

# **MARKET VALUE APPRAISAL**

of

**26 Parcels of Vacant Land within Remote  
Matanuska-Susitna Borough**

## Appraisal Report No. 4446



### **STATE OF ALASKA**

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



## A. SUMMARY OF APPRAISAL NO. 4446-0

1. ADL NO(S): See table below
2. SIZE: See table below
3. APPLICANT: N/A
4. LOCATION: Subdivided lots located in remote areas within the Matanuska-Susitna Borough
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: Michael Dooley
9. DATE of REPORT: December 1, 2017
10. DATE of VALUE(S): August 2 and 30, 2017
11. APPRAISED VALUE(S):

ADL	Subdivision	Lot	Block/ Tract	Survey	Size (acres)	Value (RND)
231874	Bartlett Hills	1	9	79-143D	4.196	\$23,900
231875	Bartlett Hills	3	9	79-143D	4.196	\$23,900
231876	Bartlett Hills	4	9	79-143D	5.00	\$28,500
231877	Bartlett Hills	6	9	79-143D	5.00	\$28,500
231878	Bartlett Hills	7	9	79-143D	5.00	\$28,500
230484	Disappointment Creek	-	R	ASLS 2009-4	19.69	\$21,300
230314	Donkey Terraces RRCS	-	C	ASLS 2007-20	17.32	\$11,600
228405	Friday Creek RRCS	-	B	ASLS 2003-11	20.00	\$12,600
228594	Friday Creek RRCS	-	A	ASLS 2003-11	19.82	\$12,500
217205	Johnson Creek Remote	-	G	ASLS 84-152	11.40	\$17,400
228390	Johnson Creek RRCS	-	C	ASLS 2003-10	20.00	\$12,000
228392	Johnson Creek RRCS	-	D	ASLS 2003-10	19.54	\$13,500
228582	Johnson Creek RRCS	-	G	ASLS 2003-10	10.39	\$8,300
228591	Johnson Creek RRCS	-	F	ASLS 2003-10	13.10	\$9,800
228592	Johnson Creek RRCS	-	A	ASLS 2003-10	11.22	\$8,800
218909	Kahiltna Remote	-	A	ASLS 85-44	12.49	\$9,400
220465	Kahiltna Remote	-	D	ASLS 85-208	40.00	\$18,000
220636	Kahiltna Remote	-	B	ASLS 85-270	8.11	\$7,400
219562	Lynx Lake Odd Lot	-	-	ASCS CSP-86- SM	40.01	\$37,400
219564	Lynx Lake Odd Lot	-	-	ASCS S018N004W103	40.13	\$37,500
229790	Moose Creek East RRCS	-	F	ASLS 2006-22	14.93	\$20,700
229070	Ninemile RRCS	-	K	ASLS 2003-43	13.04	\$18,300
210438	Puppy Haven	-	-	ASCS S018N004W103	39.94	\$37,300
219548	Puppy Haven	-	-	ASCS S018N004W103	39.96	\$34,000



223426	Talkeetna Foothills Homestead	-	B	ASLS 90-168	19.60	\$21,900
205717	Trapper Creek Glenn	2	24	ASLS 79-242	4.99	\$9,000

**B. SUMMARY OF REVIEW**

- DATE of REVIEW: January 18, 2018
- 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**

- 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.
- The reviewer assumes that the data and information in the appraisal are factual and accurate.
- 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.
- All assumptions and limiting conditions contained in the appraisal report are part of this review unless otherwise stated.
- 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 plat.
- The value of commercial timber, if any, is specifically excluded from the final conclusion of value.



REVIEW APPRAISER'S CERTIFICATION APPRAISAL NO. 4446-0

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 have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Reviewed by *Kevin Hindmarch*  
Kevin Hindmarch, Review Appraiser

Date 1/18/18

cc: Terry Hess  
Randy Guintu

# MEMORANDUM

# State of Alaska

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*Department of Natural Resources*

Tel (907) 269-8513  
Fax (907) 269-8914  
[michael.dooley@alaska.gov](mailto:michael.dooley@alaska.gov)

*Division of Mining, Land and Water*

550 West 7<sup>th</sup> Avenue, Suite 650  
Anchorage AK 99501-3576

DATE: December 18, 2017

TO: Kevin Hindmarch  
Review Appraiser

FROM: Mike Dooley

SUBJECT: Appraisal of 26 parcels of land located in the Matanuska-Susitna Borough. 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 Appraisal Report is based on the General Assumptions and Limiting Conditions, Hypothetical Condition and Extraordinary Assumption (see Page 8) stated in the report, as well as the facts, analyses, and reasoning leading to the opinions of value.

I have inspected the subject parcels and most of 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**

<b>Subdivision Name</b>	<b>Location</b>	<b>Lot Size (acres)</b>
Bartlett Hills Subdivision	There are five subject parcels in the Bartlett Hills Subdivision. The parcels are located approximately 12.0 miles southeast of Talkeetna, Alaska.	4.196-5.00
Disappointment Creek RRCS	There is one subject parcel in the Disappointment Creek RRCS area. The parcel is located approximately 18.3 miles northeast of Talkeetna, Alaska.	19.69
Donkey Terraces RRCS	There is one subject parcel located in the Donkey Terraces RRCS area. The parcel is located approximately 28.5 miles northwest of Skwentna, Alaska	17.32
Friday Creek RRCS	There are two subject parcels in Friday Creek RRCS area. The parcels are located approximately 23.0 miles northwest of Skwentna, Alaska.	19.82-20.00
Johnson Creek Remote	There is one subject parcel located in the Johnson Creek Remote subdivision. The parcel is located approximately 16.5 miles northwest of Skwentna, Alaska on a small unnamed lake.	11.40
Johnson Creek RRCS	There are five subject parcels located in the Johnson Creek RRCS area. The parcels are located approximately between 16.5 miles and 22 miles northwest of Skwentna, Alaska.	10.39 -20.00
Kahiltna Remote	There are three subject parcels located in the Kahiltna Remote Subdivision. The parcels are located approximately between 19 miles and 21 miles northeast of Skwentna, Alaska.	8.11-40.00
Lynx Lake Odd Lot	There are two subject parcels in Lynx Lake Odd Lot Subdivision. The subject parcels are located 7.5 miles southwest of Willow, Alaska; and 7 miles northwest of Houston, Alaska.	40.01-40.13
Moose Creek East RRCS	There is one subject parcel in the Moose Creek East RRCS area. The parcel is located approximately 18 miles southwest of Talkeetna, Alaska on an unnamed lake.	14.93
Ninemile RRCS	There is one subject parcel in the Ninemile RRCS area. The parcel is located approximately 11.5 miles southwest of Talkeetna, Alaska.	13.04
Puppy Haven	There are two subject parcels in Puppy Haven Subdivision. The subject parcels are located between 6.5 miles and 7.5 miles southwest of Willow, Alaska; and 6.75 miles and 7.5 miles northwest of Houston, Alaska.	40.00
Talkeetna Foothills Homestead	There is one Talkeetna Foothills Homestead parcel. The parcel is located approximately 18.25 miles northeast of Talkeetna, Alaska.	19.60
Trapper Creek Glenn Subdivision	There is one subject parcel in the Trapper Creek Glenn Subdivision. The parcel is located approximately 8 miles northwest of Talkeetna, Alaska	4.99

**Value Summary**

<b>ADL</b>	<b>Subdivision</b>	<b>Lot</b>	<b>Block/ Tract</b>	<b>Survey</b>	<b>Size (acres)</b>	<b>Value (RND)</b>
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205717	Trapper Creek Glenn	2	24	ASLS 79-242	4.99	\$9,000

## PREMISES OF THE APPRAISAL

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

This appraisal 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 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 establish the minimum price for a sealed bid auction and will be used by the general public for guidance in determining actual bid prices.

### **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<sup>1</sup>:

"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 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 Value**<sup>3</sup>

"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**

I inspected the Bartlett Hills Subdivision parcels and some of the comparable sales on the ground on August 2, 2017. I inspected the remaining subject parcels and some of the comparable sales via an aerial inspection on August 30, 2017.

### **Date of Report**

December 18, 2017

<sup>1</sup> The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, 2015, p.90

<sup>2</sup> Alaska Statutes Title 38, Public Land Article 5, <http://www.legis.state.ak.us/basis/folio.asp>, Accessed 11/22/2017

<sup>3</sup> The Appraisal of Real Estate, Fourteenth Edition, Appraisal Institute, 2013, p.58

**Exposure Time**

Exposure time is defined as "...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."<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. An exposure time of up to one year is typical for road accessible parcels, and up to three years for remote parcels.

**Sale History**

A contract for the purchase of the Moose Creek East RRCS parcel, ADL #229790, to Kaylynn Pearse and Troy White was recorded on 05/17/13. The contract was terminated on 09/16/2016 and the parcel was placed into potential reoffer status.

