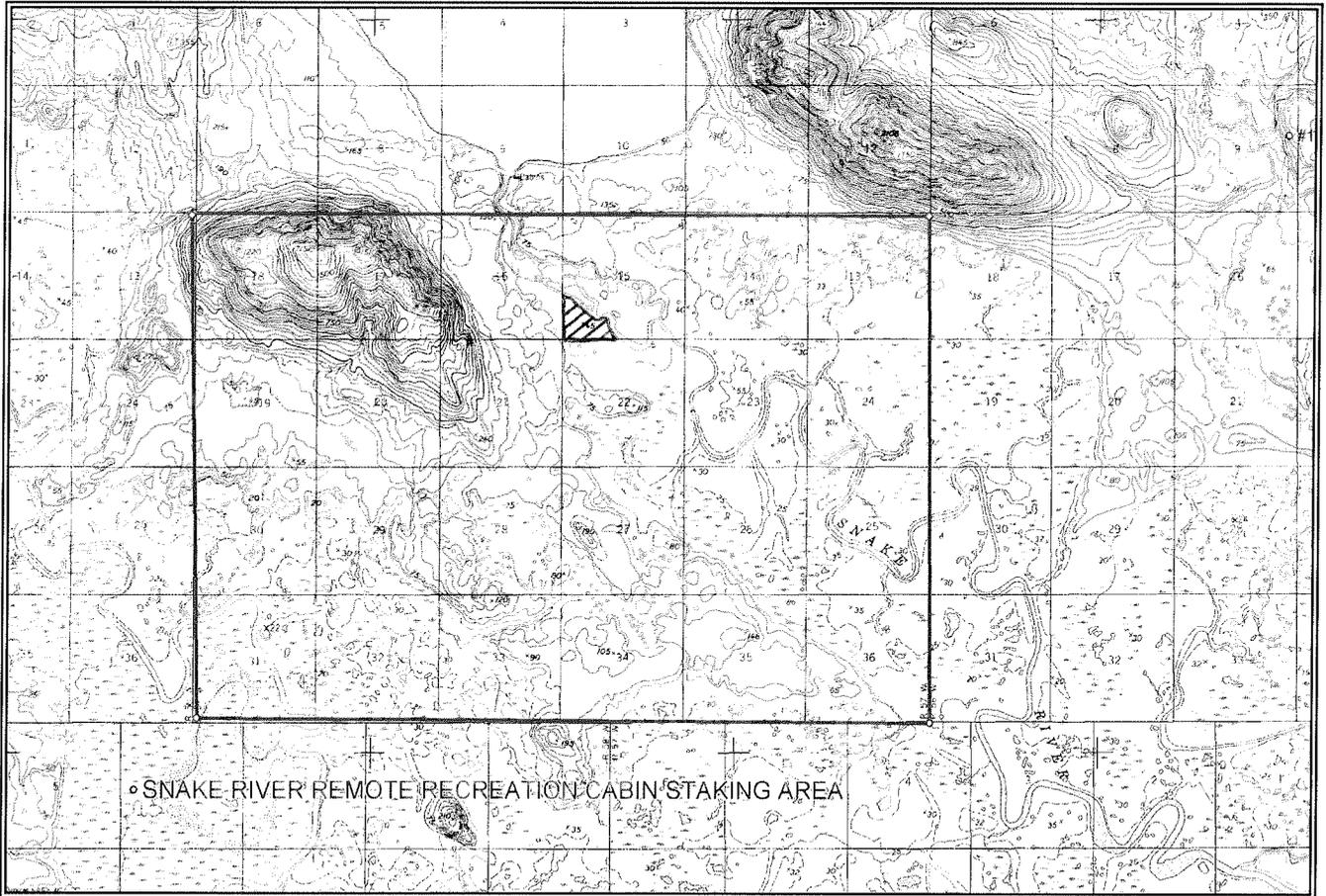


# MARKET VALUE APPRAISAL

of PARCELS within The SNAKE RIVER

## REMOTE RECREATIONAL CABIN STAKING AREA



YEAR 2004

BASE APPRAISAL REPORT No. 3255

### STATE of ALASKA

Department of Natural Resources  
Division of Mining Land & Water  
550 West Seventh Avenue Suite 650  
Anchorage AK 99501-3576

