

MARKET VALUE APPRAISAL
of
Various parcels within Bartlett Hills, Chase II Alaska, Chase Remote, Chase Remote II, and
Vita Alaska Subdivisions.



APPRAISAL REPORT No 4479-0

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. 4479-0

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 13, 2018
10. DATE of VALUE(S): September 20 and October 3, 2018
11. APPRAISED VALUE(S):

Subdivision	ADL	Lot/Tract	Block	ASLS	Site Size	Value
Bartlett Hills	232384	12	3	79-143B	5.00	\$8,100
Bartlett Hills	231881	14	8	79-143D	5.00	\$8,500
Bartlett Hills	231882	15	8	79-143D	5.00	\$8,500
Bartlett Hills	231883	16	8	79-143D	5.00	\$8,500
Bartlett Hills	231884	17	8	79-143D	5.00	\$8,500
Bartlett Hills	231885	18	8	79-143D	5.00	\$8,500
Bartlett Hills	231886	19	8	79-143D	5.00	\$8,500
Chase II	214466	11&12	8	79-149 III B	10.00	\$9,000
Chase II	214481	1 & 2	3	79-149 IVA	10.00	\$9,000
Chase II	214555	1 & 2	13	79-149 III C	10.00	\$9,000
Chase II	214558	6 & 7	14	79-149 III C	10.00	\$9,000
Chase Remote	52104	L	-	72-58	4.84	\$14,500
Chase Remote II	218889	B	-	90-96	39.8	\$22,000
Chase Remote II	218890	C	-	90-96	21.88	\$14,400
Vita Alaska	231092	2	2	2008-23	3.69	\$31,000

B. SUMMARY OF REVIEW

1. DATE of REVIEW: February 7, 2019
2. REVIEWER'S CLIENT: DNR Other: _____
3. INTENDED USERS of the REVIEW: DNR General Public Other: _____
4. INTENDED USE of the REVIEW: Establish minimum bid price for sealed bid auction
5. PURPOSE of REVIEW: Evaluate for Technical Compliance with DNR Instructions & USPAP
 Evaluate for Technical Compliance with UASFLA Develop Independent Estimate of Value
 Other: _____
6. 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

7. 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

1. 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.
2. The reviewer assumes that the data and information in the appraisal are factual and accurate.
3. 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.
4. All assumptions and limiting conditions contained in the appraisal report are part of this review unless otherwise stated.
5. 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.
6. The value of commercial timber, if any, is specifically excluded from the final conclusion of value.

REVIEW APPRAISER'S CERTIFICATION APPRAISAL NO. 4479-0

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 2/7/19

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: December 13, 2018

TO: Kevin Hindmarch
Review Appraiser

FROM: Michael S. Dooley 
Appraiser II

SUBJECT: Appraisal of seven parcels within Bartlett Hills subdivision, four parcels in Chase II Alaska Subdivision, one parcel in Chase Remote, two parcels in Chase Remote II, and one parcel in Vita Subdivision.

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 is an appraisal report based on the General Assumptions and Limiting Conditions stated in the report, as well as the facts, analyses, and reasoning leading to the opinions of value.

I have physically inspected all of the subject parcels and comparable sales. The 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

Location and Survey

Subdivision Name	ADL	Location	Survey
Bartlett Hills	Various	Approximately 13.75 air miles southeast of Talkeetna.	ASLS 79-143B and ASLS 79-143D
Chase II Alaska	Various	The parcels are located approximately 5.5-6.5 air miles northeast of Talkeetna.	ASLS 79-149 IIIB, IIIC, IVA
Chase Remote	52104	The parcel is located approximately 9.75 air miles northeast of Talkeetna.	ASLS 72-58
Chase Remote II	Various	The parcel is located approximately 9.75 air miles northeast of Talkeetna.	ASLS 90-96
Vita Alaska	231092	Approximately 9 miles south of Talkeetna.	ASLS 2008-23

