

MARKET VALUE APPRAISAL

Of

**Hypothetical Key Parcels within Mount Ryan
Remote Recreational Cabin Staking Area**



BASE APPRAISAL REPORT No. 3537-0

**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. 3537

1. ADL NO(S): Various
2. SIZE: 5.00 to 20.00 acres
3. APPLICANT: N/A
4. LOCATION: 50 miles northeast of Fairbanks, Alaska, south of the Steese Highway between milepost 75 and 85
5. LEGAL DESCRIPTION(S): To be determined by survey
6. INTEREST APPRAISED: Fee Simple less mineral rights
7. PURPOSE OF THE APPRAISAL: Estimate market value of hypothetical key parcels within the subject area
8. APPRAISED BY: Johnthomas Williamson, Appraiser I
9. DATE of REPORT: January 23, 2009
10. DATE of VALUE(S): January 23, 2009
11. APPRAISED VALUE(S):

Conclusion of value for Hypothetical Key Parcels			
	Size	Per/acre	Per/site (RND)
Key Parcel 'A'	5.00 acres	\$1,320	\$6,600
	10.00 acres*	\$990	\$9,900
	15.00 acres*	\$858	\$12,900
	20.00 acres*	\$743	\$14,900

Key parcel in bold, - *Size adjusted Key Parcels based on adjustment shown in Addenda.

B. SUMMARY OF REVIEW

1. DATE of REVIEW: January 30, 2009
2. REVIEWER'S CLIENT: DNR Other: _____
3. INTENDED USERS of the REVIEW: DNR General Public Other: _____
4. INTENDED USE of the REVIEW: The values and adjustments will be used to establish the purchase prices for parcels to be staked by various applicants
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: None
- Proofread DNR data entry: Yes No
7. RESULTS OF REVIEW: Not Approved Approved Approved Value: See A.11

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: Appropriate

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 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. 3537

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.

Reviewed by Kevin R. Hindmarch
Kevin R. Hindmarch, Review Appraiser

Date 1/30/09

cc: Marta Mueller
Chuck Pinckney
Victoria Braun

MEMORANDUM

State of Alaska

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

DATE: January 23, 2009

TO: Kevin Hindmarch
Review Appraiser

FROM: Johnthomas Williamson 

SUBJECT: Appraisal of a Hypothetical Key Parcel within the Mount Ryan Remote
Recreational Cabin Site Staking Area – Base Appraisal Report no. 3537-0

As requested, I have completed a valuation of the hypothetical Key Parcels in the above staking area. I understand that this appraisal will be used to determine the base purchase price for staked recreational parcels, or the minimum bid for administratively surveyed parcels, within this area. 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 Remote Recreational Cabin Site Disposal. This is a complete, summary 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 inspected a large portion of the staking area staking in July 2008, as well as the main access route into the general area. In addition, some of the comparables sales have been inspected during unrelated assignments. The physical description of the Key Parcel was based on aerial photography, topographic maps, previously completed appraisal reports, and interviews of various individuals familiar with the area. Based on my observations and analyses of all available data, I have formed an opinion of the market value as of the effective date of value.

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APPRAISAL SUMMARY

Mount Ryan Remote Hypothetical Key Parcels	
Location	Staking area is approximately 50 miles northeast of Fairbanks, southeast of the Chatanika River and McManus Creek, south of the Steese Highway between milepost 75 and milepost 85.
Topography Map	USGS Circle A-4, A-5, B-4, B-5
Owner	State of Alaska
Key Parcel 'A'	Size: 10.00 acre
	Lot Type: 'A' - Mount Ryan Interior Parcel.
	Access: ATV, snowmachine, or by foot.
	Building Site: Level to sloping, possibly wooded with adequate drainage, adequate building site
	Setbacks: 300' staking setback on each side of the centerline of ADL 408830 and ADL 418498 (Circle-Fairbanks trail and the borough boundary). Additionally there is a 150-foot staking setback from the centerline of ADL 418499, ADL 418500, and ADL 418506. Also a 100' building setback from all streams and public or navigable water bodies.
	Easements: 30' public access and utility easement along all interior parcel lot lines and a 60-foot public access easement along all existing unnamed trails.
	Amenities: Typical view of the surrounding area
Improvements	None
Highest and Best Use	Recreational cabin site
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	January 23, 2009
Date of Report	January 23, 2009

Conclusion of value for Hypothetical Key Parcels			
	Size	Per/acre	Per/site (RND)
Key Parcel 'A'	5.00 acres*	\$1,320	\$6,600
	10.00 acres	\$990	\$9,900
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	20.00 acres*	\$743	\$14,900

