

SURVEY & APPRAISAL

Survey of Parcels

The department will issue state survey contracts under state procurement code for the survey of parcels staked within the staking areas. DNR will award the contracts by competitive process. The surveys will be completed within the three-year lease term unless an extension is needed for completion, in which case the lease will be extended for one additional year. The actual survey costs will be your fair share of the total cost for the area prorated by the acreage of your parcel.

Appraisal of Parcels

A full appraisal will occur after the staked parcels are surveyed. This appraisal will reflect the qualities of the individual staked parcel, such as water frontage, topography, parcel size, access, view, etc., and will also reflect any changes in market conditions that may have occurred between the date of the base appraisal and the date of entry. DNR will notify you of the appraised value when the full appraisal is completed.

Estimated Appraised Values of Remote Recreational Cabin Sites

DNR cannot determine the appraised value of a parcel until the survey is completed and approved. As an alternative, Base Appraisal reports are provided to help you estimate potential purchase prices. There is a Base Appraisal for each staking area.

The Base Appraisal report describes hypothetical key parcels for each staking area. A staking area can have one or more key parcels (for example, waterfront and interior key parcels). A key parcel is as similar as possible to the parcels that will likely be staked. The following features are described for each key parcel: location, access, size, physical features, amenities, and easements/restrictions. The Base Appraisal has two purposes. First, it gives some idea of what a parcel will cost. Second, the values in the base appraisal will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical key parcel and making value adjustments for any differences. The information in this brochure includes a summary of the Base Appraisal for each staking area. Base appraisal reports are available at the DNR Public Information Centers and online at www.dnr.alaska.gov/mlw/landsale.

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The appraiser used topographic maps, aerial photography, and other sources of information to determine the nature of the staking area, including access. The final appraisal will include a physical inspection of the staking area and each parcel to be appraised. The appraised value of your parcel may be different from the hypothetical key parcel because of physical differences found during the inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of appraisal for your parcel. The date of appraisal for your parcel is fixed. It is the date the lease application is approved.