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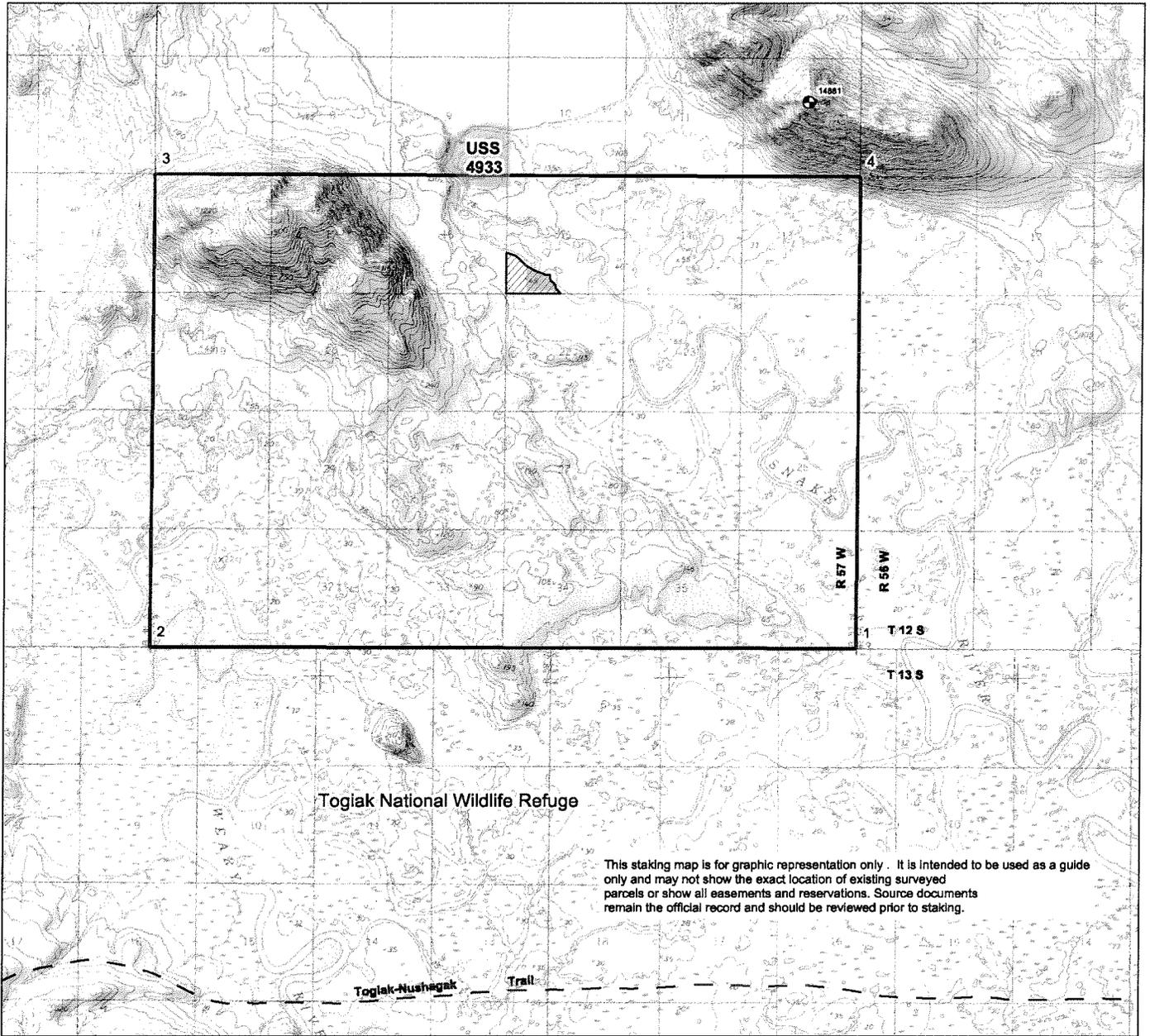
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# DRAFT

## Staking Map: Snake River

Remote Recreational Cabin Site Area No.



This staking map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking.

Maximum parcel size is 20 acres.

Minimum parcel size is 5 acres.

Staking authorizations: 50

Staking period: September \_\_, 2004 to January \_\_, 2005

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (un-surveyed) section line, are subject to a 30-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Parcels may not be staked over a surveyed section line.

Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.