-Key Parcel in bold

-*Size adjusted Key Parcels based on adjustment shown in Addenda

Adjustments for Staked Parcels

Adjustments		
Date of Value	Date of entry	To be determined
Location	No distinctions within staking area	None
Size, acres	Adjustments for size variations	See addenda
Easements	Typical easements are considered in the base value. Other easements or trails across staked parcels to be handled on a case-by-case basis.	To be determined
Building site	Poor: Mostly steep, mostly wet ground, or unstable soils	0.80 to 0.90
	Average: Level to sloping, possibly wooded parcel with adequate drainage	1.00
	Good: Mostly level to gently sloping, well drained and possibly wooded. Multiple building sites	1.10
Amenities	Superior views	1.10
	Creek Frontage	1.00 to 1.25 see addenda
Miscellaneous	Differences in parcels discovered during field inspection.	To be determined

Adjustment Process: An adjustment of less than 1.00 means the feature of the staked parcel is inferior to the hypothetical key parcel and requires a downward price adjustment. An adjustment of greater than 1.00 means the feature is superior to the hypothetical key parcel, requiring an upward adjustment. An adjustment of 1.00 means the property feature is similar to the key parcel, and no adjustment is necessary. The adjustments are multiplied to obtain a total adjustment, which is then multiplied by the estimated value of the key parcel to yield a value for the staked parcel.

PREMISES OF THE APPRAISAL

Type of Appraisal and Report

This appraisal is a complete, summary appraisal 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 Special Appraisal Instructions, DNR Remote Recreational Cabin Site Disposal.

Purpose of Appraisal

The purpose of this appraisal is to estimate current market value.

Intended Use of Appraisal

The appraisal will be used by DNR to determine the purchase price for parcels to be acquired under the Remote Recreational Cabin Site staking program (AS 38.05.600). Or determine the minimum bid for administratively surveyed parcels acquired under the Subdivision Auction Program (AS 38.05.035)

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 as¹:

"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) states²:

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 Value³

"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

The effective date of the value estimate is January 23, 2009

Exposure Time

Exposure time is defined as ⁴: "...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..."

¹ The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, p.111

² Alaska Statutes Title 38, Public Land Article 5, State of Alaska, 2006, p.6101

³ The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, p.23

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.

Based on exposure time for similar properties, the estimated values are based on an exposure time of up to three years.

Sales History

No private parcels are within the staking boundary. Potential staking sites have not sold within the last three years. DNR is the current owner of record.

Scope of the Appraisal

I inspected the northern half of the staking area via ATV in July, 2008. Additionally, some of the comparables sales have been inspected during unrelated assignments. Physical features and access were identified by the use of topographic maps, status plats, aerial photographs, DNR appraisal records, and interviews with people who are familiar with the area.

DNR appraisal records were searched for recent sales of similar parcels. Multiple real estate listings were searched, including; private classified ads, private real estate firms, DNR land disposal programs, the University Land Office, and the Mental Health Land Trust. Interviews were conducted with real estate agents, appraisers, and other individuals who provided data about trends in values, supply and demand. 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.

⁴ Uniform Standards of Professional Appraisal Practice 2006, Appraisal Foundation, p. 90.

Assumptions and Limiting Conditions

- . The property is appraised as vacant land without structural or site improvements.
- . All engineering studies are assumed to be accurate. Plats and illustrative material included in the report are intended to help the reader in visualizing the properties.
- . 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.
- . 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.
- . Some physical features are assumed based on conversations with those knowledgeable about the area and interpretation of existing maps and aerials. The appraiser reserves the right to modify the value conclusions if an on-site inspection reveals a variation in site features from those assumed in this report.
- . 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.
- . 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 final judgment is based. Therefore, no part should be used out of context and by itself alone.
- . 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.
- . Some parcels may contain saw timber, but not necessarily in commercial quantities. The estimated market value does not include that value of commercial timber, if any.

PRESENTATION OF DATA

Market Area Fairbanks – Northstar Borough⁵.

The Fairbanks North Star Borough is located in the heart of Interior Alaska, and is the second-largest population center in the state with a population of 96,888 in 2007. Of which, about half live in and around Fairbanks. The area encompasses 7,361.0 sq. miles of land and 77.8 sq. miles of water. Interior Alaska experiences seasonal temperature extremes. January temperatures range from -66 to 50 degrees Fahrenheit. July temperatures range from 30 to 99 degrees Fahrenheit. Fairbanks is known for its lingering summer days. When the solstice arrives, there is more than 22 hours of daylight. Major communities include: College, Eielson Air Force Base, Ester, Fairbanks, Fox, Harding Lake, Moose Creek, North Pole, Pleasant Valley, Salcha, and Two Rivers. There are 31 schools located in the borough, attended by 15,251 students.

