

**MARKET VALUE APPRAISAL  
of**

**Thirty (30) Parcels within  
Dugan Hills RRCS – ASLS 2005-26  
Dune Lake – ASLS 81-56  
Geskakmina Lake – ASLS 81-55  
Iksgiza Lake – ASLS 81-54  
Kindamina Lake – ASLS 81-218  
Mucha Lake – ASLS 2003-41  
West Twin Lake – ASLS 90-241  
Wien Lake – ASLS 2009-07**



Wien Lake

**APPRAISAL REPORT No. 3933-0**

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

# MEMORANDUM

# State of Alaska

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**Department of Natural Resources**  
Tel (907) 269-8539  
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**Division of Mining, Land & Water**  
550 West 7<sup>th</sup> Avenue, Suite 650  
Anchorage AK 99501-3576

DATE: February 27<sup>th</sup>, 2014

TO: Kevin Hindmarch  
Review Appraiser

FROM Johnthomas Williamson   
Appraiser

SUBJECT: Appraisal of thirty parcels within the following subdivisions; Dugan Hills, Dune Lake, Geskakmina Lake, Iksgiza Lake, Kindamina Lake, Mucha Lake, West Twin Lake, and Wien Lake.

As requested, I have completed a appraisal of the thirty parcels within above referenced subdivisions. I 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 an 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 all of the subject parcels and all of the comparable sales used in this report. 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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### APPRAISAL SUMMARY

Subdivision Names	Location	Survey ASLS
Dugan Hills RRCS	70 miles west of Fairbanks	ASLS 2005-26
Dune Lake	70 miles southwest of Fairbanks	ASLS 81-56
Geskakmina Lake	75 miles west of Fairbanks	ASLS 81-55
Iksgiza Lake	70 miles west of Fairbanks	ASLS 81-54
Kindamina Lake	80 miles west of Fairbanks	ASLS 81-218
Mucha Lake	100 miles southwest of Fairbanks	ASLS 2003-41
West Twin Lake	100 miles southwest of Fairbanks	ASLS 90-241
Wien Lake	110 miles southwest of Fairbanks	ASLS 2009-07

#### Summary of Value

ADL	Subdivision	ASLS	Lot / Tr.	Block	Acres	Value	Date of Value
417618	Dugan Hills RRCS	2005-26	M		12.89	<b>\$27,100</b>	7-18-2013
417622	Dugan Hills RRCS	2005-26	J		12.61	<b>\$26,500</b>	7-18-2013
409148	Dune Lake	81-56	20	2	4.929	<b>\$2,800</b>	7-18-2013
407356	Geskakmina Lake	81-55	1	3	4.767	<b>\$3,000</b>	7-18-2013
407391	Geskakmina Lk.	81-55	3	5	4.962	<b>\$8,100</b>	7-18-2013
415572	Geskakmina Lk.	81-55	7	1	4.964	<b>\$7,300</b>	7-18-2013
407422	Iksgiza Lake	81-54	2	4	4.896	<b>\$3,100</b>	7-18-2013
409178	Kindamina Lake	81-218	1	5	6.229	<b>\$3,700</b>	7-18-2013
409197	Kindamina Lake	81-218	1	7	7.535	<b>\$4,100</b>	7-18-2013
409198	Kindamina Lake	81-218	2	7	8.476	<b>\$4,400</b>	7-18-2013
409199	Kindamina Lake	81-218	3	7	8.524	<b>\$4,400</b>	7-18-2013
417650	Mucha Lake	2003-41	A		13.25	<b>\$24,800</b>	7-18-2013
417652	Mucha Lake	2003-41	C		6.79	<b>\$17,000</b>	7-18-2013
417646	Mucha Lake	2003-41	F		6.14	<b>\$15,400</b>	7-18-2013
417658	Mucha Lake	2003-41	H		6.49	<b>\$14,600</b>	7-18-2013
417659	Mucha Lake	2003-41	I		5.96	<b>\$13,400</b>	7-18-2013
417660	Mucha Lake	2003-41	J		5.35	<b>\$12,600</b>	7-18-2013
417661	Mucha Lake	2003-41	K		5.13	<b>\$12,200</b>	7-18-2013
417662	Mucha Lake	2003-41	L		5.07	<b>\$12,300</b>	7-18-2013
417664	Mucha Lake	2003-41	N		8.49	<b>\$17,200</b>	7-18-2013
417665	Mucha Lake	2003-41	O		8.38	<b>\$17,000</b>	7-18-2013
417666	Mucha Lake	2003-41	P		18.62	<b>\$27,000</b>	7-18-2013
417667	Mucha Lake	2003-41	Q		17.11	<b>\$25,700</b>	7-18-2013
411339	West Twin Lake	90-241	D		2.231	<b>\$14,000</b>	7-18-2013
418516	Wien Lake	2009-07	K		5.84	<b>\$3,600</b>	7-18-2013
418515	Wien Lake	2009-07	J		11.25	<b>\$5,100</b>	7-18-2013
418426	Wien Lake	2009-07	B		6.62	<b>\$16,600</b>	7-18-2013
418427	Wien Lake	2009-07	C		5.76	<b>\$14,400</b>	7-18-2013
418478	Wien Lake	2009-07	F		18.81	<b>\$29,600</b>	7-18-2013
418463	Wien Lake	2009-07	H		5.82	<b>\$14,600</b>	7-18-2013

