

MARKET VALUE APPRAISAL
of
Twenty (20) parcels within
Tok Triangle II & III Subdivisions
ASLS 2007-15 & ASLS 2008-41



Lot 1 Block 4, Tok Triangle II

APPRAISAL REPORT No. 4458-0

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



A. SUMMARY OF APPRAISAL NO. 4458-0

1. ADL NO(S): See table below
2. SIZE: See table below
3. APPLICANT: N/A
4. LOCATION: Subdivided lots located near Tok, Alaska
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: Johnthomas Williamson
9. DATE of REPORT: September 24, 2018
10. DATE of VALUE(S): September 11, 2018
11. APPRAISED VALUE(S):

ADL	Subdivision	MTRS	Lot	Blk.	ASLS	Acres	Date of Value	Value (rnd)
418634	Tok Tri. II	C018N012E35	9	3	2007-15	19.25	9/11/18	\$23,600
418635	Tok Tri. II	C018N012E35	10	3	2007-15	8.82	9/11/18	\$15,000
418636	Tok Tri. II	C018N012E35	11	3	2007-15	9.55	9/11/18	\$14,800
418637	Tok Tri. II	C018N012E35	12	3	2007-15	9.55	9/11/18	\$14,800
418638	Tok Tri. II	C018N012E35	1	4	2007-15	37.61	9/11/18	\$33,900
418639	Tok Tri. II	C018N012E35	2	4	2007-15	19.55	9/11/18	\$22,300
418640	Tok Tri. II	C018N012E35	3	4	2007-15	9.10	9/11/18	\$14,400
418641	Tok Tri. II	C018N012E35	4	4	2007-15	9.55	9/11/18	\$14,800
418642	Tok Tri. II	C018N012E35	5	4	2007-15	9.55	9/11/18	\$14,800
418643	Tok Tri. II	C018N012E35	6	4	2007-15	8.81	9/11/18	\$15,000
418644	Tok Tri. II	C018N012E35	7	4	2007-15	19.25	9/11/18	\$23,600
418645	Tok Tri. II	C018N012E35	8	4	2007-15	37.03	9/11/18	\$34,000
419055	Tok Tri. III	C018N012E34	6	1	2008-41	10.01	9/11/18	\$14,300
419056	Tok Tri. III	C018N012E34	1	2	2008-41	10.01	9/11/18	\$14,300
419057	Tok Tri. III	C018N012E34	2	2	2008-41	20.01	9/11/18	\$23,500
419076	Tok Tri. III	C018N012E34	1	5	2008-41	10.01	9/11/18	\$14,300
419077	Tok Tri. III	C018N012E34	2	5	2008-41	10.01	9/11/18	\$14,300



419078	Tok Tri. III	C018N012E34	3	5	2008-41	18.17	9/11/18	\$20,400
419081	Tok Tri. III	C018N012E34	6	5	2008-41	10.00	9/11/18	\$14,300
419082	Tok Tri. III	C018N012E34	7	5	2008-41	10.00	9/11/18	\$14,300

B. SUMMARY OF REVIEW

- DATE of REVIEW: February 4, 2019
- 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. 4458-0

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 2/14/19

cc: Terry Hess

MEMORANDUM

State of Alaska

Department of Natural Resources
Tel (907) 269-8539
Fax (907) 269-8914

Division of Mining, Land & Water
550 West 7th Avenue, Suite 650
Anchorage AK 99501-3576

DATE: September 24, 2018

TO: Kevin Hindmarch
Review Appraiser

FROM: Johnthomas Williamson 
Appraiser

SUBJECT: Twenty parcels near Tok within ASLS 2007-15 and ASLS 2008-41.