Parcels are subject to a 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may also have staking setbacks or water frontage limitations.

A staking setback is required around unauthorized improvements. A staking setback is required around airstrips used by the public.

Most surveys (ASLS, USS) have survey monuments at each corner, which can be used as reference points when staking. See the survey plats for information on corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.

There are public access easements along most ASLS boundaries. Check the survey plats for additional information.

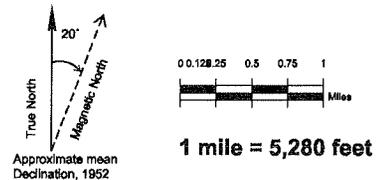
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USGS QUAD 1:63,360  
Dillingham A-6  
T 12 S., R 57 W.  
Seward Meridian

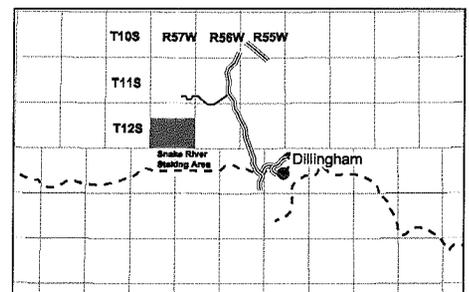
**Legend**

- US Survey 4933 (No Staking Allowed)
- Snake River staking area
- Trail or Easement
- snake\_river\_exclusion

300' Staking setback required on Weary and Snake Rivers



Staking Map Corners: Lat/Long Coordinates NAD 1927					
Township 12S Range 57W Seward Meridian					
Corner 1	59° 05'	12.661"	158° 47'	19.87099"	
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## Appraisal Summary

The Snake River is located in the Bristol Bay region near Dillingham, about 320 miles southwest of Anchorage and 15 miles northwest of Dillingham, Alaska. The staking area is one half mile south of Lake Nunavaugaluk and encompasses 15,040 acres. There are 50 new staking authorizations proposed for this area.

Topo Map	Dillingham A-8
Access	Snow machine, boat, ATV or walk-in
Terrain	The area is characterized by glacial action with rolling, irregular shaped moraine knolls and ridges. Elevations range from 20 feet in the lowlands to 1,700 feet above sea level on the mountain in the northwest corner of the area.
Soils	Well drained, extremely acid soils developed in deep silty deposits over a gravelly substratum make the area susceptible to frost heaving.
Vegetation	White spruce and paper birch on the uplands with grasses, alder, shrubs and mosses transcending to the muskegs and drainages.
Water front	200 foot setback from Snake and Weary Rivers.
Water Source	Water is available from lake, streams and rainfall catchment
Water/Sewage Disposal	Site capability for on-site sewage is adequate. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Alaska Department of Environmental Conservation
Utilities	None
Restrictions	All parcels are subject to a 25 foot access easement along all lot lines.
Municipal Authority	None
Other	Located within the Bristol Bay Area Plan for State Lands September 1984

Legal Description	Township 12 South, Range 57 West, Sections 13 - 36, Seward Meridian. Land located on the south bank of the Snake River, within Section 15 is excluded as it contains a Native Allotment.
Owner	State of Alaska
Hypothetical Key Parcel	Size: 10 acres Location: Snake River Staking Area Access: Boat, walk-in, snow machine, floatplane or ATV Lot Type: Parcel within 0.50 mile from recognized trail or landing site Building Site: at least 50% level, wooded and well drained. Setback: 200' from Weary and Snake Rivers. Waterfront: None, setback of 200 feet from high water mark of Weary & Snake Rivers Easements: Typical section-line & pedestrian around lot. Amenities: Typical view of surrounding area.
Improvements	None
Highest and Best Use	Recreational cabin sites
Interest Appraised	Fee simple title, excluding mineral rights
Date of Inspection	March 24, 2004
Date of Value	April 1, 2004
Date of Report	April 1 2004

### Conclusion of Values for Hypothetical Key Parcels

	Size	\$\$ per Acre	\$\$ per Site
Minimum Parcel Size	5.00	\$732*	\$3,700
<b>Key Parcel</b>	<b>10.00</b>	<b>\$550</b>	<b>\$5,500</b>
Maximum Parcel Size	20.00	\$413*	\$8,300
Parcel located between 200' to 500' from Snake River or fly-in lake	10.00	\$825 <sup>1</sup>	\$8,250

- \* Based on size adjustment chart located in the Addenda. **Key Parcel in Bold.**

The report is based on the **extraordinary assumption** that all staked parcels have legal access across any staking area setbacks identified within the staking area. It is assumed that these setbacks will remain

<sup>1</sup> Based on key parcel value of \$550/acre and a 50% upward adjustment for Snake River or fly-in lake frontage with 200' setback.

in state ownership. It is assumed that the appropriate platting authority will approve plats for all parcels staked under this program. We reserve the right to amend this report should unanticipated platting problems require changes that would significantly impact value.