A contract for the purchase of Ninemile RRCS parcel, ADL #229070, to James Fitts was recorded on 9/22/10. The contract was terminated on 03/03/2016 and the parcel was placed into potential reoffer status.

None of the other subject parcels have sold within the past three years.

**Prior Appraisal History**

I appraised the Trapper Creek Glenn parcel, ADL #205717, on December 10, 2015. I have not previously appraised any of the other subject parcels in the preceding three years.

## SCOPE OF WORK

**Property and Comparable Sales Inspection**

I inspected the Bartlett Hills Subdivision parcels and some of the comparable sales on the ground on August 2, 2017. I inspected the remaining subject parcels and some of the comparable sales via an aerial inspection on August 30, 2017.

**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. Previous appraisals of the subject parcels were utilized to help identify pertinent physical characteristics and neighborhood characteristics. Current listings were also searched. The recorder's office was searched to identify any recent sales. Sellers and 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.

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<sup>4</sup> Uniform Standards of Professional Appraisal Practice 2016-2017, Appraisal Foundation, p. 2-3

## ***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**

All of the subject parcels are all located in remote areas of the Matanuska-Susitna Borough. All of the parcels are located north of the Cook Inlet, south of Denali National Park, east of the Alaska Range, and west of the Talkeetna Mountains.

### **The Matanuska Susitna Borough<sup>5</sup>**

#### **Location:**

The Matanuska-Susitna (Mat-Su) Borough is located in the middle of south central Alaska, including the Matanuska and Susitna River Drainages, portions of the Chugach Mountains as well as the Alaska, Talkeetna, and Clearwater Ranges. The Municipality of Anchorage, Upper Cook Inlet, and Knik Arm delineate the Borough's southern border. The average temperatures in January range from 6°F to 14°F; in July, 47°F to 67°F. Annual precipitation is 16.5 inches.

#### **Local Government:**

The Mat-Su Borough is a second-class Borough incorporated in 1964 with an elected Mayor and Assembly. The Borough's area-wide powers include: assessment and collection of taxes, education, planning and zoning, parks and recreation, ports, harbors and wharves, ambulance service, transportation systems, air pollution control, day care facilities, historic preservation, and transient accommodations taxation. The Borough's non-area-wide powers include fireworks, motor vehicles and operators, snow vehicles, solid waste, libraries, septic tank waste disposal, economic development, limited health and social service, natural gas, electric, and road local improvement districts, animal control, and water pollution control.

#### **Demographics:**

Low housing costs, the rural lifestyle, and a reasonable commute to Anchorage for employment and services has made the Mat-Su Borough one of the fastest growing areas of Alaska in recent years.

According to the 2010 Census, the population was 88,995. There were 41,329 housing units in the community and 31,824 were occupied. Its population was 5.5 percent American Indian or Alaska Native; 84.9 percent white; 1 percent black; 1.2 percent Asian; 0.2 percent Pacific Islander; 6.5 percent of the local residents had multi-racial backgrounds. Additionally, 3.7 percent of the population was of Hispanic descent.

#### **Economy:**

The economy is diverse, and residents are employed in a variety of retail, professional services, city, borough, state and federal occupations. Top employers are Mat-Su Schools, Valley Hospital, Wal-Mart, Carrs/Safeway and Fred Meyer. About one-third of the Borough's labor force commutes to Anchorage for employment. In 2010, 300 borough residents held commercial fish permits.

The 2005-2009 American Community Survey (ACS) estimated 35,540 residents as employed. The public sector employed 17.9% of all workers. The local unemployment rate was 11.8%. The percentage of workers not in labor force was 34.3%. The ACS surveys established that average median household income (in 2009 inflation-adjusted dollars) was \$66,052 (MOE +/- \$1,869). The

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<sup>5</sup> All information regarding market area and neighborhood information derived from <http://www.commerce.state.ak.us/dca/commdb/CIS.cfm>

per capita income (in 2009 inflation-adjusted dollars) was \$24,906 (MOE +/- \$707). About 10.3% of all residents had incomes below the poverty level.

**Facilities:**

There are three incorporated cities within the Borough: Houston, Palmer, and Wasilla. Additionally, there are several unincorporated communities and twenty-five (25) Borough recognized community councils. The majority of the Borough population resides in the “core area” surrounding the cities of Palmer and Wasilla, and within the cities themselves. The remaining population is spread out among the various unincorporated communities, as well as some remote sites. There are 44 schools located in the borough, attended by 17,079 students.

**Transportation:**

The area accesses both the Glenn and George Parks Highways. Commercial airlines serve the nearby Anchorage International Airport, but a local municipal airport supports private and chartered services. The Alaska Railroad provides for delivery of ocean freight.

**Talkeetna Neighborhood<sup>6</sup>**

Located at the junction of the Talkeetna and Susitna Rivers, it lies 115 miles north of Anchorage at mile 226.7 of the Alaska Railroad. The paved Talkeetna Spur Road runs 14 miles east off of the George Parks Highway at milepost 98.7. The community lies at approximately 62.323890° North Latitude and -150.109440° West Longitude. (Sec. 24, T026N, R005W, Seward Meridian.) Talkeetna is located in the Talkeetna Recording District.

**History, Culture and Demographics**

Talkeetna was settled as a mining town and Alaska Commercial Company trading post in 1896. A gold rush to the Susitna River brought prospectors to the area, and by 1910 Talkeetna was a riverboat steamer station, supplying miners and trappers in the Cache Creek, Iron Creek, and Broad Creek districts. In 1915, Talkeetna was chosen as the headquarters for the Alaska Engineering Commission, who built the Alaska Railroad, and the community population peaked near 1,000. World War I and completion of the railroad in 1919 dramatically decreased the population. Talkeetna has since developed as an aviation and supply base for expeditions to Denali. Several of its old log buildings are now historical landmarks, and Talkeetna was placed on the National Register of Historic Places in April 1993. State land disposals and homestead programs helped the community grow.

Talkeetna is popular for its recreational fishing, hunting, boating, flight seeing, skiing, and dog mushing. Local businesses provide services to Denali climbers. Middle and high school students are bused to Y, at milepost 98, in the Susitna Valley.

According to Census 2010, there were 744 housing units in the community and 449 were occupied.

**Skwentna Neighborhood<sup>7</sup>**

Skwentna is an unincorporated town site located just north of the Skwentna River, and within the Yentna River drainage. Skwentna is not accessible by the road system; however, it serves a hub for local snowmachiners in the winter and boat traffic up the Yentna in the summer.

**History, Culture and Demographics**

Dena'ina Athabascans have fished and hunted along the Skwentna and Yentna Rivers for centuries. In 1908, an Alaska Road Commission crew blazed a trail from Seward to Nome, going

<sup>6</sup> All information regarding neighborhood information derived from <http://www.commerce.state.ak.us/dca/commdb/CIS.cfm>

<sup>7</sup> All information regarding neighborhood information derived from <http://www.commerce.state.ak.us/dca/commdb/CIS.cfm>

through Old Skwentna from the Susitna River to Rainy Pass. Many roadhouses were later constructed along the trail to the Innoko Mining District, including the Old Skwentna Roadhouse. Prospectors, trappers and Indians often used sled dogs to transport goods over the trail. Max and Belle Shellabarger homesteaded and started a guide service in 1923, and later a flying service and weather station. A post office was opened in 1937. After World War II, Morrison-Knudson built an airstrip, and in 1950, the U.S. Army established a radar station at Skwentna and a recreation camp at Shell Lake, 15 air miles from Skwentna. In the 1960s, State land disposals increased settlement.

Skwentna residents are scattered over a large area of land. It has a number of seasonal use homes. There is a small local store, and residents use snowmachines or aircraft to travel to the post office.

According to the 2010 Census, there are approximately 37 full time residents. There were 353 housing units in the community and 20 were occupied.

#### **Facilities, Utilities, Schools and Health Care**

A number of homes have individual water wells and septic systems, but very few homes are fully plumbed. Outhouses are the primary means of sewage disposal. There is no central electric system; residents provide power via individual generator sets. A community refuse incinerator is available at the unpermitted dump site near the airport, operated by the Borough. The site is currently being used by several families, but most residents burn and bury their own refuse. There are no state operated schools located in the community. Local hospitals or health clinics include Valley Hospital in Palmer. Skwentna is classified as an isolated village, it is found in EMS Region 2C in the Mat-Su Region. Emergency Services is provided by 911 Telephone Service and volunteers. Auxiliary health care is provided by Lake Creek/Skwentna First Responders.

#### **Economy and Transportation**

Employment is provided through local lodges, the post office and the airstrip.