As requested, I have completed an appraisal of the above referenced parcels, and 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 appraisal report is 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 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

Legal Description and Location

All parcels are located south of Tok and west of the Glenn Highway. All subjects are within 3-miles of the highway corridor. See grid below:

SUMMARY OF VALUES

ADL	Subdivision	MTRS	Lot	Blk.	ASLS	Acres	Date of Value	Value (rnd)
418634	Tok Tri. II	C018N012E35	9	3	2007-15	19.25	9/11/18	\$23,600
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419078	Tok Tri. III	C018N012E34	3	5	2008-41	18.17	9/11/18	\$20,400
419081	Tok Tri. III	C018N012E34	6	5	2008-41	10.00	9/11/18	\$14,300
419082	Tok Tri. III	C018N012E34	7	5	2008-41	10.00	9/11/18	\$14,300

PREMISES OF THE APPRAISAL

Type of Appraisal and Report

This appraisal report is 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."¹

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."²

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."³

Effective Date of Value Estimate

September 11, 2018.

Date of Report

September 24, 2018.

¹ The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, 2015, p.90.

² Alaska Statutes Title 38, Public Land Article 5, State of Alaska, 2018, www.legis.state.ak.us/basis/folio.asp

³ The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, 2015, p.141

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."⁴

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 multiple parcels available throughout the area that are offered through various government and private programs. Considering the availability of parcels on the market, a longer exposure time of up to a year is reasonable.

Property History

The Department of Natural Resources surveyed Tok Triangle II and Tok Triangle III in 2009 and 2010; respectively. DNR has subsequently offered various parcels in the area over the past several years. However, none of the subjects have been previously offered for sale. DNR is the owner of record for all parcels.

Scope of the Appraisal

Property and Comparable Sales Inspection

I inspected the subject properties and comparable sales on September 11, 2018. Physical features and access were identified by use of site 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.

⁴ Uniform Standards of Professional Appraisal Practice 2018-2019, Appraisal Foundation, p.U-2.

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 – Tok⁵

Tok is located 200 miles southeast of Fairbanks and 93 miles west of the Canadian border. It is situated at the intersection of the Alaska Highway and the 'Tok Cutoff' to the Glenn Highway. Tok is the first major community upon entering Alaska from Canada and is located within the Fairbanks Recording district.

It is uncertain how Tok got its name. However, the nearby "Tokai River" was first reported in 1887 by Lt. Allen. "Tok River" was recorded in 1901 by the USGS. Tok began in 1942 as an Alaska Road Commission camp. With the completion of the Alcan Highway in 1946, a post office and a roadhouse were built. In 1947 the first school was opened, and in 1958 a larger school was built to accommodate the many newcomers. The U.S. Customs Office was located in Tok between 1947 and 1971, when it was moved to Alcan at the border. Between 1954 and 1979, a U.S. Army fuel pipeline operated from Haines to Fairbanks, with a pump station in Tok. The pump station's facilities were purchased as area headquarters for the Bureau of Land Management. The U.S. Coast Guard constructed a LORAN (Long Range Aid to Navigation) station in 1976. Four 700' towers, located 6 miles east of Tok junction, transmit radio navigation signals for air and marine traffic in the Gulf of Alaska.

Tok has become known as the "Sled Dog Capital of Alaska." Although residents have chosen not to incorporate as a municipality, there are numerous local volunteer committees for various community functions and various membership organizations. In July of 1990, Tok was evacuated due to a large forest fire. Fortunately, the wind changed direction effectively changing the direction of the fire and averting serious damages.

According to the 2010 Census, there were 724 housing units in the community and 532 were occupied. There is no central water and sewer in Tok due to businesses and residences spread out over a wide area. Most homes use individual septic tanks and individual wells at 50- to 125-foot depths. The schools operate individual systems. Most homes are heated with fuel oil or wood-burning stoves, and many residents use propane for cooking, water heating, and clothes drying. A private firm provides household refuse collection and disposal at the landfill, located at mile 120.5 Tok Cutoff. Alaska Power & Telephone Co., based in Port Townsend, WA, owns and operates a diesel power system in Tok that provides electricity to area communities. Electricity is provided by Alaska Power Company. There are 2 schools located in the community. Local hospitals or health clinics include Tok Community Clinic; Tok Public Health Center. The clinic is a qualified Emergency Care Center. Specialized Care. Auxiliary health care is provided by Chicken EMS, and Tok Area Emergency Medical Services.