SUMMARY OF VALUES

Subdivision	ADL	Lot/Tract	Block	ASLS	Site Size	Value
Bartlett Hills	232384	12	3	79-143B	5.00	\$8,100
Bartlett Hills	231881	14	8	79-143D	5.00	\$8,500
Bartlett Hills	231882	15	8	79-143D	5.00	\$8,500
Bartlett Hills	231883	16	8	79-143D	5.00	\$8,500
Bartlett Hills	231884	17	8	79-143D	5.00	\$8,500
Bartlett Hills	231885	18	8	79-143D	5.00	\$8,500
Bartlett Hills	231886	19	8	79-143D	5.00	\$8,500
Chase II	214466	11&12	8	79-149 III B	10.00	\$9,000
Chase II	214481	1 & 2	3	79-149 IVA	10.00	\$9,000
Chase II	214555	1 & 2	13	79-149 III C	10.00	\$9,000
Chase II	214558	6 & 7	14	79-149 III C	10.00	\$9,000
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Chase Remote II	218889	B	-	90-96	39.8	\$22,000
Chase Remote II	218890	C	-	90-96	21.88	\$14,400
Vita Alaska	231092	2	2	2008-23	3.69	\$31,000

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 in accordance with 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

The parcels located in Bartlett Hills, Chase II, Chase Remote, and the Chase Remote II subdivisions have an effective date of value of **September 20, 2018**.

The Vita subdivision has an effective date of **October 03, 2018**

Date of Report:

December 13, 2018

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

² Alaska Statutes Title 38, Public Land Article 5, <http://www.legis.state.ak.us/basis/folio.asp>, Accessed 11/26/2018

³ 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."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 over 100 available parcels within the immediate area. Considering the availability of parcels on the market, a longer exposure time of up to three years is reasonable.

Scope of the Appraisal

Property and Comparable Sales Inspection

I performed an aerial inspection of the comparable sales and the subject properties located in Bartlett Hills, Chase II, Chase Remote, and Chase Remote II subdivisions on September 20, 2018. I performed a ground inspection of the subject property and the comparable sales for the Vita Subdivision on October 03, 2018. Physical features and access were identified by use of aerial or ground 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 Records Office databases were searched for recent comparable sales while the Matanuska - Susitna Borough database was searched for relevant sale information. Private real estate agent websites were searched for recent listings while 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 – The Matanuska Susitna Borough⁵

Location:

The Matanuska-Susitna (Mat-Su) Borough is located in the middle of southcentral 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 precipitations 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 decent.

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 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.

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

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 Neighborhood⁶

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.

Facilities, Utilities, Schools and Health Care

The majority of residents have individual wells, septic tanks, and complete plumbing. A piped water and sewer system are maintained by the Mat-Su Borough. The high school operates its own water system. A borough-operated refuse transfer station is located at mile 11.5 Talkeetna Spur Road. A sludge disposal site is available locally. Electricity is provided by Matanuska Electric Association, Incorporated. There is one school located in the community, attended by 96 students. Local hospitals or health clinics include Sunshine Community Health Center Mat-su Regional Hospital between Palmer and Wasilla on the Parks Hwy. The clinic is a qualified Emergency Care Center. Emergency Services have highway air and helicopter access. Emergency service is provided by 911 Telephone Service and volunteers. Auxiliary health care is provided by Talkeetna Ambulance Service (907-373-8800/907-745-4811) Valley Hospital in Palmer.

Economy and Transportation

As the take-off point for fishing and flight seeing trips and a staging area for Denali climbing expeditions, Talkeetna provides air taxis, helicopters, outfitters, and related services. Numerous air taxis provide transport to Kahiltna Glacier Base Camp. All climbers must register for Mount McKinley and Mount Foraker. In 2010, 9 area residents held commercial fishing permits.

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

Parcel Descriptions

Subdivision Name	Survey #	# of Lots	Date Inspected
Bartlett Hills	79-143 B & D	7	09/20/2018
Chase II Alaska	79-149 IIB, IIIC & IVA	4	09/20/2018
Chase Remote	72-58	1	09/20/2018
Chase Remote II	90-96	2	09/20/2018
Vita	2008-23	1	10/03/2018

General Property Description for Bartlett Hills Subdivision

ADL	Lot/Tract	Block	ASLS	Site Size	MTRS
232384	12	3	79-143B	5.00	S025N004W01
231881	14	8	79-143D	5.00	S024N004W25
231882	15	8	79-143D	5.00	S024N004W25
231883	16	8	79-143D	5.00	S024N004W25
231884	17	8	79-143D	5.00	S024N004W25
231885	18	8	79-143D	5.00	S024N004W25
231886	19	8	79-143D	5.00	S024N004W25

Location

Bartlett Hills Subdivision is a multi-phase subdivision that encompasses a very large area. ADL # 232384 is located approximately six miles southeast of Talkeetna. The remaining parcels are located approximately 13.75 miles southeast of Talkeetna, and approximately four miles east of the Parks Highway and Talkeetna Spur Road interchange.

