glenn & Richardson Highways.	9.99 acres
Glennallen II	2 ½ miles west of Glennallen, & about ½ mile south of the Glenn Highway	2.02 to 5 acres
Willow Creek	On east side of Richardson Highway, about 1 mile north of intersection of Richardson & Edgerton Highways.	4.82 to 5 acres
Willowcrest	On west side of Richardson Highway, about 1 mile north of intersection of Richardson & Edgerton Highways.	4.836 & 4.867

Value Summary

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PREMISES OF THE APPRAISAL

Type of Appraisal and Report

This appraisal is a Summary Appraisal Report 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 – DNR Land Disposal.

Purpose of Appraisal

The purpose of this appraisal is to estimate current market value.

User and Client Identity

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

Intended Use of Appraisal

The appraisal will be used by DNR to determine the minimum bid for parcels to be acquired during the auction sale program (AS 38.05.055).

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 as¹:

"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) states²:

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."

Definition of Market Value³

"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."

Effective Date of Value

August 9, 2010 for Copper Bluff parcels
August 10, 2010 for Willow Creek parcels
August 10, 2010 for Willowcrest parcels
August 11, 2010 for Glennallen II parcels

Date of Report

December 17, 2010

¹ The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, p.112

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

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

Exposure Time

Exposure time is defined as⁴:

"...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."

Copper River Basin Parcels

The appraised properties are considered average compared to other available parcels in local market. An exposure time of up to 2 years is reasonable for the subject parcels.

Sale History

Glennallen I (ADL 204805, Lot 101, ASLS 79-144) sold over-the-counter June 2007 for \$5,600. The contract was terminated March 2009.

Willowcrest (ADL 204407, Lot 17, Block 1, ASLS 80-8) sold over-the-counter April 2006 for \$8,300. The contract was terminated March 2009.

Appraisal History

I previously appraised the Copper Bluff Subdivision parcels in 2008. The conclusion of that assignment is detailed in Appraisal No. 3533.

⁴ Uniform Standards of Professional Appraisal Practice 2010-2011, Appraisal Foundation, August 15, 2010
<http://uspap.org/2010USPAP/USPAP/stmnts.smt_06.htm>

SCOPE OF WORK

Property and Comparable Sales Inspection

I inspected the Copper Bluff and Willow Creek parcels August 9, 2010, the Willowcrest parcels August 10, 2010 and the Glennallen II parcels 8/11/10. Comparable sales that had not been previously inspected were inspected over these days.

Research and Analysis Conducted

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 and information about parcels currently available. Current listings were also searched. The recorder's office was also searched to identify any recent sales. Sellers, buyers, or other knowledgeable market participants were contacted to verify recent sale prices and other transaction details.

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

Assumptions and Limiting Conditions

1. The property is appraised as vacant land without structural or site improvements.
2. 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.
3. All engineering studies are assumed to be accurate. Plats and illustrative material included in the report are intended to help the reader in visualizing the properties.
4. 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.
5. 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.
6. 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.
7. 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.
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 any such conditions, or for arranging engineering studies to discover them.
9. 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.
10. Some parcels may contain saw timber, but not necessarily in commercial quantities. The estimated market value does not include that value of commercial timber, if any.

PRESENTATION OF DATA

Property Identification

Subdivision	ADL	Lot/Tract	Block	Survey	Size (acres)
Copper Bluff	230576	1	1	2006-61	2.25
Copper Bluff	230577	2	1	2006-61	2.06
Copper Bluff	230579	4	1	2006-61	2.33
Copper Bluff	230582	1	2	2006-61	1.05
Copper Bluff	230583	2	2	2006-61	1.04
Copper Bluff	230585	4	2	2006-61	1.34
Copper Bluff	230586	5	2	2006-61	1.22
Copper Bluff	230587	6	2	2006-61	1.3
Copper Bluff	230589	8	2	2006-61	1.21
Copper Bluff	230591	10	2	2006-61	1.11
Copper Bluff	230593	12	2	2006-61	1.01
Copper Bluff	230595	14	2	2006-61	1.07
Copper Bluff	230597	16	2	2006-61	1.02
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Glennallen II	204808	14		79-251	2.06
Glennallen II	206095	16		79-251	2.86
Glennallen II	206096	17		79-251	2.86
Glennallen II	206097	18		79-251	2.86
Glennallen II	206098	19		79-251	2.29
Glennallen II	206099	20		79-251	2.02
Glennallen II	204817	37		79-251	5
Glennallen II	204819	39		79-251	2.49
Willow Creek	203371	50		79-122	8.62
Willow Creek	203084	63		79-122	4.82
Willow Creek	203085	64		79-122	4.85
Willow Creek	203114	109		79-122	4.83
Willow Creek	203117	112		79-122	5
Willow Creek	203118	113		79-122	5
Willow Creek	203121	116		79-122	4.91
Willow Creek	203122	117		79-122	5
Willow Creek	203124	119		79-122	4.94
Willow Creek	203126	121		79-122	5
Willow Creek	203127	122		79-122	5
Willowcrest	204433	1	5	80-8	4.84
Willowcrest	204407	17	1	80-8	4.87

Personal Property

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

MARKET AREA

Copper Bluff Subdivision

Subdivision is located about 4 miles north of Copper Center, and 6 miles south of Glennallen, between the Richardson Highway and Copper River.