Tok is the transportation, business, service, and government center for the Upper Tanana region. Employment and business revenues peak in the summer months, with the rush of RV travelers on the Alaska Highway. Subsistence and recreational activities are prevalent. Moose, bear, rabbit, grouse, and ptarmigan are taken. Dahl sheep and caribou are hunted outside of the region but only through lottery permits. Salmon are obtained from the Copper River to the south. Berry-picking and gardening are also popular activities.

Tok is located at the junction of Alaska's two principal highways. It is the first community with services for visitors entering (and last community for visitors departing) Alaska by highway. Bus services are available to Anchorage and Fairbanks, and freight is delivered by truck. There are two state-owned runways. One is a gravel strip operated by DNR and is 1,690' long by 45' wide. The other is at Tok Junction and state-owned, with a 2,509' long by 50' wide asphalt runway. There are multiple private airstrips in the vicinity.

⁵ All information regarding Market Area information derived from <https://www.commerce.alaska.gov/dcra/DCRAExternal>, and <https://en.wikipedia.org/>

Property Description – Tok

ADL	Subdivision	MTRS	Lot	Block	ASLS	Acres	Plat	Recording District
418634	Tok Tri. II	C018N012E35	9	3	2007-15	19.25	2009-62	Fairbanks
418635	Tok Tri. II	C018N012E35	10	3	2007-15	8.82	2009-62	Fairbanks
418636	Tok Tri. II	C018N012E35	11	3	2007-15	9.55	2009-62	Fairbanks
418637	Tok Tri. II	C018N012E35	12	3	2007-15	9.55	2009-62	Fairbanks
418638	Tok Tri. II	C018N012E35	1	4	2007-15	37.61	2009-62	Fairbanks
418639	Tok Tri. II	C018N012E35	2	4	2007-15	19.55	2009-62	Fairbanks
418640	Tok Tri. II	C018N012E35	3	4	2007-15	9.10	2009-62	Fairbanks
418641	Tok Tri. II	C018N012E35	4	4	2007-15	9.55	2009-62	Fairbanks
418642	Tok Tri. II	C018N012E35	5	4	2007-15	9.55	2009-62	Fairbanks
418643	Tok Tri. II	C018N012E35	6	4	2007-15	8.81	2009-62	Fairbanks
418644	Tok Tri. II	C018N012E35	7	4	2007-15	19.25	2009-62	Fairbanks
418645	Tok Tri. II	C018N012E35	8	4	2007-15	37.03	2009-62	Fairbanks
419055	Tok Tri. III	C018N012E34	6	1	2008-41	10.01	2010-59	Fairbanks
419056	Tok Tri. III	C018N012E34	1	2	2008-41	10.01	2010-59	Fairbanks
419057	Tok Tri. III	C018N012E34	2	2	2008-41	20.01	2010-59	Fairbanks
419076	Tok Tri. III	C018N012E34	1	5	2008-41	10.01	2010-59	Fairbanks
419077	Tok Tri. III	C018N012E34	2	5	2008-41	10.01	2010-59	Fairbanks
419078	Tok Tri. III	C018N012E34	3	5	2008-41	18.17	2010-59	Fairbanks
419081	Tok Tri. III	C018N012E34	6	5	2008-41	10.00	2010-59	Fairbanks
419082	Tok Tri. III	C018N012E34	7	5	2008-41	10.00	2010-59	Fairbanks

Location

Subjects within Tok Triangle II and Tok Triangle III Subdivisions are located three to four miles southwest of the main intersection of the Alaska and Glenn Highways, and approximately one and a half to two and a half miles west of the Glenn Highway. Tok Triangle II is within Section 35, and Tok Triangle III is within Section 34.

Topography, Soils, Size & Shape

Sites range in size from 8.81-acres to 37.61-acres. Lot 2 in Block 2 of Tok Triangle III is irregular in shape while the remaining parcels are rectangular. All parcels are flat with vegetation indicative of adequately drained soils.

Easements & Zoning Regulations

There are typical access easements throughout the subdivision. Subjects are within the Unorganized Borough and are not zoned.

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Ownership History

None of the subjects have been previously offered for sale. DNR is the owner of record for all parcels.