Access

ADL #232384 has trail access off of Mastadon Road. The exact condition of the trail is unknown. The subject parcels within ASLS 79-143D can be accessed from the north via Yoder Road, or from the south via East Montana Creek Road. Not all of the platted road and rights-of-way within the subdivision have been improved. All road service in the subdivision extends from the north. Road service on South Malaspina Road starts from, and includes East Kustaka Road, and it ends at approximately Lot 32/Block 9. Road service on South Southfork Road (identified as East Montana Creek Road on Plat) begins at Yoder Road and ends at approximately Lot 27/Block 5.

Size & Shape

All of the parcels are 5.00 acres in size and are rectangular to irregular in shape.

Topography

The subdivision is characterized by a generally level to rolling topography with minimal variation in elevation. The subject parcels lay approximately 500 to 700 feet above sea level.

Soils/Vegetation

Subdivision contains primarily mature birch and spruce mix with some areas of wetlands within the tracts. 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.

Amenities

Lots 14 thru 19 of Block 8 in ASLS 79-143-D abut an open area with a creek identified as Tract D4 on the plat.

Easements & Zoning Regulations

The subjects are located within an unregulated area of the Mat-Su Borough and have no zoning. There is a 15' utility easement on each side of common interior lot lines, and inside any lot lines fronting a right-of-way. Structures may not be constructed within 25' of a road right of way, 10' from a side lot boundary, and 75' from the normal high-water mark of water body. 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.

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments⁷

The subjects 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 2018 mill rate for the subject subdivision is 13.999.

Ownership History

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

Personal Property

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

⁷ <http://www.matsugov.us/realpropertyquery/detail> accessed 11-27-2018



ADL's 231881 thru 231886, looking southeast.

RE2477 Trails

- Survey Boundary
- Survey Boundary
- Survey Boundary
- Survey Boundary



GRAPHIC ILLUSTRATION ONLY
This is not an official record. Please refer to the Land Administration System (LAS) database for more detailed information on specific cases.
The State of Alaska makes no expressed or implied warranty and (hereinafter referred to as "the State") shall not be held responsible for any damages or other damages suffered by the user or any other person or entity arising from the use of this product, any errors or omissions, or any other damages, including consequential damages, of any kind or nature, arising from the use of Alaska Mapper or any other product of the State of Alaska. Liability for any damages shall be the responsibility of the user.

Subject Photos



ADL #232384



ADL #'s 3231881 thru 231886, looking northwest.

General Property Description for Chase II Alaska Subdivision

ADL	Lot	Block	ASLS	Site Size	MTRS
214466	11&12	8	79-149 Unit III B	10.00	S027N004W35
214481	1 & 2	3	79-149 Unit IVA	10.00	S027N004W36
214555	1 & 2	13	79-149 Unit III C	10.00	S027N004W35
214558	6 & 7	14	79-149 Unit III C	10.00	S026N004W01 S026N004W01 S027N004W35 S027N004W36

Location

The Chase II Alaska Subdivision is a large multi-phase subdivision that is located from between 2 and 12 miles northeast of Talkeetna and approximately .5 miles north of the Talkeetna River. All of the subject parcels are located from between 5 and 7 miles northeast of the Talkeetna.

Access

Summer access to the subdivision is by ATV via the Chase Trail then via platted right of ways, or by boat up the Talkeetna River, then overland. Winter access is via snowmachine along rivers and/or overland to the subject subdivision.

Size & Shape

The parcels are all 10.00 acres in size and are irregular in shape.

Topography

The subdivision is characterized by a generally level to rolling topography with minimal variation in elevation. The subject parcels lay approximately 400 to 825 feet above sea level.

Soils/Vegetation

Subdivision contains primarily mature birch and spruce mix with some areas of wetlands within the tracts. 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

The subjects are located within an unregulated area of the Mat-Su Borough and have no zoning. Parcels are 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 Assessments⁸

The subjects 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 2018 mill rate for the subject subdivision is 10.879

⁸ <http://www.matsugov.us/realpropertyquery/detail> accessed 11-27-2018

Survey Boundary

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Ownership History

The Department of Natural Resources is the current owner of record for the subject parcels within the Chase II Alaska Subdivision. There are no other known deed transfers or contracts to purchase the subject properties within the past 3 years.

Personal Property

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

Subject Photos



ADL #214466. The red arrow indicates the approximate center of the parcel.