## DATA ANALYSIS AND CONCLUSION

### Valuation Analysis

Three approaches to value 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 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. As such, 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. Of the three approaches to value, only the sales comparison approach is applicable.

### Key Parcel Method

When 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, and will be used for valuing all of the subject parcels in this report.

### 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 are 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 (or -) means the sale feature is superior to that appraised property and requires a downward adjustment to match the quality of the key parcel's feature, thus indicating the value of the key parcel. An adjustment greater than 1.00 (or +) means that the sale feature is inferior to the subject's feature which requires an upward adjustment to match, thus indicating the value of the key parcel. An adjustment of 1.00 (or =) 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 the remaining 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 and the adjustments is contained in this report and addenda. The parcels to be appraised will be grouped as follows:

**Remote Interior Parcels, Remote Lakefront Parcels , Talkeetna Area Remote Parcels, Lynx Lake Road Area Parcels, and Bartlett Hills Subdivision.**

## Data Analysis and Value Conclusions

### Remote Interior Parcel Descriptions

ADL	Subdivision	Lot	Block/ Tract	Survey	Size (acres)	MTRS
230314	Donkey Terraces RRCS	-	C	ASLS 2007-20	17.32	S026N013W24
228405	Friday Creek RRCS	-	B	ASLS 2003-11	20.00	S021N014W08
228594	Friday Creek RRCS	-	A	ASLS 2003-11	19.82	S021N014W08
228390	Johnson Creek RRCS	-	C	ASLS 2003-10	20.00	S023N014W25
228392	Johnson Creek RRCS	-	D	ASLS 2003-10	19.54	S023N014W25
228582	Johnson Creek RRCS	-	G	ASLS 2003-10	10.39	S023N013W29
228591	Johnson Creek RRCS	-	F	ASLS 2003-10	13.10	S023N014W25
228592	Johnson Creek RRCS	-	A	ASLS 2003-10	11.22	S022N014W03
218909	Kahiltna Remote	-	A	<sup>A</sup> SLS 85-44	12.49	S024N008W26
220465	Kahiltna Remote	-	D	ASLS 85-208	40.00	S023N008W02
220636	Kahiltna Remote	-	B	ASLS 85-4270	8.11	S024N008W35

## **Donkey Terraces RRCS**

### **Location**

The parcel is located approximately 28.5 miles northwest of Skwentna, Alaska.

### **Access**

Summer access to this parcel is by boat up the Yentna River then overland approximately six miles to parcel; or by float plane to area lakes and then overland to parcel. Winter access might be possible by ski-plane or snowmachine.

### **Size & Shape**

The subject parcel is 17.32 acres in size and is irregular in shape.

### **Topography**

The parcel topography is characterized by a level to sloping topography. The parcel lies approximately 2,000 feet to 2,200 feet above sea level. In addition, the subject parcel abuts a creek on the north property line.

### **Soils/Vegetation**

The parcel vegetation is predominately alders with sporadic spruce trees. The soils are typical of the area.

### **Utilities, Water & Sewer**

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is 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.

### **Easements & Zoning Regulations**

The subject parcel is subject to a 30' public access and utility easement; and 100' building setback upland from the ordinary high-water line. The subject parcel is not encumbered by zoning restrictions.

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

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

### **Tax Assessments**

The subject is located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2017 mill rate for the subject subdivision was 10.88.

### **Ownership History**

The Department of Natural Resources is the current owner of record for the Donkey Terraces RRCS parcel. There are no other known sales or deed transfers of the subject property within the past three years.

### **Personal Property**

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

## Friday Creek RRCS

### Location

The Friday Creek RRCS parcels are located approximately 22.5 miles west of Skwentna, Alaska on the right bank of Friday Creek approximately .10 miles upstream from the confluence with the Hayes River.

### Access

Summer access to these parcels is challenging. It may be possible to navigate a small jetboat to the mouth of Friday Creek from Skwentna, up the Skwentna River to the Hayes River at certain water levels; however, water levels fluctuate frequently and the Skwentna River and the Hayes River are very braided, making navigation extremely challenging. The most likely summer access would be by airplane to sand/gravel bars along the Hayes River. However, these are also effected by water levels. At the time of the inspection, the visible sand/gravel bars of the Hayes River were heavily rippled by water current and large amounts of tree debris had been deposited throughout the area. Winter access might be possible by ski-plane or snowmachine.

### Size & Shape

The subject parcels are 19.82 to 20.00 acres in size and are irregular in shape.

### Topography

The parcel topography is characterized by a level to sloping topography. The parcels lie approximately 500' feet above sea level. The subject parcels are abutting Friday Creek on the northwest property lines. In addition, a smaller creek bisects both parcels from the southwest to the northeast.

### Soils/Vegetation

The vegetation is predominately willow with sporadic spruce trees. The soils are typical of the area.

### Utilities, Water & Sewer

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is 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.

### Easements & Zoning Regulations

The subject parcels are subject to a 50' public access easement along Friday Creek, a 30' public access and utility easement along all other property lines; and 100' building setback upland from the ordinary high-water line of all public and navigable waterways. The subject parcels are not encumbered by zoning restrictions.

### Environmental Hazards, Hazardous Waste & Toxic Materials

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

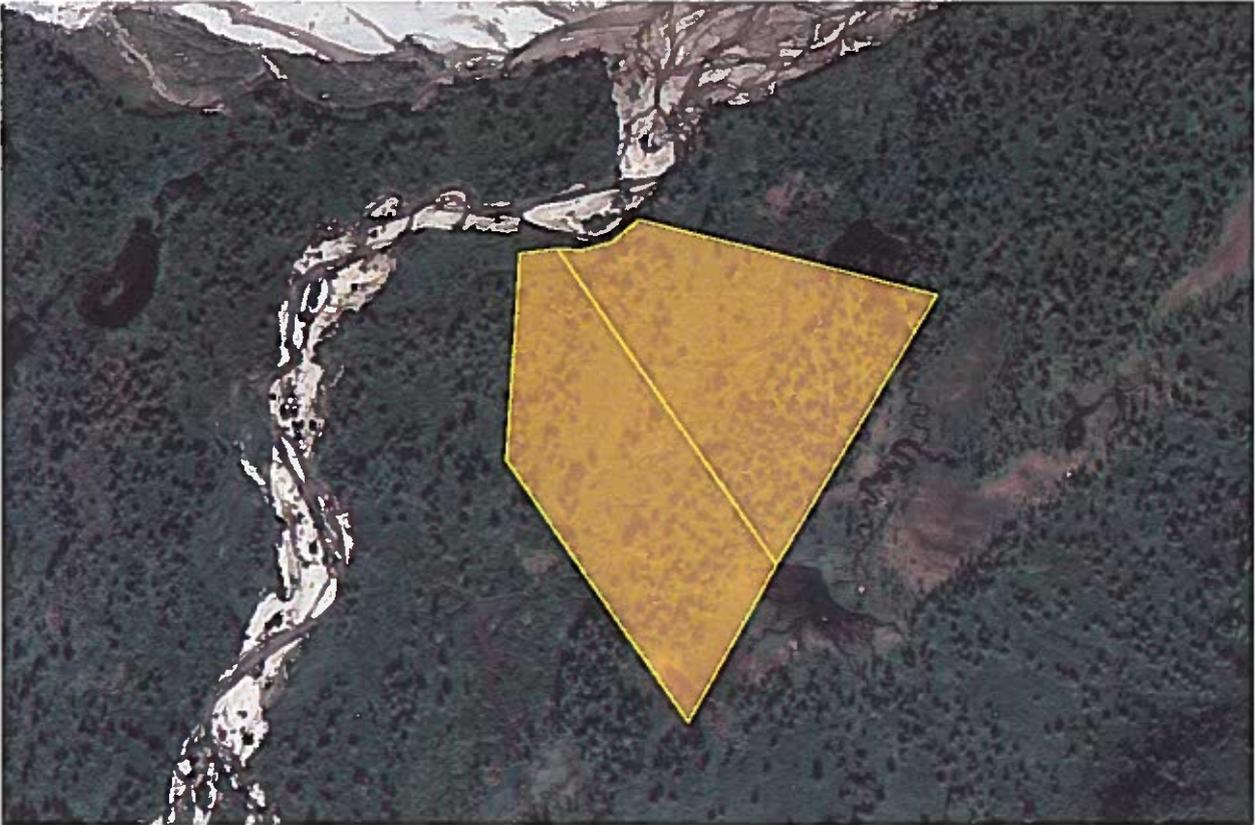
### Tax Assessments

The subject parcels are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when properties are sold into private ownership. The 2017 mill rate for the subject subdivision was 10.88.

### Ownership History

The Department of Natural Resources is the current owner of record for the Friday Creek RRCS parcels. There are no other known sales or deed transfers of the subject property within the past three years.