Tax Assessments & Personal Property

Subjects are located within the Unorganized Borough and not subject to property tax. There is no personal property or improvements involved with the appraisal of this site.

Water & Sewer

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.

Access and Utilities

Access to the general area is via the Alaska or Glenn Highways. Access to each site varies in quality. Overhead electric service has not been extended to the subdivisions. See grid below:

ADL	Subdivision	Lot	Blk.	Access
418634	Tok Tri. II	9	3	Pioneer Road
418635	Tok Tri. II	10	3	Pioneer Road
418636	Tok Tri. II	11	3	Brushed ROW
418637	Tok Tri. II	12	3	Brushed ROW
418638	Tok Tri. II	1	4	Pioneer Road
418639	Tok Tri. II	2	4	Brushed ROW
418640	Tok Tri. II	3	4	Brushed ROW
418641	Tok Tri. II	4	4	Brushed ROW
418642	Tok Tri. II	5	4	Brushed ROW
418643	Tok Tri. II	6	4	Pioneer Road

ADL	Subdivision	Lot	Blk.	Access
418644	Tok Tri. II	7	4	Pioneer Road
418645	Tok Tri. II	8	4	Pioneer Road
419055	Tok Tri. III	6	1	Trail
419056	Tok Tri. III	1	2	Trail
419057	Tok Tri. III	2	2	Pioneer Road
419076	Tok Tri. III	1	5	Trail
419077	Tok Tri. III	2	5	Trail
419078	Tok Tri. III	3	5	Trail
419081	Tok Tri. III	6	5	Trail
419082	Tok Tri. III	7	5	Trail



Lot 1 Block 4 Phase II looking south on Polaris



Lot 1 Block 4 Phase II access along northern lot line



Corner of Lots 2 and 1 Block 4 Phase II



Lot 2 Blk.2 Ph.III on right. Lot 9 Blk.3 Ph.II on left



Lot 2 Block 5 Phase 3



Lot 3 Block 4 Phase II looking east from southeast cor.



Lot 3 Block 5 Phase III



Lot 4 Blk.4 Ph.II on right. Lot 12 Blk.3 Ph.II on right



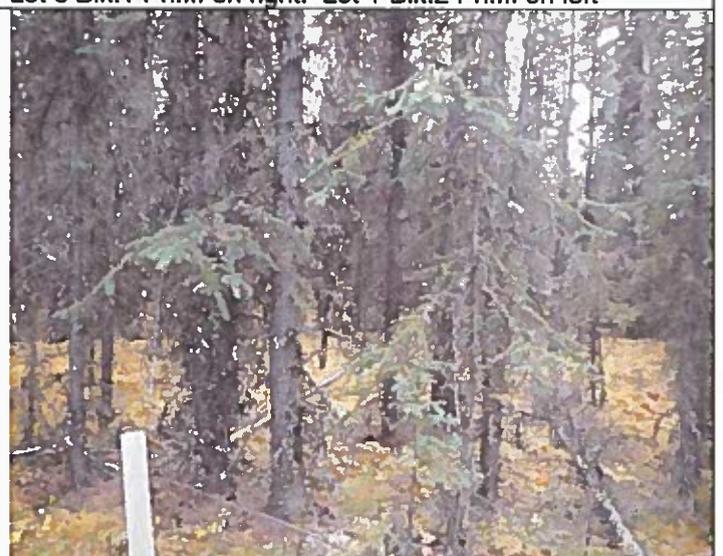
Lots 6 and 7 Block 5 Phase III



Lot 6 Blk.1 Ph.III on right. Lot 1 Blk.2 Ph.III on left



Lot 6 Block 1 Phase III



Lot 12 Block 3 Phase II



Near corner of Lot 6 Blk. 4 and Lot 10 Blk.3 Phase II



Lot 7 Blk.4 Ph.II looking north on Scoby Way



Lot 2 Block 4 Phase II



Near corner of Lots 1 and 8 of Block 4, looking west.



Polaris Street along Block 4 of Phase II



Lot 3 Block 5 Phase III

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. 7th 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
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
Business hours 10:00 am to 5:00 pm M-F.

In Juneau

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