

## SURVEY & APPRAISAL

### Survey of Parcels

The department will issue 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 share of the total cost for the area prorated by the acreage of your parcel.



### Preliminary Estimate of Survey and Platting Cost

**Limiting conditions for Estimated Platting Cost** – This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites Program. No field inspection of the staking area has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost.

The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1,000 over the actual survey cost or the appraised value, whichever is greater, regardless of the actual survey cost.

Note: These are rough estimates based on average cost per tract. The actual cost to survey a tract will vary, depending on the number of tracts surveyed.

### Appraisal of Parcels

An appraisal of the value of the staked parcels, as of the date of entry, 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 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. The Key Parcel values are estimates of market value based on actual market transactions in the vicinity of the staking area and will be used to determine the value of the parcel you stake. 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 or restrictions. Some features that could increase the price of a staked parcel are exceptional views; frontage on a pond, creek, or established trail; or a good building site (mostly level, well drained, low potential for flooding and erosion). Some features that could decrease the price of a staked parcel are poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion) or very difficult access to the parcel.

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. As potential applicants you are encouraged to apply for a parcel that will fit within your specific budget.

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 appraised value of your parcel will be determined after the survey is completed and approved. The final appraisal will include a physical inspection of the staking area and each parcel 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 to the date of entry. It is the date the lease application is approved.

Base appraisal reports are available at the DNR Public Information Centers and online at <http://dnr.alaska.gov/mlw/landsale>.

### Preliminary Estimate of Appraisal Costs

**Limiting Conditions for Estimated Appraisal Cost** - This estimate is provided to furnish applicants with an idea of the approximate cost to appraise state land under the Remote Recreational Cabin Site program. The lessee's actual appraisal costs will be determined after the appraisal is complete (following the completion of the survey). If the actual appraisal costs are less than the amount paid in the deposit, the remainder will be credited to the purchase price. If the actual appraisal costs exceed the amount paid in deposit the lessee is responsible for paying the difference. Note: Estimate is based on typical number of staked parcels. If fewer parcels are staked the appraisal cost per parcel may increase.