**Summary of Adjustments**

Date of Value	Date of filing	To Be Determined
Location	No distinction within the staking area	1.00
Size, acres	Adjustment for variations in size.	See Addenda
Access	Between 501' and 900' of Snake River or fly-in access	1.25
	Between 901' and 1,320' of Snake River or fly-in access	1.10
	ATV or walk-in between 0.25 and 0.50 mile from water access or trail	1.00
	Between one half mile and one mile from water access or trail	0.90
	If further than one mile from water access or trail	0.80
Waterfront	None	1.00
	Within 500' of Fly-in lake or Snake River frontage with 200' setback	1.50
Amenities	Typical view of surrounding landscape	1.00
	Small pond, creek and/or exceptional view	1.10
Building site	Poor: Mostly steep, or wet ground, or unstable soils.	0.90
	Average: At least 50% level to gently sloping, adequately drained & wooded.	1.00
	Good: Mostly level to gently sloping, well drained and wooded.	1.10
Easements	Typical easements are considered in the base value. Other easements or trails across staked parcels to be handled based on reduced useable area & impact on remainder.	To be determined

**Adjustment Process:** An adjustment of less than 1.00 means the feature of the staked parcel is inferior to the hypothetical key parcel and requires a downward price adjustment. An adjustment of greater than 1.00 means the feature is superior to the hypothetical key parcel, requiring an upward adjustment. An adjustment of 1.00 means the property 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 estimated value of the key parcel to yield a value for the staked parcel.

## PREMISES OF THE APPRAISAL

### TYPE OF APPRAISAL AND REPORT

This is a complete, summary appraisal prepared in accordance with Standard Rules 1 and 2 of the Uniform Standards of Professional Appraisal Practice, Appraisal Foundation, and in accordance with Special Appraisal Instructions, DNR Remote Cabin Sites.

### PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the current market value of the properties described in this report.

### INTENDED USE OF THE APPRAISAL

This appraisal will be used to determine the purchase price for parcels to be acquired under the Remote Recreational Cabin Site program (AS 38.05.600).

### CLIENT AND USER IDENTITY

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

### PROPERTY RIGHTS APPRAISED

The rights appraised are the fee simple estate less the mineral rights reserved to the State of Alaska under AS 38.05.125(a). Fee simple estate is defined<sup>1</sup> 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."

AS 38.05.125(a) states<sup>2</sup>:

*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 which 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 VALUE<sup>3</sup>

*The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.*

In accordance with instructions from the State of Alaska, market value for the appraised property is estimated in terms of seller financing typical for the property type as of the date of appraisal.

### DEFINITION OF EXTRAORDINARY ASSUMPTION<sup>4</sup>

*"an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions.*

The report is based on the extraordinary assumption that all staked parcels have legal access across any staking area setbacks identified within the staking area. It is assumed that these setbacks will remain in state ownership. It is assumed that the appropriate platting authority will approve plats for all parcels staked under this program. We reserve the right to amend this report should unanticipated platting problems require changes that would significantly impact value.

<sup>1</sup> The Appraisal of Real Estate, 12th Edition, Appraisal Institute, 2001, p.69

<sup>2</sup> Alaska Statutes Title 38, Public Land Article 5, State of Alaska, 2002, pp. 590-591

<sup>3</sup> The Appraisal of Real Estate, 12th Edition, Appraisal Institute, 2001, p.22

<sup>4</sup> The Uniform Standards of Professional Appraisal Practice (USPAP), Appraisal Foundation, 2004, p.3

**EFFECTIVE DATE OF VALUE ESTIMATE**

The effective date of the value estimate is April 1, 2004.