ADL #214481. The red arrow indicates the approximate center of the parcel.



ADL #214555 to the left and ADL#214558 to the right. The red arrow indicated the approximate center of the parcel.

General Property Description for Chase Remote Subdivision

ADL	Tract	ASLS	Site Size	MTRS
52104	L	72-58	4.84	S027N003W28

Location

The Chase Remote parcel is located approximately 11 miles northeast of Talkeetna, on the north bank of Katie Lake.

Access

Primary access to the subject parcel is by floatplane in the winter and ski plane in the winter.

Size & Shape

The subject parcel is 4.84 acres in size and is irregular in shape.

Topography

The subject parcel is characterized by a generally sloping topography. The subject parcel is at approximately 700 to 800 feet above sea level.

Soils/Vegetation

Subdivision contains primarily mature birch and spruce mix with some areas of wetlands within the tracts. 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

The subjects are located within an unregulated area of the Mat-Su Borough and have no zoning. The survey indicates that parcels are subject to a 10' pedestrian easement along the ordinary highwater line of Katie Lake. 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 Assessments⁹

The subjects 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 2018 mill rate for the subject subdivision is 10.879

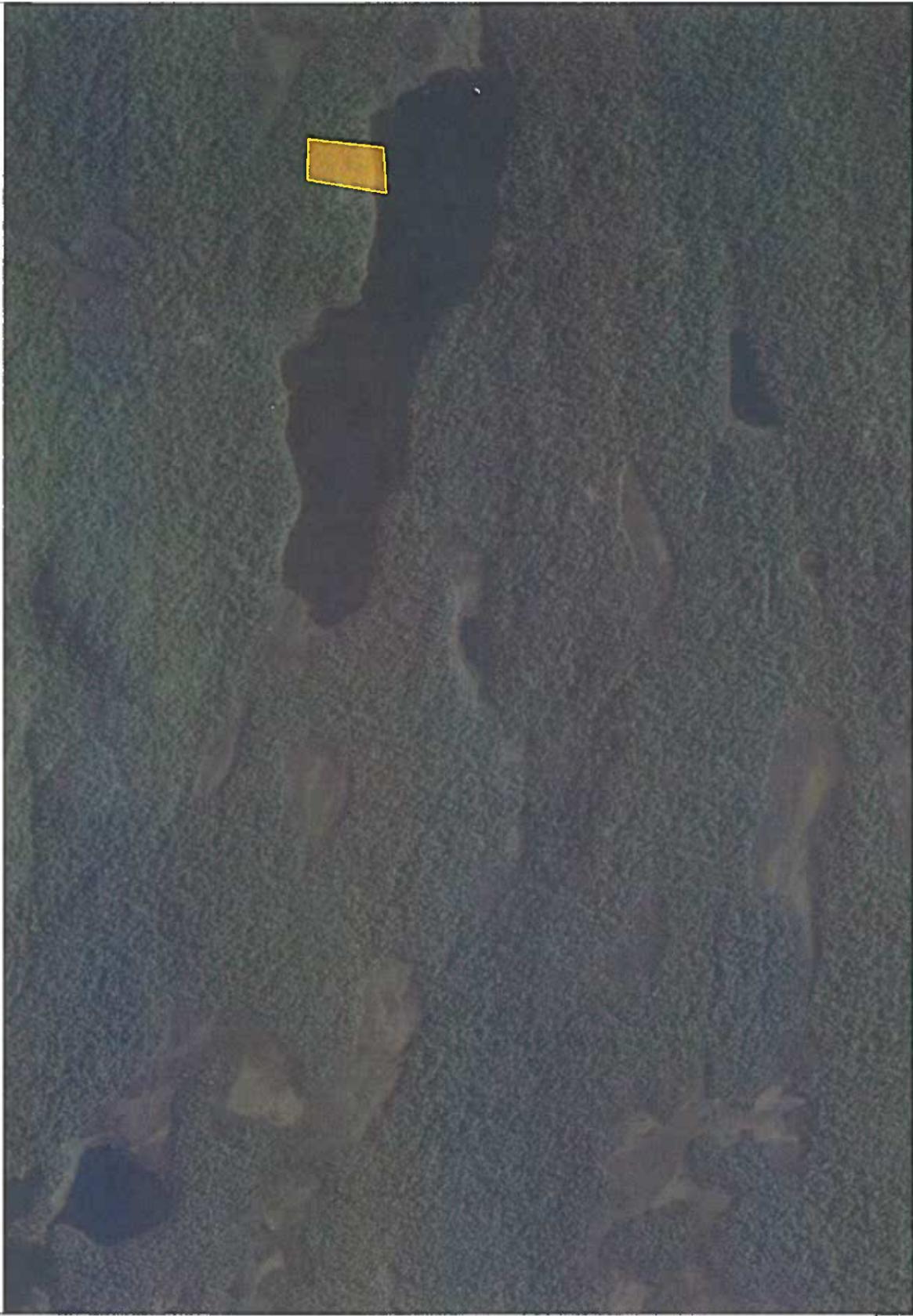
Ownership History

The Department of Natural Resources is the current owner of record for the subject parcel within the Chase Remote Subdivision. There are no other known deed transfers or contracts to purchase the subject properties within the past 3 years.

Personal Property

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

⁹ <http://www.matsugov.us/realpropertyquery/detail> accessed 11-27-2018



GENERIC ILLUSTRATION ONLY
Source documents remain the official record. Please refer to the Land Administration System (LAS) website for more information on specific cases.