**Satellite image of ADL #228405 on right and ADL #228594 on left.**



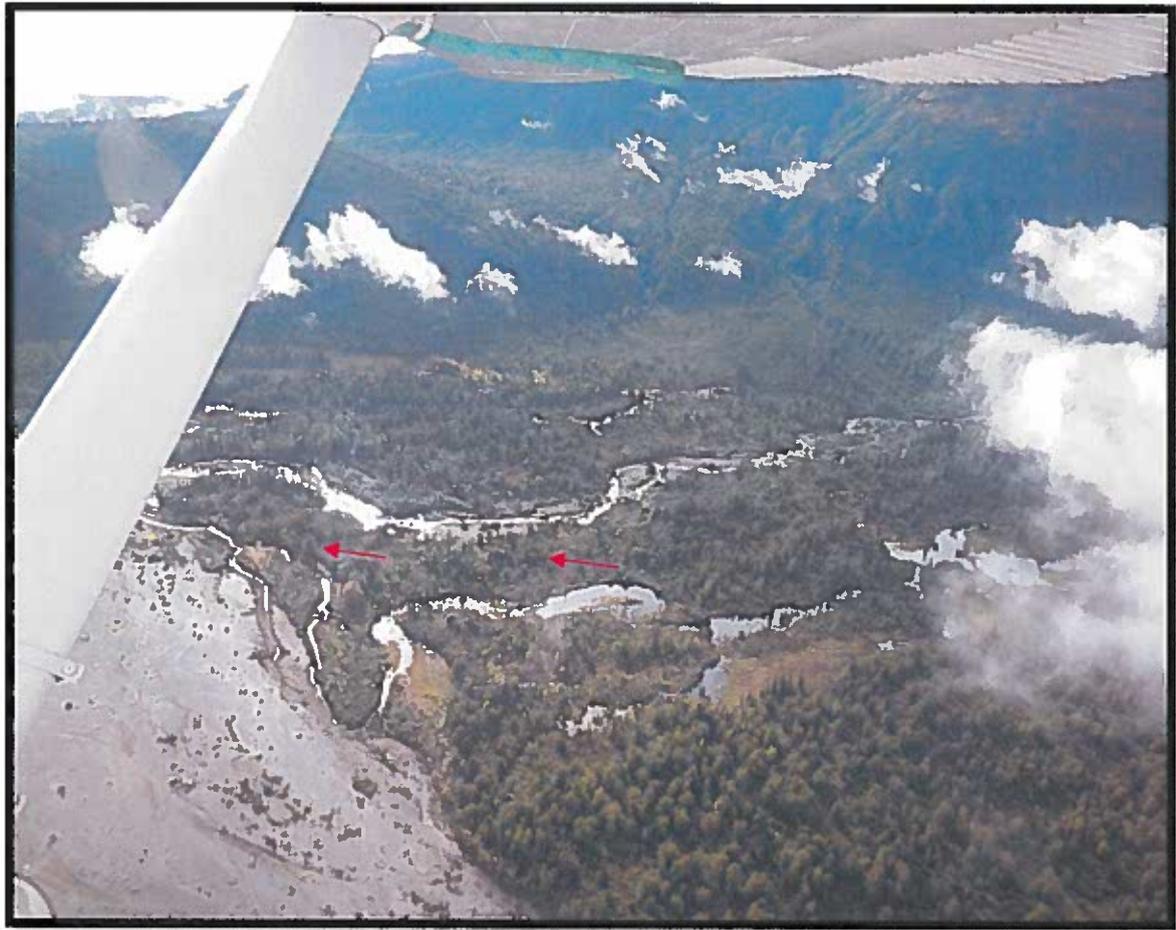
**This satellite image is provided for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines.**

**Personal Property**

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



ADL #228405 on right and ADL# 228594 on left, looking northwest. The red arrows are the approximate center of the subject parcels.



ADL#228405 on left and ADL#228594 on right, looking southeast.

## **Johnson Creek RRCS**

### **Location**

The Johnson Creek RRCS parcels are located approximately 18.0 to 22.0 miles northwest of Skwentna, Alaska; and between 5.5 to 7.5 miles north of the confluence of the Skwentna River Hayes River.

### **Access**

Summer access to these parcels is challenging. It may be possible to land a float plane in area lakes and then overland to parcels. Winter access is by ski-plane or snowmachine.

### **Size & Shape**

The subject parcels are 10.39 to 20.00 acres in size and are irregular in shape.

### **Topography**

The parcel topography is characterized by a level to sloping topography. The parcels lie between 400' feet and 700" above sea level.

### **Soils/Vegetation**

The vegetation is predominately heavily treed with a mix of spruce and birch trees. ADL #228582 has some low-lying areas of wet soil. The soils are typical of the area.

### **Utilities, Water & Sewer**

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is 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.

### **Easements & Zoning Regulations**

The subject parcels are subject to a 30' public access easement along all property lines. The subject parcels are not encumbered by zoning restrictions.

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

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

### **Tax Assessments**

The subject parcels are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when properties are sold into private ownership. The 2017 mill rate for the subject subdivision was 10.88.

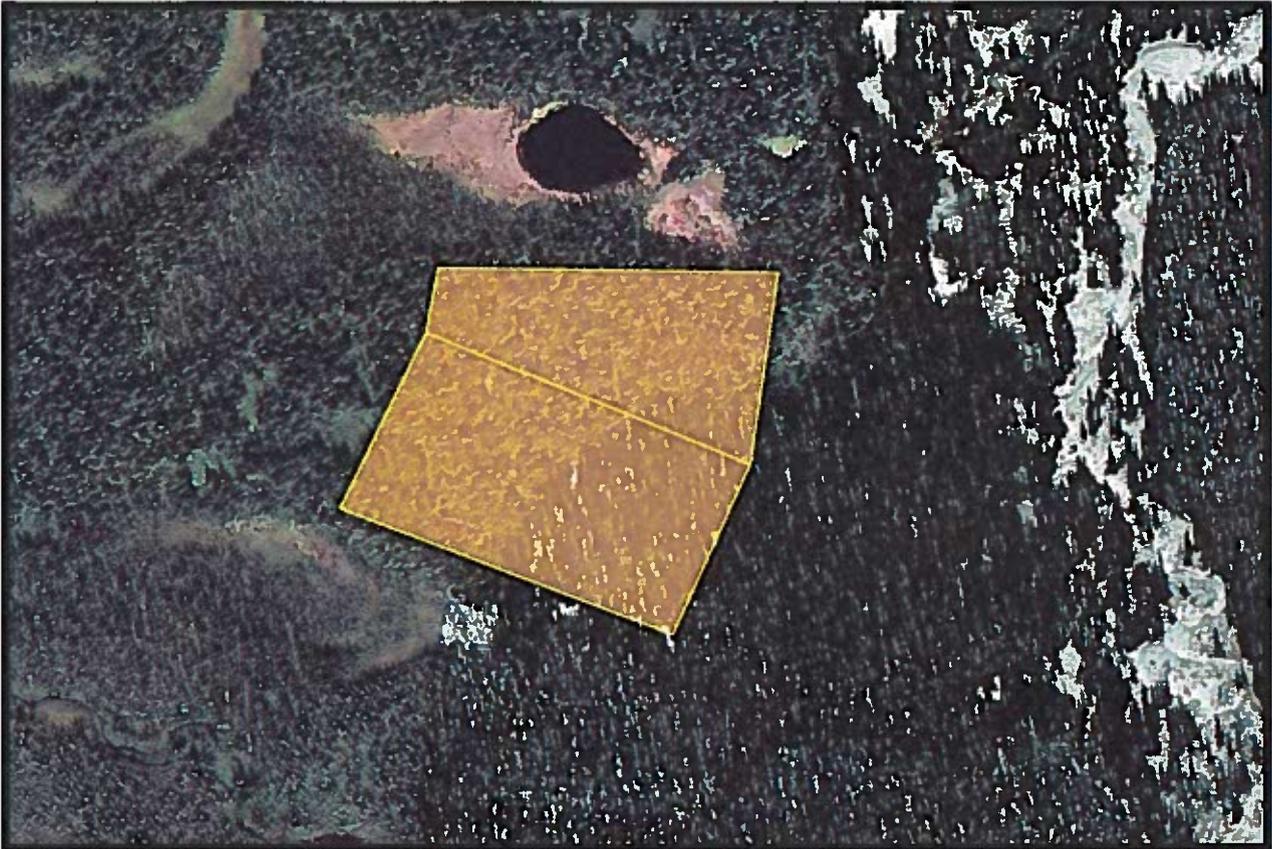
### **Ownership History**

The Department of Natural Resources is the current owner of record for the Johnson Creek RRCS parcels. There are no other known sales or deed transfers of the subject property within the past three years.