## **PREMISES OF THE APPRAISAL**

### **Type of Appraisal and Report**

This is an appraisal report prepared in accordance with Standards Rule 1 and 2 of the current edition of **Uniform Standards of Professional Appraisal Practice** (USPAP) and 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**

July 18<sup>th</sup>, 2013.

### **Date of Report**

February 27<sup>th</sup>, 2014.

<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, 2012, p. 610

<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 that 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>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 parcels available throughout the area offered through various government and private programs. The demand is low for non-waterfront parcels in the interior. Considering the availability of parcels on the market, an exposure time of two years is reasonable for waterfront lots and over two years for non-waterfront parcels.

**Property History**

All of the parcels have been offered in the past under the DNR Subdivision Auction or the DNR Remote Recreational Cabin Site program. Parcels within Dugan Hills, Dune Lake, Geskakmina Lake, Iksgiza Lake, Kindamina Lake, West Twin Lake, and Wien Lake were all purchased with a land sale contract that was subsequently terminated. Parcels within Mucha Lake Subdivision were removed from the disposal pool in 2009. The Department of Natural Resources is the current owner of record for all of the subjects.

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

I inspected the subject property and all of the comparable sales on July 18<sup>th</sup>, 2013. 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. Private real estate agent websites were searched for recent listings. 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 2014-2015, Appraisal Foundation, p.U-2 [www.uspap.org/#/19/](http://www.uspap.org/#/19/)

## **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<sup>5</sup> –

#### Manley Hot Springs Neighborhood

Manley Hot Springs is a small community of 70+ residents located 5 miles north of the Tanana River, 160 road miles west of Fairbanks. The area has a cold, continental climate typical for interior Alaska with average temperatures ranging from the upper 50's in summer to -20°F in winter. Extremes have been recorded from 93°F to -70°F. Most of the residents support themselves by multiple jobs including: gold mining, tourism, government, and a semi-subsistence bartering system. Residents haul water from a community wellhouse, while public buildings have private wells. The community has a local clinic, roadhouse, landfill, and school. A federally recognized tribe (Manley Village Council) is located within the community.

The most notable characteristic is the geothermal hot springs located just north of town. Naturally occurring hot springs have been an economic advantage for the community since 1902, when a mining prospector named John Karshner claimed several hot springs and started an ambitious vegetable farm. The community boomed during the gold rush era when in 1907 a hotel was built complete with 45 guest rooms, steam heat, electric lights, hot baths, a bowling alley, and an Olympic-size indoor heated swimming pool. Nowadays, tourism is still important to the local economy. One individual has developed a small-scale commercial hot springs attraction.