Glennallen I

Located west of the Richardson Highway, about 1 mile south of the intersection of Glenn & Richardson Highways.

Glennallen II

Located 2 ½ miles west of Glennallen, & about ½ mile south of the Glenn Highway.

Willow Creek

Subdivision is on the east side of the Richardson Highway, about 1 mile north of intersection of Richardson & Edgerton Highways and about 8 ½ miles south of Copper Center.

Willowcrest

Subdivision is located on the west side of the Richardson Highway, about 1 mile north of intersection of Richardson & Edgerton Highways and about 8 ½ miles south of Copper Center.

Copper Center

Current Population:	297 (2009 Estimated Population (not certified))
Incorporation Type:	Unincorporated
Borough Located In:	Unorganized
School District:	Copper River Schools
Regional Native Corporation:	Ahtna, Incorporated

Copper Center is located between miles 101 and 105 of the Richardson Highway. It is on the west bank of the Copper River at the confluence of the Klutina River. It lies just west of the Wrangell-St. Elias National Park. (Sec. 18, T2N, R1E, Copper River Meridian.) Copper Center is located in the Chitina Recording District. Copper Center is located in the continental climate zone. Winters are long and cold, and summers are relatively warm. Temperature extremes have been recorded from a low of -74 to a high of 96 °F. Annual snowfall averages 39 inches, and total precipitation averages 9 inches per year.

The economy is based on local services and businesses and highway-related tourism. The National Park Service's Wrangell-St. Elias Visitor Center was completed in 2002. The Copper River Princess Wilderness Lodge was also completed in 2002. Two RV Parks and three river boat charter services operate from Copper Center. Many Native residents depend on subsistence hunting, fishing, trapping, and gathering. In 2009, 11 residents held commercial fishing permits.

The majority of homes use individual water wells and septic tanks. Others haul treated well water from a site operated by Copper Center Safe Water. A private Glennallen firm delivers water to home storage tanks for a fee. The school operates its own well-water system. 75% of homes are fully plumbed. Refuse collection services are available from Copper Basin Sanitation. There is a local landfill and an incinerator at mile 102 Richardson Highway. Copper Valley Electric purchases power from the state-owned Solomon Gulch Hydro Facility and owns diesel plants in Glennallen and Valdez.

Copper Center lies on the Richardson Highway. A state-owned 2,200' long by 55' wide gravel airstrip provides for chartered flights and general aviation.

Glennallen

Current Population:	473 (2009 Estimated Population (not certified))
Incorporation Type:	Unincorporated
Borough Located In:	Unorganized
School District:	Copper River Schools
Regional Native Corporation:	Not Applicable

The community of Glennallen lies along the Glenn Highway at its junction with the Richardson Highway, 189 road miles east of Anchorage. It is located just outside the western boundary of Wrangell-St. Elias National Park. (Sec. 23, T004N, R002W, Copper River Meridian.) Glennallen is located in the Chitina Recording District. Glennallen is located in the continental climate zone, with long, cold winters and relatively warm summers. The mean temperature in January is -10 °F; in July, it is 56 °F. Annual snowfall averages 39 inches, with total precipitation of 9 inches per year.

Glennallen is the supply hub of the Copper River region. Local businesses serve area residents and Glenn Highway traffic with supplies, services, schools, and medical care. State highway maintenance and federal offices are in Glennallen. RV parks, lodging, fuel, and other services cater to independent travelers. The National Park Service's Wrangell-St. Elias Visitor Center and the Copper River Princess Wilderness Lodge were completed in 2002 at Copper Center. Offices for the Bureau of Land Management, Alaska State Troopers, and the Department of Fish and Game are located here. There are several small farms in the area. In 2009, four residents held commercial fishing permits.

All year-round homes are fully plumbed. Although most residents have private wells in the Glennallen area, the water is often of very poor quality. Glennallen Heights utilizes two wells to serve a piped system, and a local private business delivers water by truck to fill home water tanks. The majority of downtown is connected to a piped sewage system operated by The Glennallen Improvement Corporation. The sewage system serves 52 homes and businesses. Most residences have individual septic tank systems, but permafrost and high water tables cause drainage failures. Refuse collection services and the Class 2 permitted landfill are operated by Copper Basin Sanitation in Glennallen. Copper Valley Electric purchases power from the state-owned Solomon Gulch Hydro Facility and owns diesel plants in Glennallen and Valdez.