**EXPOSURE TIME**

Exposure time is "...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..."<sup>5</sup>

Exposure time varies with the type of property and changes with market conditions. The market for remote recreational properties has been sluggish for years. Supply has grown faster than demand. The market is somewhat saturated. Primary sellers are DNR, the University of Alaska, the Mental Health Lands Trust, Native allottees, and some boroughs. Remote parcels such as the subject typically require 12 or more months of marketing time.

Compared with competing parcels in the overall market for remote parcels, the market appeal for the subject parcels is average to poor. Considering exposure times for similar properties, appraised values for the subject parcels are based on an exposure time of one to three years.

**MARKETING TIME**

"Marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal."<sup>6</sup>

Considering current market conditions and foreseeable supply and demand as of the date of appraisal, appraised values for the subject parcels are based on an estimated marketing time of one to three years.

**SCOPE OF THE APPRAISAL**

I inspected the staking area in the field on snow machines on March 24, 2004. Physical features, access and utilities were identified by the use of topographic maps, status plats, aerial photographs, DNR appraisal records and interviews with people who are familiar with the area.

Also, DNR appraisal records were searched for recent sales of similar parcels. Interviews were conducted with real estate agents, appraisers, and other individuals who provided data about trends in values, supply and demand. Sellers and buyers were contacted to verify sale prices and other transaction details.

After analysis of all available data, appropriate sales were selected for comparison with a key parcel of the subject properties being appraised. The market value estimate is based on the following assumptions and conditions.

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<sup>5</sup> op. cit. p. 83.

<sup>6</sup> *Uniform Standards of Professional Appraisal Practice 2001, Appraisal Foundation, p. 128.*

### ASSUMPTIONS AND LIMITING CONDITIONS

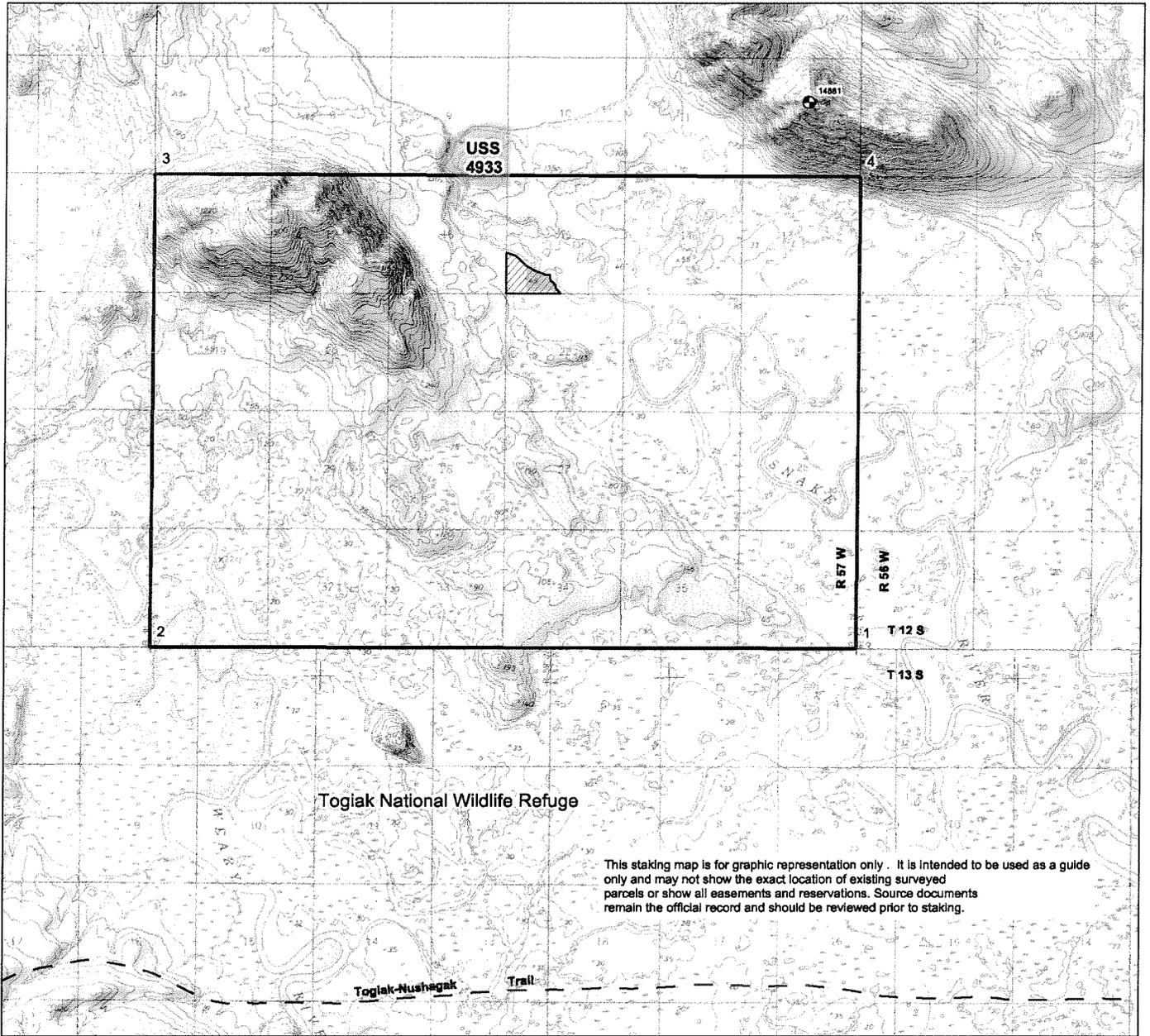
1. The property is appraised as vacant land without structural or site improvements.
2. Some parcels may contain saw timber but not necessarily in commercial quantities. The estimated market value does not include the value of commercial timber, if any.
3. The data and conclusions embodied in this report are a part of the whole valuation. Each part of this appraisal is only part of the evidence upon which final judgement is based. Therefore, no part should be used out of context and by itself alone.
4. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question, unless prior arrangement has been made and adequate time is provided to review the appraisal.
5. 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.
6. 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.
7. The information furnished by others is believed to be reliable but it is not warranted for its accuracy. Plats of lease areas in this report are included for illustration only and may not be to scale.
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 such conditions, or for arranging engineering studies to discover them.
9. Unless otherwise stated in this report, the appraiser does not know about the existence of hazardous materials or toxic substances, which may or may not be present on the property. The appraiser is not qualified to detect such substances. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required discovering them.
10. The report is based on the extraordinary assumption that all staked parcels have legal access across any staking area setbacks identified within the staking area. It is assumed that these setbacks will remain in state ownership. It is assumed that the appropriate platting authority will approve plats for all parcels staked under this program. We reserve the right to amend this report should unanticipated platting problems require changes that would significantly impact value.