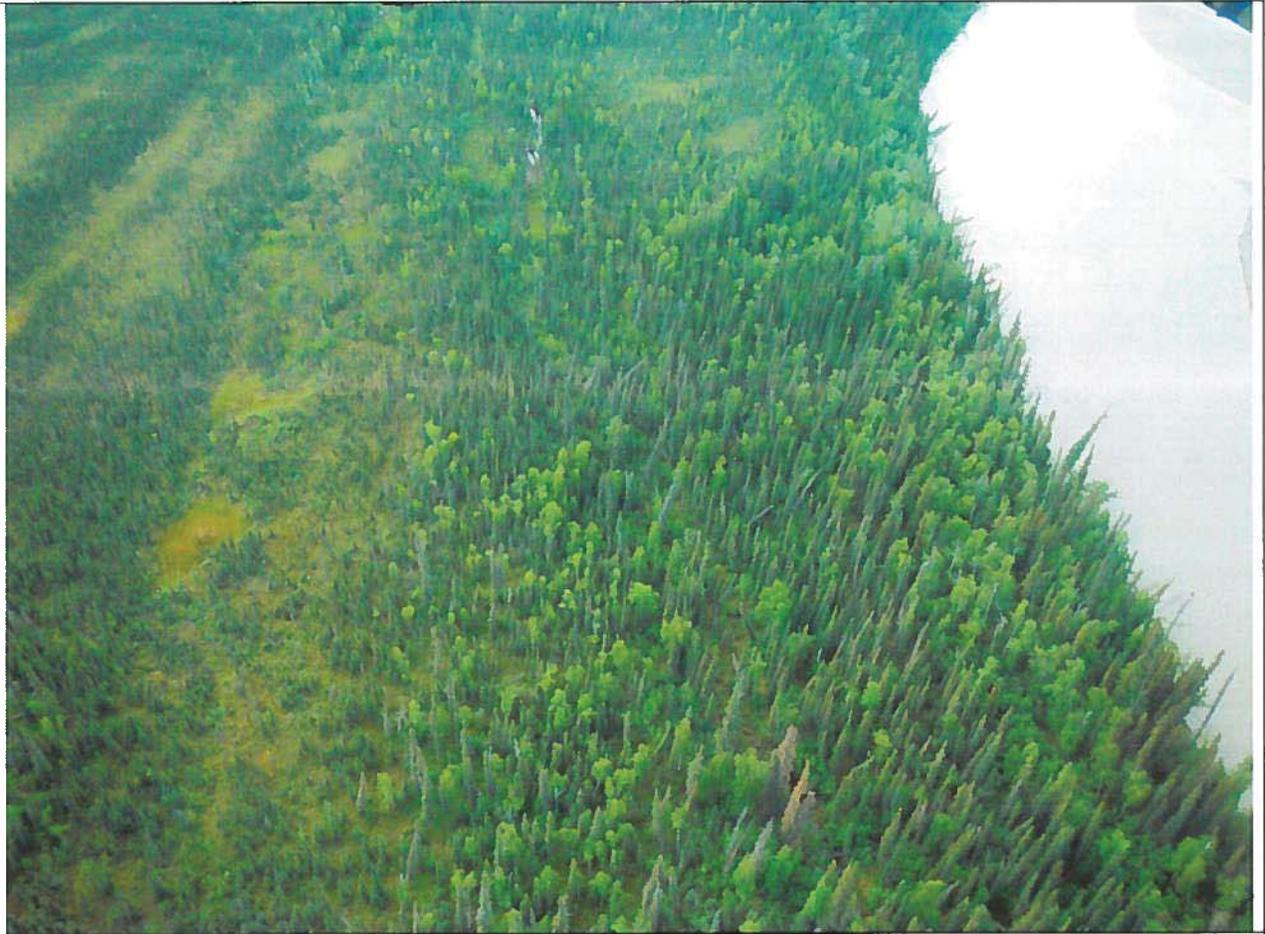
#### Nenana Neighborhood

Nenana is a railroad-based community situated where the Parks Highway crosses the Tanana River, 55 road miles south of Fairbanks. The area has a cold, continental climate typical of interior Alaska. Most of the town enjoy a community piped water and sewage system which is treated at a local facility. The remaining homes rely on private wells and septic systems. Nearly all of the community residents have electricity, while refuse is collected and transported to the Denali Borough landfill. The community has a local health clinic and two schools. The Nenana Native Association, a federally recognized tribe, is located within the community.

Nenana is the center of rail-to-river barge transportation for the Interior. The Yutana Barge Lines is the major private employer, supplying villages along the Tanana and Yukon Rivers each summer with cargo and fuel. 40% of the year round employment stems from public service jobs including city, tribe, school district, and DOT positions. Additionally, tourism is an economic boost during the summer months.

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<sup>5</sup> All information regarding Market Area information derived from <http://www.commerce.state.ak.us/dca/commdb/CIS.cfm>



Dugan Hills



Dugan Hills

## Property Description

### Property Description for Dugan Hills

ADL	Subdivision	MTRS	Survey	Tract	Acres	Plat	Recording District
417618	DUGAN HILLS RRCS	F001S013W15	2005-26	M	12.89	2008-1	Manley
417622	DUGAN HILLS RRCS	F001S013W15	2005-26	J	12.61	2008-1	Manley

#### Location

Dugan Hills RRCS is located approximately 70 miles west of Fairbanks and 15 miles southeast of Manley Hot Springs on the right side of the Tanana River. The subdivision lies within Sections 15 of Township 1 South, Range 13 West, Fairbanks Meridian.