The Glenn/Tok Cutoff and Richardson Highway provide year-round road access to other areas of the state. Brenwick's Airport provides public air access, and scheduled services are available. The 2,070' turf airstrip is owned and operated by Copper Basin District, Inc. The Gulkana Airport is located 4.3 miles northeast.⁵

⁵ Alaska DCCED 'Community Database Online', accessed 18 November 2010.
http://www.commerce.state.ak.us/dca/CF_BLOCK.htm.

DATA ANALYSIS AND CONCLUSION

Valuation Analysis

Three approaches are considered to determine the market value estimate.

Income Approach

The income approach for valuation is used primarily for income producing properties. It utilizes the capitalization process to discount future anticipated net income to a present value. It is not common to lease vacant land for a residential or recreational use; therefore, data that supports this approach is not available.

Cost Approach

The cost approach is based on the assumption that an informed buyer would pay no more than the cost of producing a substitute property with the same utility as the subject property. This approach will separate the value of the land from the value of the improvements to determine the cost of reproducing the improvements. The cost approach is most effective for appraising properties that have newer improvements. The appraised parcels lack any improvements; therefore, the cost approach will not be used.

Sales Comparison Approach

The sales comparison approach considers actual sales or prices asked for properties that have similar characteristics of the subject properties. Adjustments are made to the comparison properties so as to determine a price at which they would have sold if they had identical characteristics as the subject properties. This derived price then indicates a value for the subject properties. Some of the characteristics considered include general market conditions, sales terms, location, highest and best use and physical features. Only the sales comparison approach is applicable for valuation of the subject parcels.

Key Parcel Method

In appraising more than one similar parcel, it is an accepted practice to appraise a key parcel that is most representative of the other parcels being appraised. The key parcel may be a hypothetical parcel or an actual parcel. The value of the remaining parcels is then based on a comparison to the key parcel. This methodology replicates typical developer thinking.

Explanation of Adjustments

DNR appraisal instructions state that the appraiser may develop and use quantitative or qualitative adjustments. Ideally, the value differences for any price adjustment is measured by comparing prices of paired sales that are very similar except for the feature of comparison to be measured. When market sales do not support quantifiable adjustments for differences in the comparable sales, the appraiser must use personal knowledge of overall trends, opinion surveys, and/or judgment in making adjustments. The conventional sequence of adjustments is property rights conveyed, financing terms, conditions of sale, time, location, and physical features.

An adjustment of less than 1.00 means the sale feature is superior to that appraised property and requires a downward adjustment to indicate the value of the key parcel. An adjustment greater than 1.00 means that the sale feature is inferior to the subject, requiring an upward adjustment to indicate the value of the key parcel. An adjustment of 1.00 means the sale feature is similar to the key parcel, and no adjustment is necessary. The adjustments are multiplied to obtain a total adjustment, which is then multiplied by the sale price to indicate the value of a key parcel.

The same adjustments and procedures are applied to the key parcel value to indicate the market value of a parcel being appraised, except the direction of adjustment is reversed when comparing appraised parcels to the key parcel. Superior features require a positive adjustment compared with the appraised parcel; inferior features require a negative adjustment. Detailed information

about the comparable sales is contained in this report and Addenda. The parcels to be appraised will be grouped as follows:

Copper Bluff Lots
Interior with Gravel Access Lots
Interior Walk-in Lots
Willow Creek & Willowcrest

COPPER BLUFF LOTS

Thirteen of the subject parcels are located in the Copper Bluff Subdivision. The subdivision is located about 4 miles north of Copper Center and 6 miles south of Glennallen, between the Richardson Highway and Copper River. The entire subdivision is located within ½ mile of the Richardson Highway. At the time of the inspection the roads within the subdivision, Wood Avenue and Ravine Road were platted but undeveloped. They have been brushed and cleared. There is an apron on the Richardson Highway at Ravine Drive that provides parking. Wood Avenue is developed as a gravel road in the adjoining Wood Subdivision but ends at the subdivision boundary. Electric is available at the highway. As the name implies, the subdivision is located on a bluff above the Copper River that drops steeply to the river. Accessing the Copper River from the bluff is not practical.

The *Copper Bluff Key Lot* is ADL 230577, a 2.06-acre parcel.