### **Personal Property**

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

**Satellite Image of ADL #228591 on Top and ADL# 228390 on bottom.**

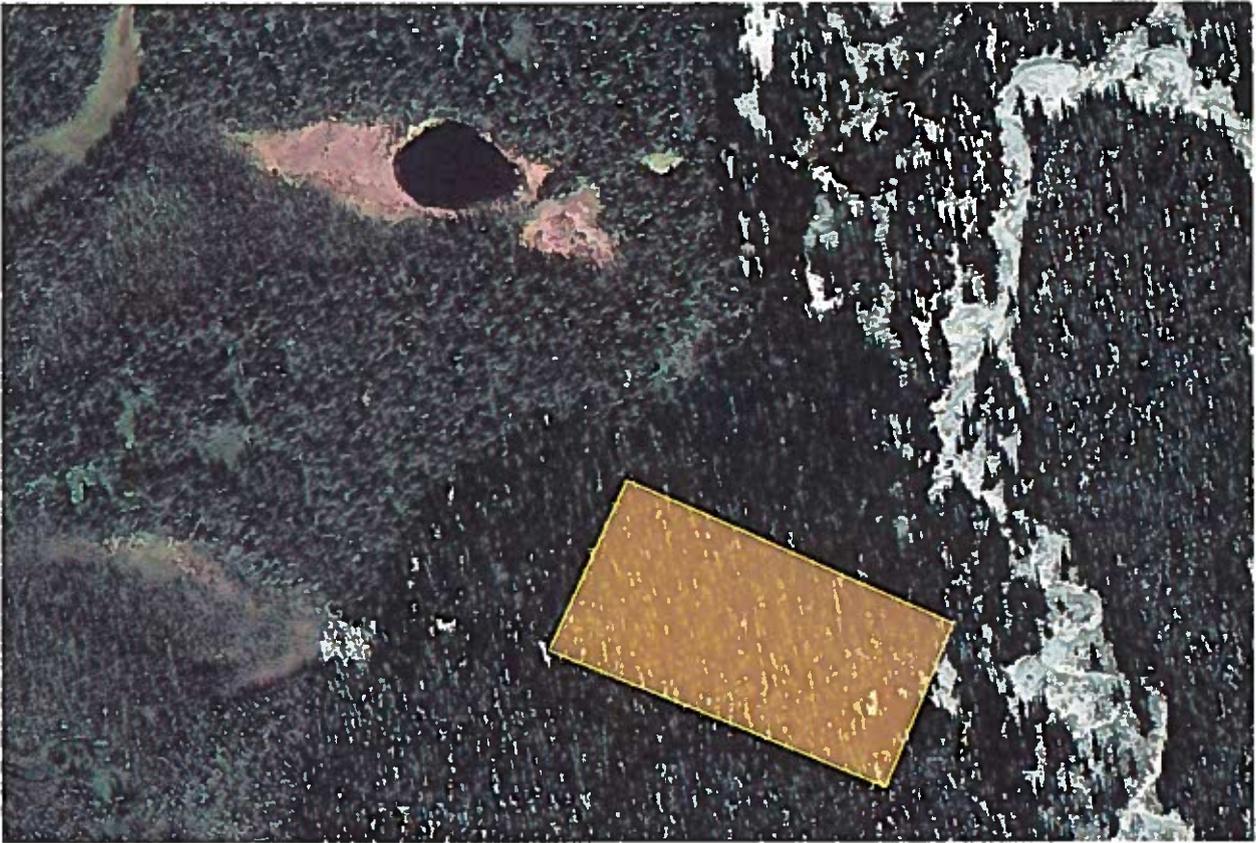


**This satellite image is provided for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines.**



ADL #228390 on bottom and ADL #228591 on top. The red arrows are the approximate center of the subject parcels.

**Satellite Image of ADL #228390**

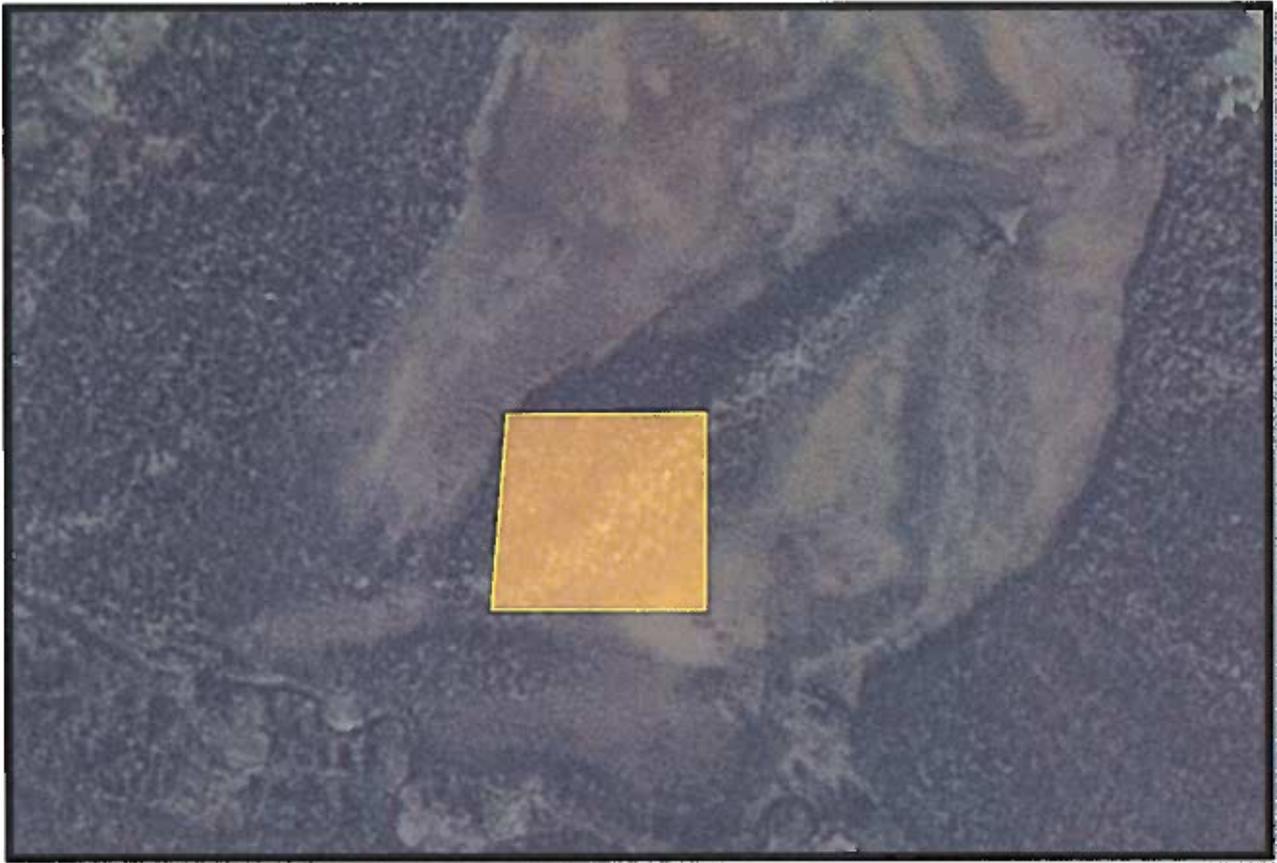


**This satellite image is provided for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines.**



ADI#228390. The red arrow is the approximate center of the subject parcel.

**Satellite Image of ADL #228582**



**This satellite image is provided for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines.**



ADL #228582. The red arrow is the approximate center of the subject parcel.

**Satellite Image of ADL #228592**



This satellite image is provided for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines.



ADL#228592. The red arrow is the approximate center of the subject parcel.

## **Kahiltna Remote**

### **Location**

The Kahiltna Remote parcels are located approximately 19.0 to 21.0 miles northeast of Skwentna, Alaska.

### **Access**

Summer access to these parcels is challenging. It may be possible to land a float plane in area lakes and then overland to parcels. Winter access is by ski-plane or snowmachine.

### **Size & Shape**

The subject parcels are 8.11 to 40.00.00 acres in size and are irregular in shape.

### **Topography**

The parcel topography is characterized by a level topography. The parcels lie between 700' feet and 850" above sea level

### **Soils/Vegetation**

The vegetation is predominately heavily treed with a mix of spruce and birch trees with low lying areas of wetlands throughout the area. The soils are typical of the area.

### **Utilities, Water & Sewer**

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is 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.

### **Easements & Zoning Regulations**

The subject parcels are subject to a 25' public access easement along all property lines. ADL#218909 also is subject to a 50' a public access easement along either side of the creek the bisects the northeast corner of the parcel. The subject parcels are not encumbered by zoning restrictions.