#### Access

Access to the subjects is via the Tanana River by boat from Manley Hot Springs.

#### Topography, Size & Shape

Parcels are generally level. Sizes of the individual lots range from 12.61 acres to 12.89 acres and are irregularly shaped.

#### Soils/Vegetation

The subdivision contains primarily mature birch and spruce mix. Vegetation is indicative of adequate drainage.

#### Easements & Zoning Regulations

There is a 50' public access easement and 100' building setback from the ordinary high water line on the Tanana River.

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

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

#### Tax Assessments

The subdivision lies within the Unorganized Borough and is not currently subject to tax regulations.

#### Ownership History

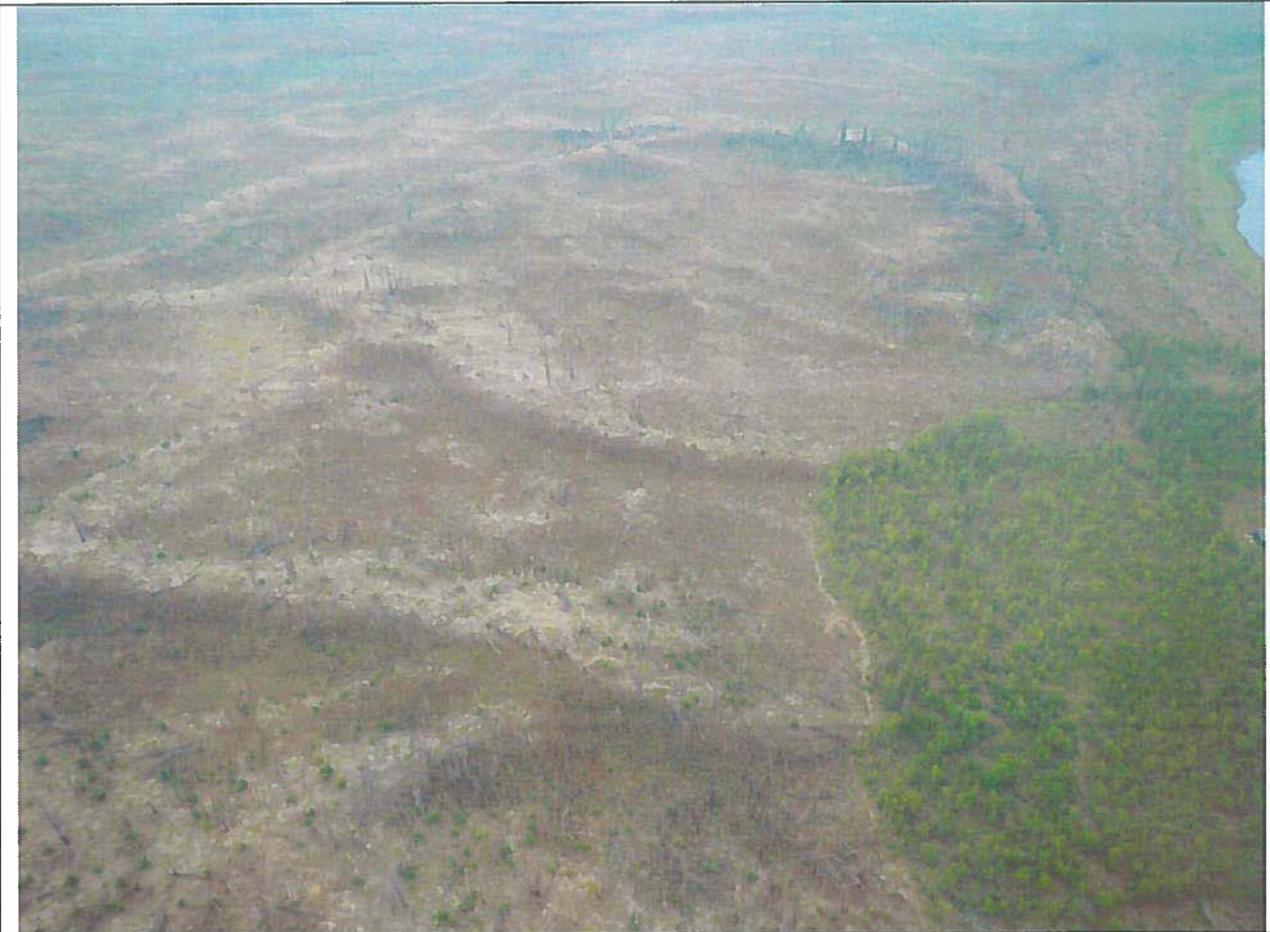
Both parcels were purchased in 2011 under a land sale contracts, then were subsequently terminated in 2012 due to default. ADL 417618 sold for \$26,700. ADL 417622 sold for \$26,500. Both parcels reverted to the State. DNR is the current owner of record.