Key Lot	Legal Description	Size (acres)
ADL 230577	Lot 2, Block 1, ASLS 2006-61	2.06

The remaining subject parcels included in this analysis are summarized below:

Subdivision	ADL	Lot/Tract	Block	Survey	Size (acres)
Copper Bluff	230576	1	1	2006-61	2.25
Copper Bluff	230579	4	1	2006-61	2.33
Copper Bluff	230582	1	2	2006-61	1.05
Copper Bluff	230583	2	2	2006-61	1.04
Copper Bluff	230585	4	2	2006-61	1.34
Copper Bluff	230586	5	2	2006-61	1.22
Copper Bluff	230587	6	2	2006-61	1.3
Copper Bluff	230589	8	2	2006-61	1.21
Copper Bluff	230591	10	2	2006-61	1.11
Copper Bluff	230593	12	2	2006-61	1.01
Copper Bluff	230595	14	2	2006-61	1.07
Copper Bluff	230597	16	2	2006-61	1.02

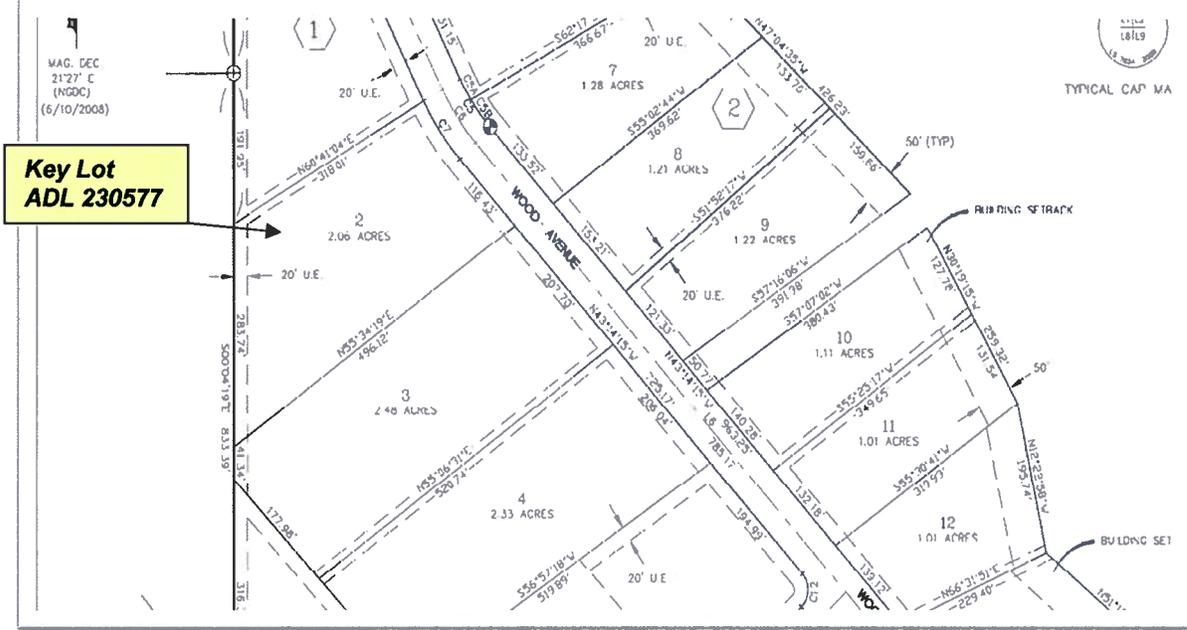
Copper Bluff Key Lot

(ADL 230577, Lot 2, Block 1, ASLS 2006-61)