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

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

### **Tax Assessments**

The subject parcels are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when properties are sold into private ownership. The 2017 mill rate for the subject subdivision was 10.88.

### **Ownership History**

The Department of Natural Resources is the current owner of record for the Kahiltna Remote parcels. There are no other known sales or deed transfers of the subject property within the past three years.

### **Personal Property**

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

**Satellite Image of ADL #220636**



**This satellite image is provided for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines.**



ADL#220636. The red arrow is the approximate center of the subject parcel.

**Satellite Image of ADL #220465**



**This satellite image is provided for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines.**



ADL #220465. The red arrow is the approximate center of the subject parcel.

**Satellite Image of ADL #218909**



**This satellite image is provided for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines.**



ADL #218909. The red arrow is the approximate center of the subject parcel.

## Data Analysis and Value Conclusions

### Remote Lakefront Parcel Descriptions

ADL	Subdivision	Tract	Survey	Size (acres)	MTRS
217205	Johnson Creek Remote	G	ASLS 84-152	11.40	S023N013W33
229790	Moose Creek East RRCS	F	ASLS 2006-22	14.93	S023N006W15
229070	Ninemile RRCS	K	ASLS 2003-43	13.04	S024N006W13

## Johnson Creek Remote

### Location

The Johnson Creek remote parcel is located approximately 16.5 miles northwest of Skwentna, Alaska on the south bank of an unnamed lake.

### Access

Summer access to the parcel is via float plane. Winter access to the parcel is by ski-plane or snowmobile.

### Size & Shape

The subject parcel is 11.4 acres in size and is irregular in shape.

### Topography

The parcel topography is characterized by a level to sloping topography with minimal variation in elevation. The parcel lies approximately 650 feet to 700 feet above sea level

### Soils/Vegetation

The parcel vegetation is predominately spruce trees with an area of wetlands on the southern portion of the property which makes up approximately 15% of the parcel. The soils are typical of the area.

### Utilities, Water & Sewer

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is 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.

### Easements & Zoning Regulations

The subject parcel is subject to a 25' public access easement along all upland property lines; and 50' public access easement along the ordinary high-water line of the lake. The subject parcel is not encumbered by zoning restrictions.

### Environmental Hazards, Hazardous Waste & Toxic Materials

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

### Tax Assessments

The subject is located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2017 mill rate for the subject subdivision was 10.88.

### Ownership History

The Department of Natural Resources is the current owner of record for the Johnson Creek Remote parcel. There are no other known sales or deed transfers of the subject property within the past three years.

### Personal Property

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

**Satellite Image of ADL #217205.**



This satellite image is provided for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines.



ADL #217205. The red arrow is the approximate center of the subject parcel.

## **Moose Creek East RRCS**

### **Location**

The Moose Creek East RRCS parcel is located approximately 18.0 miles southwest of Talkeetna, Alaska on the southeast bank of an unnamed lake.

### **Access**

Summer access to the parcel is via float plane. Winter access to the parcel is by ski-plane or snowmobile.

### **Size & Shape**

The subject parcel is 14.93 acres in size and is irregular in shape.

### **Topography**

The parcel topography is characterized by a level to sloping topography with minimal variation in elevation. The parcel lies approximately 250 feet to 300 feet above sea level. In addition, there is a small creek that bisects the northern portion of the parcel from east to west.

### **Soils/Vegetation**

The parcel vegetation is predominately spruce trees with areas of wetlands around the lake. The soils are typical of the area.

### **Utilities, Water & Sewer**

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is 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.

### **Easements & Zoning Regulations**

The subject parcel is subject to a 30' public access and utility easement along all upland property lines; a 50' public access easement along the ordinary high-water line of the lake, and a 100' building set back from the ordinary high-water line of the lake. The subject parcel is not encumbered by zoning restrictions.

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

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

### **Tax Assessments**

The subject is located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2017 mill rate for the subject subdivision was 10.88.

### **Ownership History**

The Department of Natural Resources is the current owner of record for the Moose Creek East RRCS parcel. A contract to purchase the subject parcel was recorded on 05/17/2013. An affidavit of termination of the contract was recorded on 09/16/2016, and the parcel was placed into potential reoffer status. There are no other known sales or deed transfers of the subject property within the past three

### **Personal Property**

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

**Satellite Image of ADL #229070.**



This satellite image is provided for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines.



ADL #229790. The red arrow is the approximate center of the subject parcel.

## **Ninemile RRCS**

### **Location**

The Ninemile RRCS parcel is located approximately 11.5 miles southwest of Talkeetna, Alaska on the southwest bank of an unnamed lake.

### **Access**

Summer access to the parcel is via float plane. Winter access to the parcel is by ski-plane or snowmachine. A parking/staging area is located approximately 3.3 miles to the east along the Parks Highway, just north of the Susitna River Bridge.

### **Size & Shape**

The subject parcel is 13.04 acres in size and is irregular in shape.

### **Topography**

The parcel topography is characterized by a level to sloping topography with minimal variation in elevation. The parcel lies approximately 360 feet above sea level

### **Soils/Vegetation**

The parcel vegetation is predominately spruce trees with some areas of wetlands. The soils are typical of the area.

### **Utilities, Water & Sewer**

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is 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.

### **Easements & Zoning Regulations**

The subject parcel is subject to a 30' public access and utility easement along all upland property lines; a 50' public access easement along the ordinary high-water line of the lake, and a 100' building set back from the ordinary high-water line of the lake. The subject parcel is not encumbered by zoning restrictions.

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

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

### **Tax Assessments**

The subject is located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2017 mill rate for the subject subdivision was 10.88.

### **Ownership History**

The Department of Natural Resources is the current owner of record for the Ninemile RRCS parcel. A contract to purchase the subject parcel was recorded on 09/22/2010. An assignment of the contract was recorded on 09/25/2014. An affidavit of termination of the contract was recorded on 02/05/2016, and the parcel was placed into potential reoffer status. There are no other known sales or deed transfers of the subject property within the past three

### **Personal Property**

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

**Satellite Image of ADL #229790.**



This satellite image is provided for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines.



ADL #229070. The red arrow is the approximate center of the subject parcel.

**Talkeetna Area Remote Parcels**

<b>ADL</b>	<b>Subdivision</b>	<b>Lot</b>	<b>Block/ Tract</b>	<b>Survey</b>	<b>Size (acres)</b>	<b>MTRS</b>
230484	Disappointment Creek	-	R	ASLS 2009-4	19.69	S028N002W28&33
223426	Talkeetna Foothills Homestead	-	B	ASLS 90-168	19.60	S025N003W02
205717	Trapper Creek Glenn	2	24	ASLS 79-242	4.99	S027N006W35

**Satellite image of ADL# 230484**



**This satellite image is provided for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines.**

## **Disappointment Creek**

### **Location**

The Disappointment Creek parcel is located approximately 18.3 miles northeast of Talkeetna, Alaska.

### **Access**

Summer access to the parcel is via floatplane to area lakes and then overland to parcel. Winter access to the parcel may be possible by ski-plane or snowmobile.

### **Size & Shape**

The subject parcel is 19.69 acres in size and is rectangular in shape.

### **Topography**

The parcel topography is characterized by a level to sloping topography with minimal variation in elevation. The parcel lies approximately 1,950 feet to 2,000 feet above sea level. In addition, the subject parcel contains a large pond that makes up much of the western portion of the parcel.

### **Soils/Vegetation**

The parcel vegetation is predominately alders with sporadic spruce trees. The soils are typical of the area.

### **Utilities, Water & Sewer**

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is 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.

### **Easements & Zoning Regulations**

The subject parcel is subject to a 30' public access and utility easement. In addition, there is a 100' protracted section line easement bisecting the northern portion of the parcel from east to west. The subject parcels are not encumbered by zoning restrictions. An explanation of the section line easement adjustment can be found in the addenda.

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

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

### **Tax Assessments**

The subject is located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2017 mill rate for the subject subdivision was 10.88.

### **Ownership History**

The Department of Natural Resources is the current owner of record for the Disappointment Creek RRCS parcel. There are no other known sales or deed transfers of the subject property within the past three years.

### **Personal Property**

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

**Satellite image of ADL# 230484**



**This satellite image is provided for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines.**

**The Disappointment Creek RRCS Aerial Photograph**



ADL #230484. The red arrow is the approximate center of the subject parcel.

## **Talkeetna Foothills Homestead**

### **Location**

The Talkeetna Foothills Homestead parcel is located approximately 18.25 northeast of Talkeetna, Alaska.

### **Access**

Summer access might be achieved by wheeled bush plane by an experienced pilot. Winter access is by ski-plane or snowmachine.

### **Size & Shape**

The subject parcel is 19.60 acres in size and is irregular in shape.