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Remote Recreational Cabin Site Area No.



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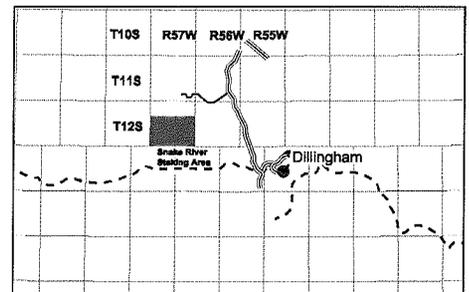
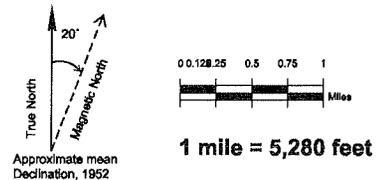
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## PRESENTATION OF DATA DILLINGHAM AREA ANALYSIS

Current Population:	2,373 (2003 State Demographer est.)
Pronunciation/Other Names:	(DILL-eeng-ham); a.k.a. Curyung; Kanakanak
Incorporation Type:	1st Class City
Borough Located In:	Unorganized
School District:	Dillingham City Schools
Regional Native Corporation:	Bristol Bay Native Corporation

### Location:

Dillingham is located at the extreme northern end of Nushagak Bay in northern Bristol Bay, at the confluence of the Wood and Nushagak Rivers. It lies 327 miles southwest of Anchorage, and is a 6 hour flight from Seattle. It lies at approximately 59.039720° North Latitude and -158.4575° West Longitude. (Sec. 21, T013S, R055W, Seward Meridian.) Dillingham is located in the Bristol Bay Recording District. The area encompasses 33.6 sq. miles of land and 2.1 sq. miles of water. The primary climatic influence is maritime, however the Arctic climate of the Interior also affects the Bristol Bay coast. Average summer temperatures range from 37 to 66; average winter temperatures range from 4 to 30. Annual precipitation is 26 inches, with 65 inches of snow. Heavy fog is common in July and August. Winds of up to 60-70 MPH may occur between December and March. The Nushagak River is ice-free from June through November.