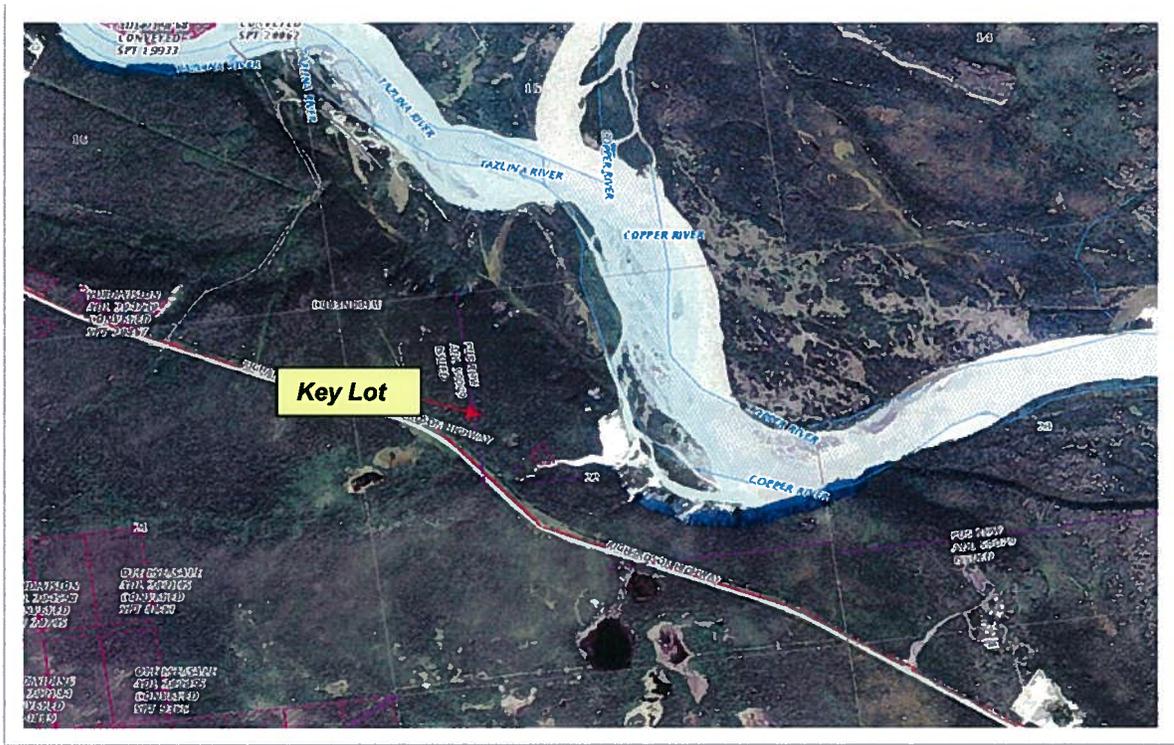
Location	The subdivision is located about 4 miles north of Copper Center, and 6 miles south of Glennallen, between the Richardson Highway and Copper River. The <i>Key Lot</i> has frontage on platted Wood Avenue.
Access	Walk-in from Richardson Highway along platted Ravine Road and Wood Avenue.
Size & Shape	2.06-acres, irregular shaped parcel
Topography	Mostly level
Soils	Appears to have adequate drainage
Vegetation	Tall spruce trees
Utilities	None
Water & Sewer	None
Easements	Typical
Environmental Hazards	None noted
Zoning Regulations	None
Tax Assessments	None

Ownership History	State of Alaska
Adjacent Land Use	Mostly undeveloped, with several houses in adjoining subdivision.
Amenities	Interior lot, limited view potential

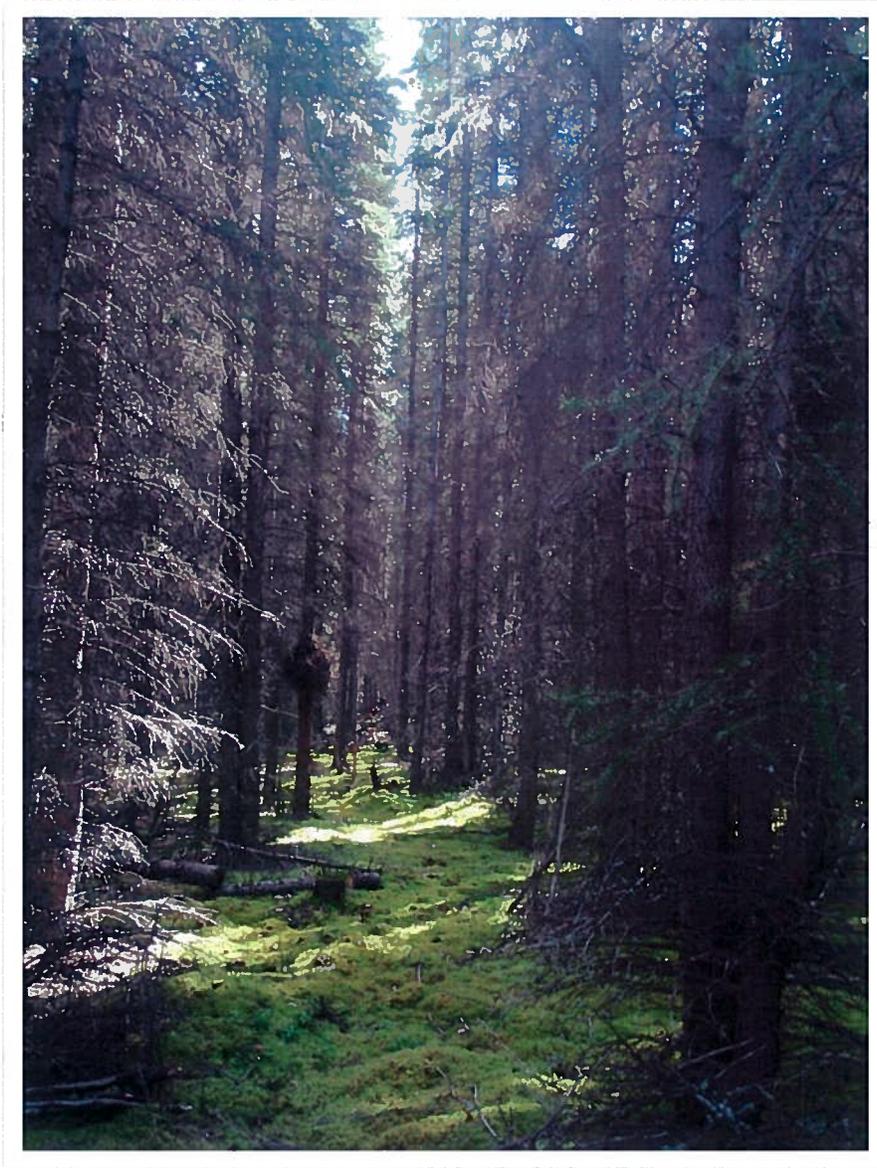
Survey of Copper Bluff Key Lot (ADL 230577, Lot 2, Block 1, ASLS 2006-61)