#### Personal Property

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

#### Utilities, Water & Sewer

There are no utilities 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.



Dune Lake Lot 20 Block 2.



Dune Lake Lot 20 Block 2.

### Property Description for Dune Lake

ADL	Subdivision	MTRS	ASLS	Lot.	Block	Acres	Plat	Recording District
409148	DUNE LAKE	F006S012W02	81-56	20	2	4.929	82-112	Fairbanks

#### Location

Dune Lake located approximately 70 miles southwest of Fairbanks, 30 miles west of Nenana. The subdivision lies within Section 2, of Township 6 South, Range 12 West, Fairbanks Meridian.

#### Access

Access to the parcel is via fly in to Dune Lake then overland to the parcel. Overland access from Nenana via snowmachine may be a possibility.

#### Topography & Shape

The parcel is generally rolling, 4.929 acres, and irregularly shaped.

#### Soils/Vegetation

The parcel has sandy soils. The parcel is devoid of mature trees due to recent fires.

#### Easements & Zoning Regulations & Tax Assessments

There are typical access easements throughout the subdivision. The parcel is within the Unorganized Borough and is not subject to zoning regulations or taxation.

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

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

#### Ownership History

The parcel sold through the DNR Over-The-Counter program in 2010. The land sale contract was terminated in 2012 due to default. The land reverted to the State. DNR is the current owner of record.

#### Personal Property

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

#### Utilities, Water & Sewer

There are no utilities 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.



Geskakmina Lake Lot 7 Block 1



Geskakmina Lot 3 Block 5

### Property Description for Geskakmina Lake

ADL	Subdivision	MTRS	ASLS	Lot	Block	Acres	Plat	Rec. Dist.
407356	GESKAKMINA LAKE	F003S014W14	81-55	1	3	4.767	91-129	Fairbanks
407391	GESKAKMINA LAKE	F003S014W23	81-55	3	5	4.962	91-129	Fairbanks
415572	GESKAKMINA LAKE	F003S014W14	81-55	7	1	4.964	91-129	Fairbanks

#### Location

Geskakmina Lake is located 75 miles west of Fairbanks and 26 miles southeast of Manley Hot Springs. The subdivision lies within Sections 14 & 23 of Township 3 South, Range 14 West, Fairbanks Meridian.

#### Access

Access to the parcel is via fly in to Geskakmina Lake then overland to ADL 407365. ADL 407391 & ADL 415572 are lake front. Feasibility of overland access from Manley Hot Springs via snowmachine is uncertain.

#### Topography & Shape

The parcels are generally level, range from 4.797 to 4.964 acres, and are irregularly shaped.

#### Soils/Vegetation

ADL 415572 has poorly drained soils. The other two subjects have adequate soils.

#### Easements & Zoning Regulations & Tax Assessments

There are typical access easements throughout the subdivision. The parcels are within the Unorganized Borough and are not subject to zoning regulations or taxation.

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

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

#### Ownership History

The parcel was purchased through the DNR Over-The-Counter offering in 2007. In 2012, the contract was terminated due to non-payment. The land reverted to the State. DNR is the current owner of record.

#### Personal Property

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

#### Utilities, Water & Sewer

There are no utilities 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.



Iksgiza Lake Lot 2 Block 4.



Iksgiza Lake Lot 2 Block 4

### Property Description for Iksgiza Lake

ADL	Subdivision	MTRS	ASLS	Lot	Block	Acres	Plat	Rec. Dist.
407422	IKSGIZA LAKE	F002S013W07	81-54	2	4	4.896	81-6	Manley

#### Location

Iksgiza Lake is located 70 miles west of Fairbanks and 20 miles southeast of Manley Hot Springs. The subdivision lies within Section 7 of Township 2 South, Range 13 West, Fairbanks Meridian.