The State of Alaska does not warrant or make any warranties (including warranties of merchantability and fitness) with respect to the character, function, or quality of the information or any data contained therein for any purpose. In no event will the State of Alaska be liable for any incidental, indirect, special, consequential or other damages suffered by the user or any other person or entity, including but not limited to, any claims for personal injury or property damage, and in no event will the State of Alaska's liability to you or anyone else exceed the fee paid for the product.

Subject Photos



ADL #52104, The red arrow is the approximate center of the parcel.

General Property Description for Chase Remote II Subdivision

ADL	Tract	ASLS	Site Size	MTRS
218889	B	90-96	39.80	S027N003W21&28
218890	C	90-96	21.88	S027N003W28

Location

The Chase Remote II parcels are located approximately between nine to ten air miles northeast of Talkeetna, just north of Katie Lake.

Access

Primary access to the subject parcel is by floatplane in the summer to Katie Lake the overland via platted rights-of-way to parcels

Size & Shape

The subject parcels range in size from 21.88 and 39.80 acres and are irregular in shape.

Topography

The subject parcels are characterized by a generally sloping topography. The subject parcels are approximately 800 to 1,100 feet above sea level.

Soils/Vegetation

Subdivision contains primarily mature birch and spruce mix with some areas of wetlands within the tracts. 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

The subjects are located within an unregulated area of the Mat-Su Borough and have no zoning. The survey indicates that parcels are subject to a 25' public access easement along all the property lines. Additionally, there is a fifty-foot easement on each side of each section line within the subdivision. Although not depicted on the survey, there is an east-west running protracted section line that bisects ADL #218889.

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments¹⁰

The subjects 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 2018 mill rate for the subject subdivision is 10.879