Satellite Imagery of Copper Bluff Key Lot (ADL 230577, Lot 2, Block 1, ASLS 2006-61)



Photograph of Copper Bluff Key Lot (ADL 230577, Lot 2, Block 1, ASLS 2006-61)



Photograph taken August 9, 2010 (*Key Lot* is found on right of brushed line)

INTERIOR WITH GRAVEL ACCESS LOTS

Two of the lots have developed gravel access. They are described as Glennallen II, and Glennallen I. The Glennallen II lot is located about 2 ½ miles west of Glennallen, and about one-half mile south of the Glenn Highway. Numerous parcels in the vicinity of this lot are developed with single family homes. Electric and telephone service are available to the lot.

The Glennallen I lot is located west of the Richardson Highway, about one mile south of the Glennallen and Richardson Highway intersection. There are sporadic houses in the general area. Electricity service is not available at the lot; however, it is available about one-quarter mile away at the highway. Both lots are level and treed with birch and spruce.

The *Interior with gravel access Key Lot* is ADL 204819, a 2.49-acre parcel.

Subdivision	ADL	Lot	Survey	Size (acres)
Glennallen II	204819	39	79-251	2.49

The remaining subject parcel included in this analysis is summarized below:

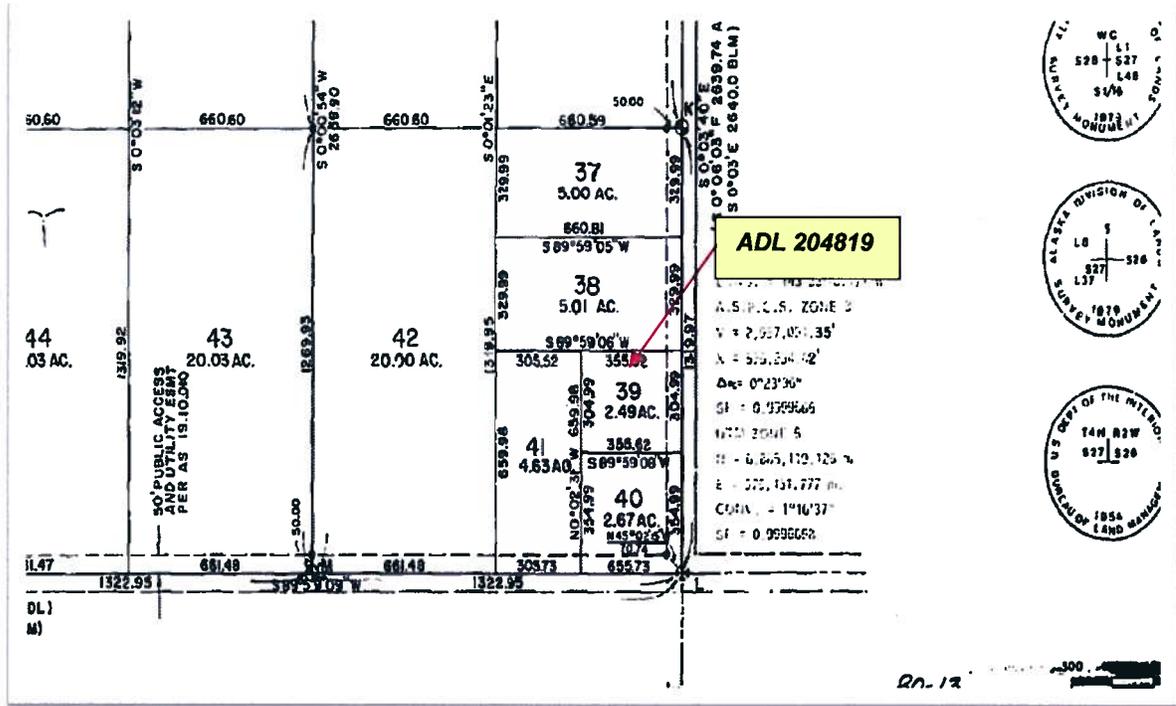
Subdivision	ADL	Lot	Survey	Size (acres)
Glennallen I	203247	101	79-144	9.99