### **Topography**

The parcel topography is characterized by a sloping topography. The parcel lies between 2,050' feet and 2,200' above sea level. A large pond abuts the parcel to the south.

### **Soils/Vegetation**

The vegetation is predominately alders and tundra vegetation with sporadic spruce trees. The soils are combination of exposed bedrock and tundra soils.

### **Utilities, Water & Sewer**

Electricity is not available to the subject parcel. No public water or sewer system is 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.

### **Easements & Zoning Regulations**

The subject parcel is subject to a 30' public access and utility easement along all property lines. In addition, the parcel is subject to a 50' a public access easement along either side of the creek the bisects the northwest and southwest corner of the parcel. The subject parcel is not encumbered by zoning restrictions.

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

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

### **Tax Assessments**

The subject parcel is located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when properties are sold into private ownership. The 2017 mill rate for the subject subdivision was 14.00.

### **Ownership History**

The Department of Natural Resources is the current owner of record for the subject parcel. There are no other known sales or deed transfers of the subject property within the past three years.

### **Personal Property**

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

**Satellite Image of ADL #223426**



This satellite image is for the sole purpose of helping the reader to visualize the general location of the parcel and should not be relied upon for locating the property lines.



ADL #223426. The red arrow is the approximate center of the subject parcel.

## Trapper Creek Glen Subdivision

### Location

Trapper Creek Glenn Subdivision is located approximately 7 miles northwest of Talkeetna, and three miles west of the Parks Highway.

### Access

Although there is not direct trail access to the subject parcel, there is good year-round access to the Trapper Creek Glen Subdivision. Trailhead access for the subdivision is via shared parking lots at miles 118.2 and mile 121 of the Parks highway, just north of Petersville Road. Well established trails allow all-terrain vehicle access in the summer time and snowmobile access in the winter time. Trails are maintained via a home owner association.

### Size & Shape

The subject parcel is 4.99 acres and is irregular in shape.

### Topography

The subject parcel lies approximately 550 feet to 600 feet above sea level.

### Soils/Vegetation

The parcel contains primarily spruce. Soils are typical of the surrounding area, with the larger portions of wetlands identified as tracts within the subdivision.

### Utilities, Water & Sewer

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is 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.

### Easements & Zoning Regulations

No zoning, the subject is located within an unregulated area of the Mat-Su Borough. The parcel is subject to a 10' easement on each side of common lot lines, and structures may not be constructed within 25' of a right of way. The survey plat indicates a 50' public access easement along the mean high water or ordinary high-water line of any water frontage of any sort. Additionally, there is a fifty-foot easement on each side of each section line within the subdivision.

### Environmental Hazards, Hazardous Waste & Toxic Materials

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

### Tax Assessments<sup>10</sup>

The subject is located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2017 mill rate for the subject subdivision is 15.29.

### Ownership History

The Department of Natural Resources is the current owner of the subject parcel within the Trapper Creek Glen Subdivision.

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<sup>10</sup> <http://www.matsugov.us/realpropertyquery/detail> accessed 03-04-2014

**Satellite Image of ADL #205717**



**This satellite image is for the sole purpose of helping the reader to visualize the general location of the parcel and should not be relied upon for locating the property lines.**



ADL #205717. The red arrow is the approximate center of the subject parcel.

### Lynx Lake Road Area Parcels

<b>ADL</b>	<b>Subdivision</b>	<b>Survey</b>	<b>Size (acres)</b>	<b>MTRS</b>
219562	Lynx Lake Odd Lot	ASCS 83-215	40.01	S018N004W21
219564	Lynx Lake Odd Lot	ASCS 83-215	40.13	S018N004W21
210438	Puppy Haven	ASCS 83-215	39.94	S018N004W16
219548	Puppy Haven	ASCS 83-215	39.96	S018N004W09

## **Lynx Lake Odd Lot**

### **Location**

The Lynx Lake Odd Lot parcels are located approximately 7.5 miles southwest of Willow, Alaska.

### **Access**

Access is from Lynx Lake Road, then to parcels via platted section line easements to the subject parcels. ADL#219562 does not have developed access and there is a creek and areas of wetlands between the developed access and the subject parcel. Lynx Lake Road does not receive winter road maintenance by the Mat-Su Borough. Winter access is by snowmachine.

### **Size & Shape**

The subject parcels range in size from 40.01 and 40.13 acres in size and are rectangular in shape.

### **Topography**

The parcel topography is characterized by a level topography. The parcels lie approximately 200 feet above sea level. There are large areas of wetlands that impact both subject parcels. A small creek bisects the northwest corner of ADL # 219564.

### **Soils/Vegetation**

The vegetation is predominately spruce trees and grasses indicative of wetlands. The soils typical for the surrounding area

### **Utilities, Water & Sewer**

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is 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.

### **Easements & Zoning Regulations**

The subject parcels are subject to a 30' public access and utility easement along all property lines. In addition, the parcels are subject to a 50' a public access easement along either side of the creek the bisects the northwest and southwest corner of the parcel. The subject parcels are not encumbered by zoning restrictions.

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

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

### **Tax Assessments**

The subject parcels are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when properties are sold into private ownership. The 2017 mill rate for the subject subdivision was 14.00.

### **Ownership History**

A contract to purchase the ADL# 219562 was recorded on January 23, 2014. The contract was relinquished on July 14, 2014 and the parcel was placed into potential reoffer status. The Department of Natural Resources is the current owner of record for the subject parcels. There are no other known sales or deed transfers of the subject property within the past three years.

### **Personal Property**

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

**Satellite Image of ADL #219562**



This satellite image is provided for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines.



ADL #219562. The red arrow is the approximate center of the subject parcel.

**Satellite Image of ADL #219564**



This satellite image is provided for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines.



ADL #219564. The red arrow is the approximate center of the subject parcel.

## **Puppy Haven Subdivision**

### **Location**

The Puppy Haven parcels are located approximately 6.5 to 7.5 southwest of Willow Alaska.

### **Access**

Access to ADL #219548 is from Lynx Lake Road, then to parcel via platted section line easements to the subject parcel. ADL#210438 has direct access via Lynx Lake Road. Lynx Lake Road does not receive winter road maintenance by the Mat-Su Borough. Winter access is by snowmachine.

### **Size & Shape**

The subject parcels range in size from 40.01 and 40.13 acres in size and are rectangular in shape.

### **Topography**

The parcel topography is characterized by a level to sloping topography. The parcels lie approximately 200 feet to 300 feet above sea level. There are large areas of wetlands that impact both subject parcels.

### **Soils/Vegetation**

The vegetation is predominately spruce trees and grasses indicative of wetlands. The soils typical for the surrounding area

### **Utilities, Water & Sewer**

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is 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.

### **Easements & Zoning Regulations**

The subject parcels are subject to a 30' public access and utility easement along all property lines. In addition, the parcels are subject to a 50' a public access easement along either side of the creek that bisects the southeast corner of ADL #219562; and the northwest corner of ADL #219564.

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

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

### **Tax Assessments**

The subject parcels are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when properties are sold into private ownership. The 2017 mill rate for the subject subdivision was 14.00.