#### Access

Access to the subject is via fly in to Iksgiza Lake, then overland to the parcel. Feasibility of overland access from Manley Hot Springs via snowmachine is uncertain.

#### Topography & Shape

The parcel is generally rolling 4.896 acre, and is irregularly shaped.

#### Soils/Vegetation

The parcels have adequately drained soils with mature stands of mixed spruce and birch.

#### Easements & Zoning Regulations & Tax Assessments

There are typical access easements throughout the subdivision. The parcel is within the Unorganized Borough and is not subject to zoning regulations or taxation.

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

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

#### Ownership History

ADL 407422 was purchased through DNR Over-The-Counter program in 2007. The land sale contract was terminated in 2012 due to default. The land reverted to the State. DNR is the current owner of record.

#### Personal Property

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

#### Utilities, Water & Sewer

There are no utilities 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.



Kindamina Lake, Lot 1 Block 5



Kindamina Lake, Lot 1 Block 7

**Property Description for Kindamina Lake**

ADL	Subdivision	MTRS	ASLS	Lot	Block	Acres	Plat	Rec. Dist.
409178	KINDAMINA LAKE	F002S015W01	ASLS 81-218	1	5	6.229	82-5	Manley
409197	KINDAMINA LAKE	F002S015W01	ASLS 81-218	1	7	7.535	82-5	Manley
409198	KINDAMINA LAKE	F002S015W01	81-218	2	7	8.476	82-5	Manley
409199	KINDAMINA LAKE	F002S015W01	81-218	3	7	8.524	82-5	Manley

**Location**

Kindamina Lake is located 75 miles west of Fairbanks and 26 miles southeast of Manley Hot Springs. The subdivision lies within Sections 14 & 23 of Township 3 South, Range 14 West, Fairbanks Meridian.

**Access**

Access is via fly in to Kindamina Lake then overland to the parcels. Feasibility of overland access from Manley Hot Springs via snowmachine is uncertain.

**Topography & Shape**

The parcels are generally level, range from 6.229 to 8.524 acres, and are irregularly shaped.

**Soils/Vegetation**

The parcels have adequately drained soils with mature stands of mixed spruce and birch.

**Easements & Zoning Regulations & Tax Assessments**

There are typical access easements throughout the subdivision. The parcels are within the Unorganized Borough and are not subject to zoning regulations or taxation.

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

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

**Ownership History**

All subjects within Kindamina Lake were purchased in 2004 through the Over-The-Counter program. The purchasers entered into land sale contracts with the State. Subsequently the contracts fell into default and were terminated in 2012. The parcels reverted to State ownership. DNR is the current owner of record.

**Personal Property**

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

**Utilities, Water & Sewer**

There are no utilities 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.



Kindamina Lake, Lot 1 Block 7 in background.



Kindamina Lake, Block 7 in foreground.



Mucha Lake.



Mucha Lake .

**Property Description for Mucha Lake**

ADL	Subdivision	MTRS	ASLS	Tract	Acres	Plat	Rec. Dist.
417650	MUCHA LAKE	F008S017W06	2003-41	A	13.25	2006-193	Fairbanks
417652	MUCHA LAKE	F008S017W06	2003-41	C	6.79	2006-193	Fairbanks
417646	MUCHA LAKE	F008S017W07	2003-41	F	6.14	2006-193	Fairbanks
417658	MUCHA LAKE	F008S017W29	2003-41	H	6.49	2006-193	Fairbanks
417659	MUCHA LAKE	F008S017W29	2003-41	I	5.96	2006-193	Fairbanks
417660	MUCHA LAKE	F008S017W29	2003-41	J	5.35	2006-193	Fairbanks
417661	MUCHA LAKE	F008S017W29	2003-41	K	5.13	2006-193	Fairbanks
417662	MUCHA LAKE	F008S017W14	2003-41	L	5.07	2006-193	Fairbanks
417664	MUCHA LAKE	F008S017W16	2003-41	N	8.49	2006-193	Fairbanks
417665	MUCHA LAKE	F008S017W21	2003-41	O	8.38	2006-193	Fairbanks
417666	MUCHA LAKE	F008S017W21	2003-41	P	18.62	2006-193	Fairbanks
417667	MUCHA LAKE	F008S017W22	2003-41	Q	17.11	2006-193	Fairbanks

**Location**

Mucha Lake is located 60 miles southwest of Nenana and 50 miles south of Manley Hot Springs. The subdivision lies within Township 8 South, Range 17 West, Fairbanks Meridian.