### History:

The area around Dillingham was inhabited by both Eskimos and Athabascans and became a trade center when Russians erected the Alexandrovski Redoubt (Post) in 1818. Local Native groups and Natives from the Kuskokwim Region, the Alaska Peninsula and Cook Inlet mixed together as they came to visit or live at the post. The community was known as Nushagak by 1837, when a Russian Orthodox mission was established. In 1881 the U.S. Signal Corps established a meteorological station at Nushagak. In 1884 the first salmon cannery in the Bristol Bay region was constructed by Arctic Packing Co., east of the site of modern-day Dillingham. Ten more were established within the next seventeen years. The post office at Snag Point and town were named after U.S. Senator Paul Dillingham in 1904, who had toured Alaska extensively with his Senate subcommittee during 1903. The 1918-19 influenza epidemic struck the region, and left no more than 500 survivors. A hospital and orphanage were established in Kanakanak after the epidemic, 6 miles from the present-day City Center. The Dillingham townsite was first surveyed in 1947. The City was incorporated in 1963.

### Culture:

Traditionally a Yup'ik Eskimo area, with Russian influences, Dillingham is now a highly mixed population of non-Natives and Natives. The outstanding commercial fishing opportunities in the Bristol Bay area are the focus of the local culture.

### Economy:

Dillingham is the economic, transportation, and public service center for western Bristol Bay. Commercial fishing, fish processing, cold storage and support of the fishing industry are the primary activities. Icicle, Peter Pan, Trident and Unisea operate fish processing plants in Dillingham. 277 residents hold commercial fishing permits. During spring and summer, the population doubles. The city's role as the regional center for government and services helps to stabilize seasonal employment. Many residents depend on subsistence activities and trapping of beaver, otter, mink, lynx and fox provide cash income. Salmon, grayling, pike, moose, bear, caribou, and berries are harvested.

**Facilities:**

Around 90% of homes are fully plumbed. Dillingham's water is derived from three deep wells. Water is treated, stored in tanks (capacity is 1,250,000 gallons) and distributed. Approximately 40% of homes are served by the City's piped water system; 60% use individual wells. The core townsite is served by a piped sewage system; waste is treated in a sewage lagoon. However, the majority of residents (75%) have septic systems. The City has requested funds to extend piped water to the old airstrip and Kenny Wren Road, and expand sewer service to the northeast. Dillingham Refuse Inc., a private firm, collects refuse three times a week. The Senior Center collects aluminum for recycling, and NAPA recycles used batteries. The Chamber of Commerce coordinates recycling of several materials, including fishing web. A new landfill site with a baling facility is currently being planned. Nushagak Electric owns and operates a diesel plant in Dillingham which also supplies power to Aleknagik.

**Transportation:**

Dillingham can be reached by air and sea. The State-owned airport provides a 6,404' long by 150' wide paved runway and Flight Service Station, and regular jet flights are available from Anchorage. A seaplane base is available 3 miles west at Shannon's Pond; it is owned by the U.S. Bureau of Land Management, Division of Lands. A heliport is available at Kakanak Hospital. There is a City-operated small boat harbor with 320 slips, a dock, barge landing, boat launch, and boat haul-out facilities. It is a tidal harbor and only for seasonal use. Two barge lines make scheduled trips from Seattle. There is a 23-mile DOT-maintained gravel road to Aleknagik; it was first constructed in 1960.

**Climate:**

The primary climatic influence is maritime, however the Arctic climate of the Interior also affects the Bristol Bay coast. Average summer temperatures range from 37 to 66; average winter temperatures range from 4 to 30. Annual precipitation is 26 inches, with 65 inches of snow. Heavy fog is common in July and August. Winds of up to 60-70 MPH may occur between December and March. The Nushagak River is ice-free from June through November.

**THE SNAKE RIVER STAKING AREA**

The Snake River Staking Area is located fifteen miles northwest of Dillingham and one half mile south of Nunavaugaluk Lake and east of the Weary River lowlands. The area includes 15,040 acres, with the current plans allowing 50 new staking authorizations.