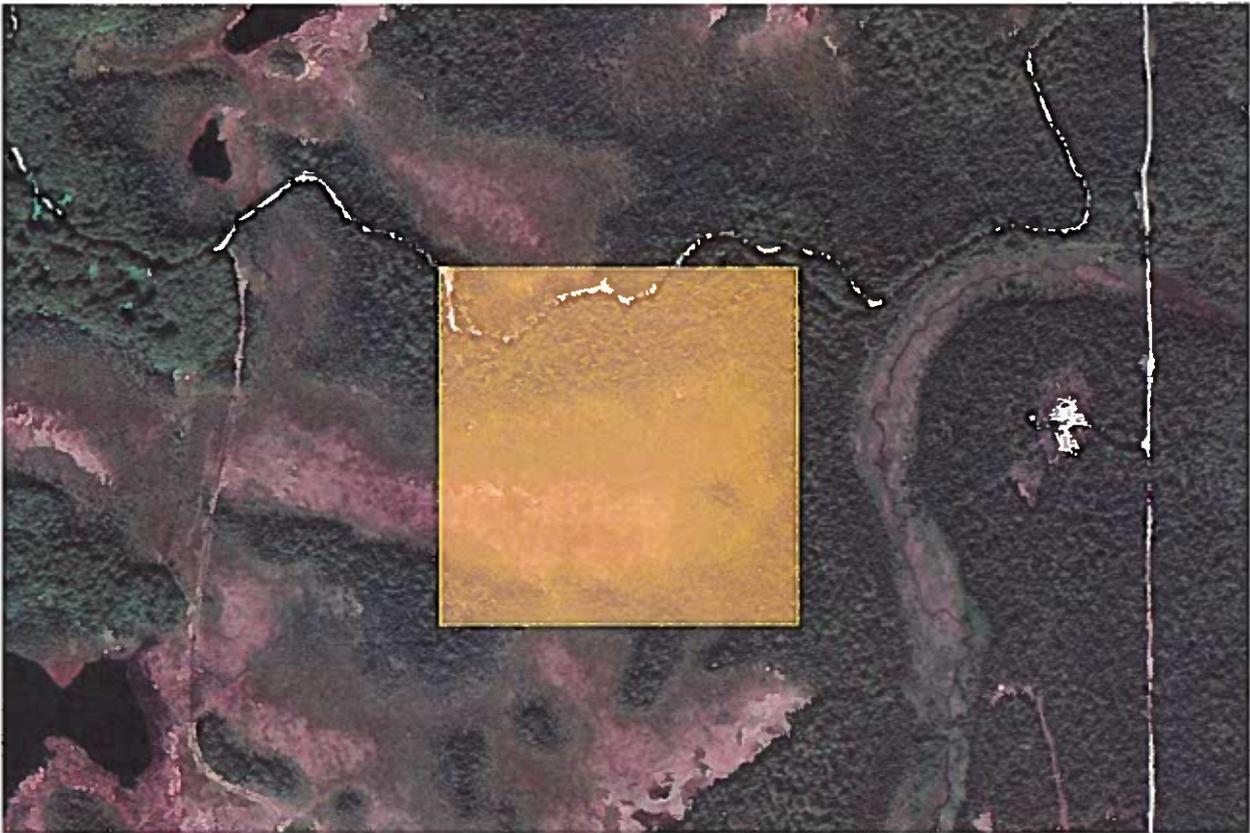
### **Ownership History**

The Department of Natural Resources is the current owner of record for the subject parcels. There are no other known sales or deed transfers of the subject property within the past three years.

### **Personal Property**

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

**Satellite Image of ADL #210438**

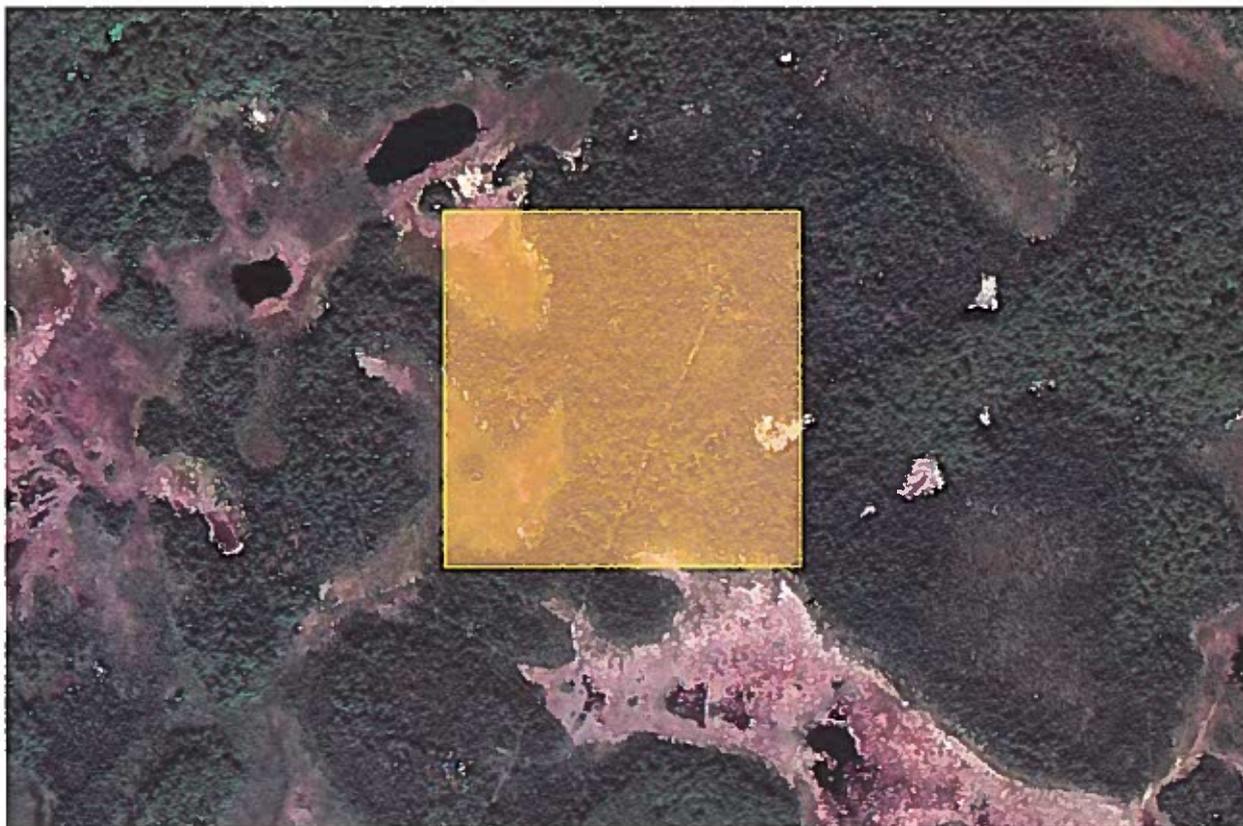


This satellite image is provided for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines.



ADL #210438. The red arrow is the approximate center of the subject parcel.

**Satellite Image of ADL #219548**



This satellite image is provided for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines.



ADL #219548. The red arrow is the approximate center of the subject parcel.

### Satellite Image

From top to bottom; ADL #231874, ADL #231875, ADL #231876, ADL #231877, and ADL #231878.



This satellite image is for the sole purpose of helping the reader visualize the general location of the parcel and should not be relied upon for locating the property lines. The parcel imagery above should be shifted left to the edge of the street.

## Data Analysis and Value Conclusions

### Bartlett Hills Subdivision Parcel Descriptions

ADL	Subdivision	Lot	Block	Survey	Size (acres)	MTRS
231874	Bartlett Hills	1	9	ASLS 79-143D	4.196	S024N004W13
231875	Bartlett Hills	3	9	ASLS 79-143D	4.196	S024N004W13
231876	Bartlett Hills	4	9	ASLS 79-143D	5.000	S024N004W13
231877	Bartlett Hills	6	9	ASLS 79-143D	5.000	S024N004W13
231878	Bartlett Hills	7	9	ASLS 79-143D	5.000	S024N004W13

## **Bartlett Hills Subdivision**

### **Location**

The Bartlett Hills Subdivision parcels are located approximately 12.0 miles southeast of Talkeetna, Alaska and approximately 3.0 miles east of the Talkeetna Spur Road.

### **Access**

The parcel has year-round gravel road access via Yoder Road to the north of the parcels.

### **Size & Shape**

The subject parcels range from 4.196 to 5.000 acres in size and are rectangular in shape.

### **Topography**

The parcel topography is characterized by a gentle sloping topography with a west facing slope. The parcels lie approximately 500 feet to 650 feet above sea level

### **Soils/Vegetation**

The parcel vegetation is predominately a mix of spruce and birch trees. The soils are typical of the area.

### **Utilities, Water & Sewer**

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is 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.

### **Easements & Zoning Regulations**

There is a 15' utility easement each side of common interior lot lines and inside any lot lines fronting a right-of-way. The subject parcels are not encumbered by zoning restrictions.

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

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

### **Tax Assessments**

The subject parcels are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2017 mill rate for the subject subdivision was 14.00.

### **Ownership History**

The Department of Natural Resources is the current owner of record for the Bartlett Hills Subdivision parcels. There are no other known sales or deed transfers of the subject property within the past three years.

### **Personal Property**

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



**ADL #231874 – Lot 1, Block 9**



**ADL# 231875 – Lot 3, Block 9**



**ADL#231876 - Lot 4, Block 9**



**ADL #231877 – Lot 6, Block 9**



**ADL #231878 – Lot 7, Block 9**

A "Key Parcel" has been identified for the Bartlett Hills Subdivision Parcels.

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  
Phone (907) 451-2705  
Fax (907) 451-2706  
TDD for hearing impaired (907) 451-2770  
e-mail: [fbx-pic@alaska.gov](mailto:fbx-pic@alaska.gov)  
Business hours 10:00 am to 5:00 pm M-F.

**In Juneau**

(Southeast Div. of Land)  
400 Willoughby Ave., 4<sup>th</sup> Floor, Juneau AK 99801  
Phone (907) 465-3400  
Fax (907) 586-2954  
e-mail: [southeast\\_land@dnr.state.ak.us](mailto:southeast_land@dnr.state.ak.us)  
Business hours 10:00 am to 5:00 pm M-F.