**Access**

Access to the parcel is via fly in to Mucha Lake, North Mucha Lake, Chapple Lake, or Beaver Lake. All Mucha Lake parcels have water frontage on a float plane accessible lake.

**Topography, Shape Soils/Vegetation**

The parcels are generally level, range from 5.07 to 18.62 acres, and are irregularly shaped. Tracts A, C & F are on Beaver Lake with adequately drained soils with mature stands of mixed spruce and birch. The remaining tracts contain poorly drained soils.

**Easements & Zoning Regulations & Tax Assessments**

There are typical access easements throughout the subdivision. Tracts A & C are within the Unorganized Borough and are not subject to zoning regulations or taxation. The remaining tracts are within the Denali Borough zoned under General Use. Currently, the Denali Borough is not exercising its taxing authority on these parcels.

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

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

**Ownership History**

All subjects have been offered through the DNR Subdivision Auction in 2009. None of the parcels received a qualifying bid. These parcels were not offered through the Over-The-Counter offering. Instead they were removed from the disposal pool until a later date. DNR is the current owner of record.

**Personal Property**

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

**Utilities, Water & Sewer**

There are no utilities 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.



Beaver Lake, within Mucha Lake Subdivision.



North Mucha Lake



West Twin Tract D .



West Twin Lake Tract D.

### Property Description for West Twin Lake

ADL	Subdivision	MTRS	ASLS	Lot	Acres	Plat	Rec. Dist.
411339	WEST TWIN LAKE	F005S016W30	90-241	D	2.231	92-28	Fairbanks

#### Location

West Twin Lake is located 50 miles west of Nenana and 35 miles south of Manley Hot Springs. The subdivision lies within Sections 14 & 23 of Township 3 South, Range 14 West, Fairbanks Meridian.

#### Access

Access to the parcel is via fly in to West Twin Lake. The subject has lake frontage.

#### Topography & Shape

The parcel is level, 2.231 acres, and rectangular in shape.

#### Soils/Vegetation

The parcel has adequately drained soils with mature stands of mixed spruce and birch.

#### Easements & Zoning Regulations & Tax Assessments

There are typical access easements throughout the subdivision. The parcel is within the Unorganized Borough and is not subject to zoning regulations or taxation.

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

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

#### Ownership History

The parcel was purchased in 2000. The applicant entered into a land sale contract which was subsequently terminated in 2012 due to non-payment. DNR is the current owner of record.

#### Personal Property

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

#### Utilities, Water & Sewer

There are no utilities 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.



Wien Lake



Wien Lake

### Property Description for Wien Lake

ADL	Subdivision	MTRS	ASLS	Tract	Acres	Recording District
418516	WIEN LAKE	F007S019W10	2009-07	K	5.84	Fairbanks 2011-108 & Manley 2011-1
418515	WIEN LAKE	F007S019W10	2009-07	J	11.25	Fairbanks 2011-108 & Manley 2011-1
418426	WIEN LAKE	F007S019W04	2009-07	B	6.62	Fairbanks 2011-108 & Manley 2011-1
418427	WIEN LAKE	F007S019W04	2009-07	C	5.76	Fairbanks 2011-108 & Manley 2011-1
418478	WIEN LAKE	F007S019W04	2009-07	F	18.81	Fairbanks 2011-108 & Manley 2011-1
418463	WIEN LAKE	F007S019W04	2009-07	H	5.82	Fairbanks 2011-108 & Manley 2011-1

#### Location

Wien Lake is located 50 miles southwest of Manley Hot Springs and 70 miles west of Nenana. The subdivision lies within Township 7 South, Range 19 West, Fairbanks Meridian.

#### Access

Access to Tracts B, C, F, & H is via float plane to Wien Lake. Tracts K & J do not have direct floatplane lake frontage. Access to tracts K & J is fly-in to Wien Lake, then overland.

#### Topography & Shape

The parcels are generally level, range from 5.76 to 18.81 acres. Parcels are both rectangular and irregularly shaped.

#### Soils/Vegetation

Tracts B, C, F, & H have adequately drained soils with mature stands of mixed spruce and birch. Tracts K & J have poorly drained soils and limited vegetation.

#### Easements & Zoning Regulations & Tax Assessments

There are typical access easements throughout the subdivision in addition to a 50' public access easement and 100' building setback along the ordinary high water mark of Wien Lake. The parcels are within the Unorganized Borough and are not subject to zoning regulations or taxation.