Interior with Gravel Access Key Lot (ADL 204819, Lot 39, ASLS 79-251)

Location	2 ½ miles west of Glennallen, & about ½ mile south of the Glenn Highway
Access	Gravel road access. Access road is a winding road in decent condition from the Glenn Highway.
Size & Shape	2.49-acres, square shaped parcel
Topography	Mostly level
Soils	Appear adequate
Vegetation	Aspen, birch & spruce mix
Utilities	Electric and telephone
Water & Sewer	None
Easements	50' utility and public access easement along east parcel boundary
Environmental Hazards	None noted
Zoning Regulations	None
Tax Assessments	None
Ownership History	State of Alaska
Adjacent Land Use	Numerous houses along road. Undeveloped north of the parcel.
Amenities	Interior lot with limited view potential

Survey of Interior with Gravel Access Key Lot

(ADL 204819, Lot 39, ASLS 79-251)



ASLS 79-251, Sheet 2

Note: Available satellite imagery of Key Lot is poor quality.

Photograph of Interior with Gravel Access Key Lot (ADL 204819, Lot 39, ASLS 79-251)



Photograph taken August 11, 2010

INTERIOR WALK-IN LOTS

Ten of the subject parcels lack developed access. These lots are located in the Glennallen II subdivision that is found west of Glennallen and about a one-half mile south of the Glenn Highway. Access to the lots is via the section line that separates Section 26 & 27 (T4N, R2W, C.R.M.). The section line is cleared and electric lines run along it. Accessing the subject parcels via the section line requires crossing drainages or wet areas from the north and south. Access is walk-in, ATV, or snowmachine. The subject parcels are level with a mixture of spruce and birch. Large areas of black spruce indicate poorly drained soils or the presence of permafrost.

The *Interior Walk-in Key Lot* is ADL 206097, a 2.86-acre parcel.

Subdivision	ADL	Lot	Survey	Size (acres)
Glennallen II	206097	18	79-251	2.86

The remaining subject parcels included in this analysis are summarized below:

Subdivision	ADL	Lot	Survey	Size (acres)
Glennallen II	204805	11	79-251	2.06
Glennallen II	204806	12	79-251	2.06
Glennallen II	204807	13	79-251	2.06
Glennallen II	204808	14	79-251	2.06
Glennallen II	206095	16	79-251	2.86
Glennallen II	206096	17	79-251	2.86
Glennallen II	206098	19	79-251	2.29
Glennallen II	206099	20	79-251	2.02
Glennallen II	204817	37	79-251	5

Interior Walk-in Key Lot

(ADL 206097, Lot 18, ASLS 79-251)

Location	2 ½ miles west of Glennallen, & about ½ mile south of the Glenn Highway
Access	Gravel road access to the south side of Section 27. Then walk-in along cleared section line. A creek/drainage crosses section line making summer vehicle access difficult.
Size & Shape	2.86-acres, rectangular shaped parcel
Topography	Mostly level
Soils	Appear adequate, some wet areas present
Vegetation	Primarily spruce
Utilities	None, electric available on section line
Water & Sewer	None
Easements	Typical
Environmental Hazards	None noted
Zoning Regulations	None
Tax Assessments	None
Ownership History	State of Alaska
Adjacent Land Use	Undeveloped. Numerous houses on gravel access road found on south side of Section 27
Amenities	Interior lot with limited view potential

WILLOW CREEK & WILLOWCREST LOTS

Thirteen of the subject parcels are located in the Willow Creek and Willowcrest subdivisions. The subdivisions are located about two miles north of the Richardson and Edgerton Highway intersection. Willowcrest is located west of the Richardson Highway with Willow Creek on the east. Roads exist into both subdivisions as does electric and telephone service. However, access to the subject parcels is either via a rough dirt road or trail. Most of the parcels are level and treed with birch, aspen and spruce. Sporadic houses are found in both subdivisions.

The Willow Creek & Willowcrest Key Lot is ADL 203118, a 5-acre parcel.