The staking area is accessible from Dillingham by several modes. Snowmachines are used in the winter. In the summer, small outboard boats can go from Nushagak Bay up the Snake River, which amounts to about a 3-4 hour trip. The lower 75% of the river within the staking area appears to be very swampy, with minimal areas suitable for recreational development. Boat access from Snake Lake from the north is also possible, but is not a certainty, as the mouth of the river often becomes low and impassable. There are no anadromous runs of native fish in the Snake River.

The area is characterized by large swampy areas in the east and southwest portions of the area. Elevation is between 40 to 1,600 feet above sea level. The occurrence of lakes of significant size is limited, with most of them surrounded by swamp and muskeg. Small ponds or potholes are scattered in the northeast and southwest parts of the area. A 200' setback requirement limits, but does not negate the amenities of water frontage. Most of the upland slopes are barren, or covered with dense alder or other shrubs

## DATA ANALYSIS and CONCLUSION

Highest and best use analysis identifies the most profitable and competitive use of the property. Therefore, highest and best use is a market driven concept that is fundamental to the valuation of a property.

### HIGHEST AND BEST USE

Highest and best use is defined as:

***the reasonably probable and legal use of vacant land or an improved property that is physically possible, legally permissible, appropriately supported, financially feasible, and that results in the highest value.***<sup>7</sup>

The highest and best use of a site must meet four criteria. The highest and best use of a property must be:

- legally permissible,
- physically possible,
- financially feasible, and
- maximally productive.

The value of land is generally estimated as though vacant and available for development to its highest and best use. The appraisal of improvements (when present on the site) is based on their actual contribution to the total value of the property. The appraised property is vacant and unimproved.

### HIGHEST and BEST USE of SITE as VACANT

#### **Legally Permissible**

There are no local zoning laws limiting the development of this parcel. Development of well and septic systems must comply with the requirements of the Department of Environmental Conservation. The key parcel could be developed for almost any legal use.

#### **Physically Possible**

The subject size and physical characteristics are adequate to support all reasonable and probable uses.

#### **Financially Feasible**

Surrounding land use is primarily recreational. Development of the key parcel depends on the amount of resources the owner is willing to allocate for recreational needs.

#### **Maximally Productive**

Surrounding land use is primarily recreational. Maximally productive use is the use that produces the maximum return from the proceeds of a sale or lease.

#### **Highest And Best Use Of Land As Vacant**

Based on the foregoing analysis, the highest and best use of the subject parcel as vacant would be for almost any legal use, primarily a private recreation cabin site.

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<sup>7</sup> The Appraisal of Real Estate, Twelfth Edition, Appraisal Institute, 2001, p305

## SALES COMPARISON APPROACH

### KEY PARCEL METHOD

In appraising a number of similar parcels, it is accepted appraisal practice to appraise a key parcel that is most representative of all the 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 for the Remote Recreational Cabin Site program require the appraiser to develop and use quantitative adjustments. Ideally, the value difference 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 between the property appraised and the comparable sales, the appraiser must use personal knowledge of overall trends, opinion surveys, and/or judgement 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 the appraised property and requires a downward price 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. The following is a summary of adjustments and how they were estimated. Detailed information about the comparable sales and the adjustments is contained in the Addenda.

### Staking Area

While the Snake River appears to dominate the area, it is infrequently used for a number of reasons. The first being questionable access from Snake Lake, as the first half mile of the Snake River is very shallow and not always open to navigation. A boat trip up the Snake River from Nushagak Bay can take upwards of four hours. The uplands in a majority of the area accessed by the river appear to be wet and swampy and unsuitable for recreational cabins. There are also no native runs of fish to attract fishing enthusiasts. Consequently, frontage on the river will be viewed as a positive amenity (similar to a named creek), whose value will be adjusted according to its relationship to the key parcel value.

### DESCRIPTION OF KEY PARCEL

<b>Location</b>	Snake River Remote Staking Area
<b>Size</b>	10 acres
<b>Access</b>	Within 0.50 mile from Boat / Fly-in Access
<b>Building Site</b>	Average - At least 50% dry level ground, well-drained soils
<b>Utilities</b>	None
<b>Setbacks</b>	200 feet from river and lakes
<b>Easements</b>	Typical lot line easements or as required by plating authority.
<b>Waterfront</b>	None
<b>Amenities</b>	Typical view of surrounding landscape

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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