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

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

#### Ownership History

Wien Lake parcels were staked through the DNR Remote Recreational Cabin Site program. The lessees relinquished their leaseholds and the parcels reverted to the State. DNR is the current owner of record.

#### Personal Property

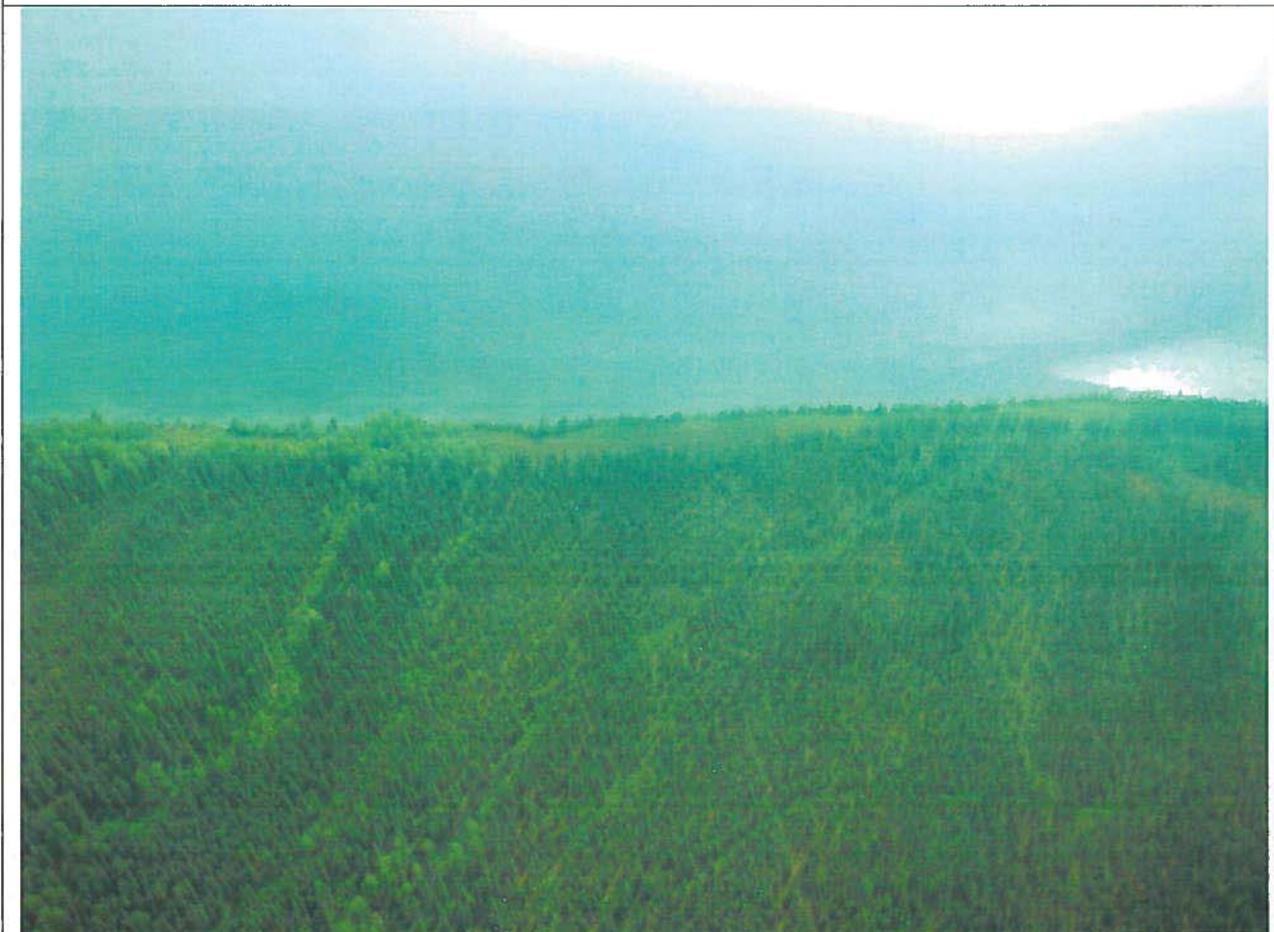
There is no personal property involved with the appraisal of this property.

#### Utilities, Water & Sewer

There are no utilities 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.



Wien Lake Tracts J and K



Wien Lake 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  
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**In Juneau**

(Southeast Div. of Land)  
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