Subdivision	ADL	Lot	Survey	Size (acres)
Willow Creek	203118	113	79-122	5.00

The remaining subject parcels included in this analysis are summarized below:

Subdivision	ADL	Lot	Block	Survey	Size (acres)
Willow Creek	203371	50		79-122	8.62
Willow Creek	203084	63		79-122	4.82
Willow Creek	203085	64		79-122	4.85
Willow Creek	203114	109		79-122	4.83
Willow Creek	203117	112		79-122	5
Willow Creek	203121	116		79-122	4.91
Willow Creek	203122	117		79-122	5
Willow Creek	203124	119		79-122	4.94
Willow Creek	203126	121		79-122	5
Willow Creek	203127	122		79-122	5
Willowcrest	204433	1	5	80-8	4.84
Willowcrest	204407	17	1	80-8	4.87

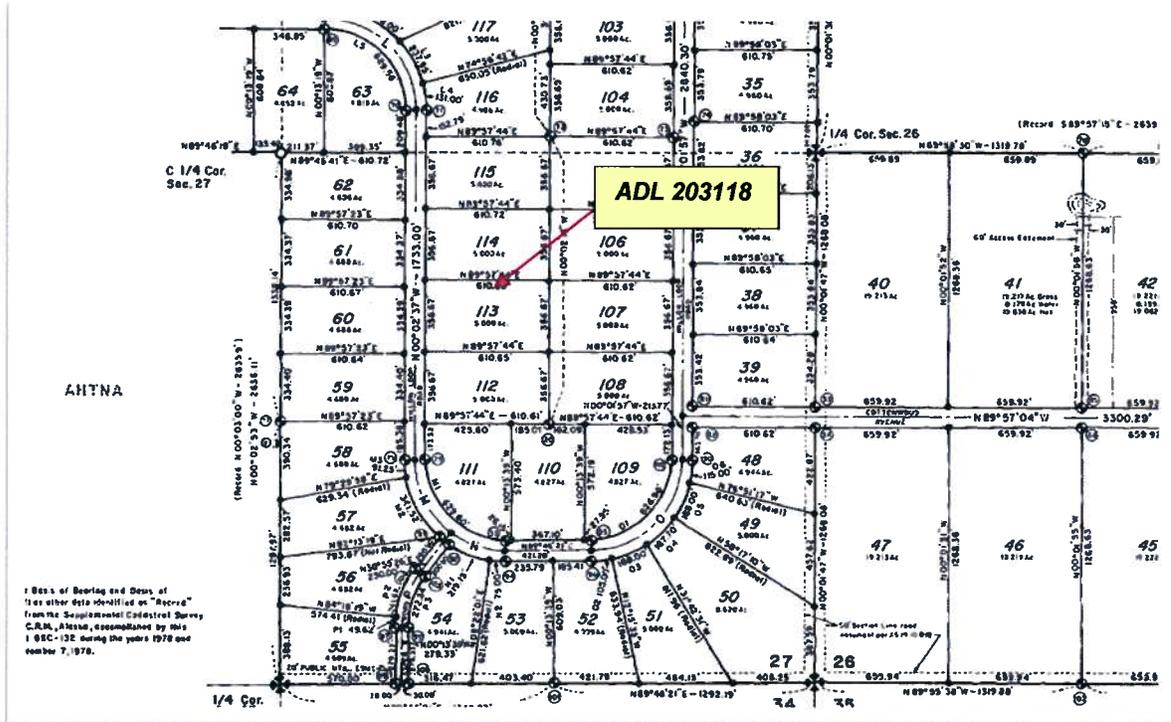
Willow Creek & Willowcrest Key Lot (ADL 203118, Lot 113, ASLS 79-122)

Location	East of the Richardson Highway about 2 miles north of the Richardson and Edgerton Highway intersections
Access	Willow Loop Road and Aspen Road are both improved gravel roads that provide access into the Willow Creek Subdivision. The quality of these roads deteriorates near the Key Lot. Near the parcel the road is a rough dirt road that may allow seasonal 4-wheel drive access, or ATV access.
Size & Shape	5-acres rectangular shaped parcel
Topography	Mostly level
Soils	Appears adequate
Vegetation	Mostly spruce
Utilities	None
Water & Sewer	None
Easements	Typical
Environmental Hazards	None noted
Zoning Regulations	None

Tax Assessments	None
Ownership History	State of Alaska
Adjacent Land Use	Undeveloped. Sporadic houses in subdivision
Amenities	Interior lot with limited view potential

Survey of Willow Creek & Willowcrest Key Lot

(ADL 203118, Lot 113, ASLS 79-122)



ASLS 79-122, Sheet 3

Satellite Imagery of Willow Creek & Willowcrest Key Lot



Photograph of Willow Creek & Willowcrest Key Lot (ADL 203118, Lot 113, ASLS 79-122)



Photograph taken August 9, 2010

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:

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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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Fax (907) 451-2706
TDD for hearing impaired (907) 451-2770
e-mail: fbx-pic@alaska.gov
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