Ownership History

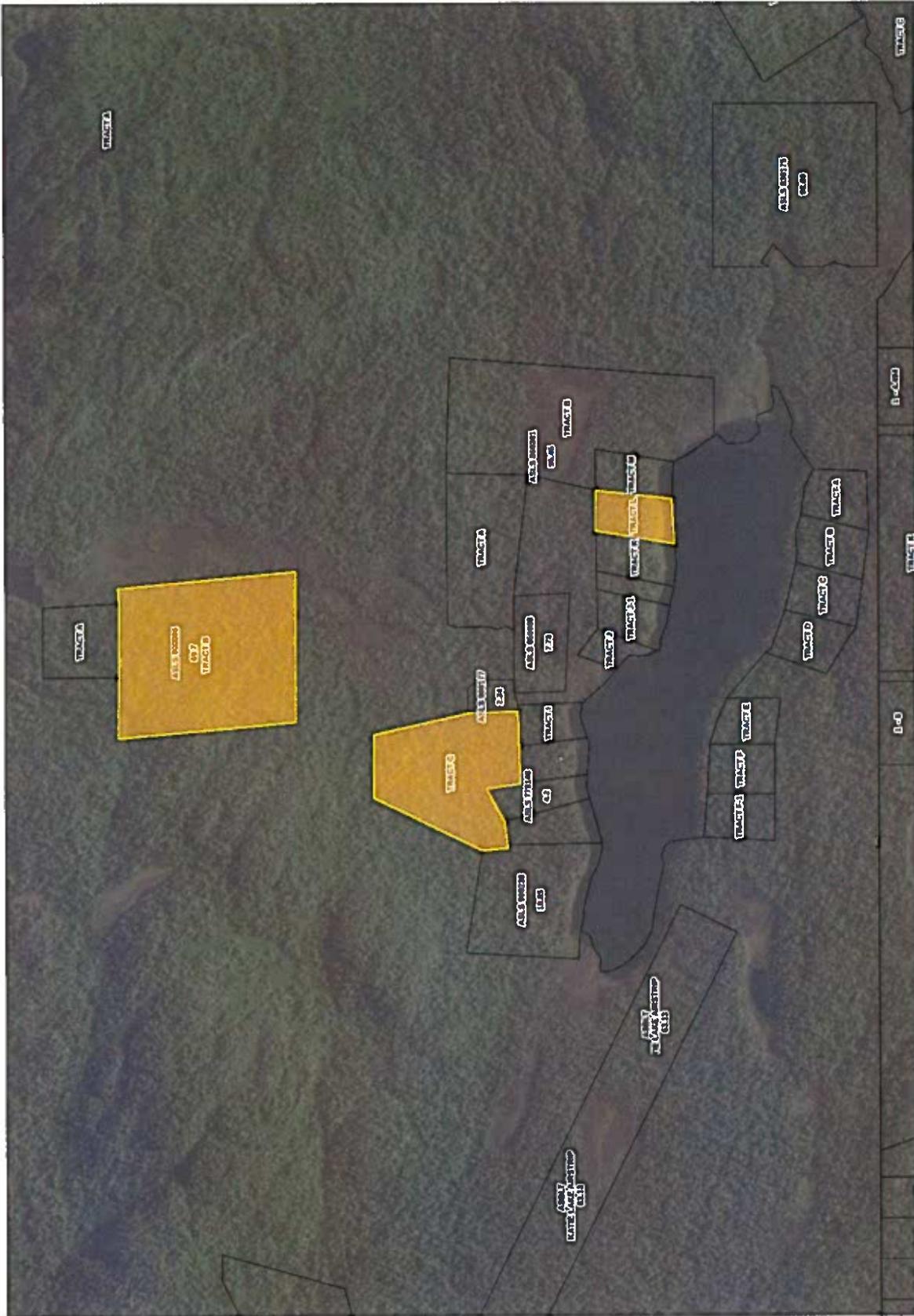
The Department of Natural Resources is the current owner of record for the subject parcel within the Chase Remote Subdivision. There are no other known deed transfers or contracts to purchase the subject properties within the past 3 years.

Personal Property

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

¹⁰ <http://www.matsugov.us/realpropertyquery/detail> accessed 11-27-2018

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Subject Photos

ADL #218890. The red arrow indicates the approximate center of the parcel.



ADL #218889. The red arrow indicates the approximate center of the parcel.



ADL #218890. The red arrow indicates the approximate center of the parcel.

General Property Description for Vita Alaska Subdivision

ADL	Lot	Block	ASLS	Site Size	MTRS
231092	2	2	2008-23	3.69	S024N004W05

Location

The Vita Alaska Subdivision is located approximately nine miles south of Talkeetna, and east of Talkeetna Spur Road.

Access

The subdivision has gravel road access.

Size & Shape

The subject parcel is 3.69 acres in size and is rectangular in shape.

Topography

The subdivision is characterized by a generally level to rolling topography with minimal variation in elevation. The subject parcels lay approximately 400 to 425 feet above sea level.

Soils/Vegetation

Subdivision contains primarily mature birch and spruce. Soils are typical of the surrounding area.

Utilities, Water & Sewer

Telephone and electricity are located near the southeast corner of Lot 1/Block 1. 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 is located within an unregulated area of the Mat-Su Borough and has no zoning.

The subject parcel has a 15' utility easement along its west property line, and a 20' utility easement along its south property line.

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments¹¹

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 2018 mill rate for the subject subdivision is 16.039

Ownership History

The Department of Natural Resources is the current owner of record for the subject parcels within the Vita Alaska Subdivision.

The subject parcel was offered in a 2015 DNR Land Sale Auction with a minimum bid of \$25,900. The parcel was sold to the highest bidder at \$35,000, and a purchase contract was recorded on 09/17/2015. The contract was terminated on 05/10/2017, and the parcel was placed in potential reoffer status.

Personal Property

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

¹¹ <http://www.matsugov.us/realpropertyquery/detail> accessed 11-27-2018

Subject Photos



ADL #231092



ADL #231092



ADL #231092

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.