City, Borough, State and federal government agencies, including the military, provide over one-third of the employment in the Borough. The Borough School District and the University of Alaska Fairbanks are the primary public employers. Approximately 6,000 residents are military. Retail services, gold mining, tourism, transportation, medical, and other services are the primary private sector activities. The Fort Knox hardrock gold mine produces 1,200 ounces daily with 360 permanent year-round employees.

The Richardson Highway, the Parks Highway, the Steese Highway and the Elliott Highway connect the Interior to Anchorage, Canada and the lower 48. Truck, rail and air services provide transportation of cargo. Scheduled jet services are available at Fairbanks International airport. An 11,800' asphalt runway, heliport and seaplane landing strip are available. A public seaplane base is located on the Chena River. Eielson Air Force Base and Fort Wainwright also conduct flight operations in the area.

Neighborhood Data - Chatanika⁶

The Mount Ryan RRCS staking area lies northeast of the small community of Chatanika, on the northeastern portion of the Fairbanks - Northstar Borough.

Chatanika was a center for placer gold mining in the early 1900s up until the late 1950s. Between 1926 and 1957, over 70 million dollars in gold was taken out of the valley. Placer mining has since been replaced by hard rock mining to the south. As a testament to its former mining days, an antique dredge has resided in the middle of the community since 1967. The dredge is located across the street from the community center, the Chatanika Lodge. Currently the lodge hosts multiple annual celebrations and festivals, including the "Chatanika Days Outhouse Race", a one-mile foot race where 4 team members push the 5th in a 'racing' outhouse. The lodge is a very popular snowmachine base for winter-time recreation. Many snowmachine and dog sled trails access the hills surrounding Chatanika.

Staking Area Data

The Mount Ryan Remote Recreational Cabin Site staking area is located approximately 50 miles northeast of Fairbanks, south of the Chatanika River and McManus Creek. The area lies south of the Steese Highway is roughly between mileposts 75 and 85. Twelve-Mile Summit is close to the northeastern corner of the staking area and provides a staging area for potential applicants.

⁵ Alaska DCCED 'Community Database Online', accessed 12-16-08
. http://www.commerce.state.ak.us/dca/commdb/CF_COMDB.htm.

⁶ <http://fairbanks-alaska.com/area-communities.htm> accessed 12-16-08

PHYSICAL CHARACTERISTICS	
Location	Staking area is approximately 50 miles northeast of Fairbanks, southeast of the Chatanika River and McManus Creek, south of the Steese Highway between milepost 75 and milepost 85.
Topography map	USGS Circle A-4, A-5, B-4, B-5
Topography/Terrain/Major Features	The topography within this area is generally rolling, with rounded ridges and creek valleys. Ridge elevation varies from 2,500 feet to 3,500 feet with elevation of adjacent valleys from 1,500 feet to 2000 feet. The variable topography includes 15% slopes, with some areas exceeding a 25% slope.
Access	Primary access to and through the staking area is overland via ATV on established trails along ridgelines and hilltops. The existing trail ADL 408830 is accessed from Mile 85 Steese Highway, beginning at the Circle-Fairbanks Trail trailhead, and traverses high country in the project area. Other existing trails such as ADL 418498, ADL 418499, and ADL 418506 provide access to the southern portion of the staking area. Winter access to the project area on the Chatanika – Twelvemile Summit Trail (RST 280) may be possible via snowmobile in winter along the Chatanika River and McManus Creek and then across unreserved state land to the project area. Access from the Steese Highway across the Chatanika River or McManus Creek is limited to an existing trail from milepost 80 Steese Highway, near Montana Creek.
View	High hills and domes provide potential views of Mount Ryan, Chena Dome, Pinnel Mountain, and the surrounding valleys.
Climate	Typical of Interior Alaska river valleys, this area has a cold, continental climate with extreme seasonal temperature variation and low precipitation. Summer temperatures range from the mid-30's to low-90's. Winter temperatures range from -65 to 45. Average annual precipitation is 10 inches with 68 inches of snowfall.
Soils/Vegetation	The dominant soils are poorly drained, but soils in the association range from poorly drained to well drained gravelly silt loam or loam. Soils are generally shallow to permafrost or bedrock. The dominant soils on south facing slopes consist of well drained gravelly silt loams or sandy loams without permafrost. Long foot slopes and valley bottoms consist of poorly drained silt loam, with a shallow permafrost table. Lower elevations including creek valley may contain wetlands.
Water Source	Small drainages provide surface water within the staking area. Water quality is unknown.

EASEMENTS AND RESERVATIONS	
Title	The State holds Tentative Approval to lands within F006N007E. All other lands within the staking area are patented to the State of Alaska, Patent No. 50-89-0103. The applicable State case file is GS 1952.
Allowed Uses	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal Authority	A portion of the staking area is within the Fairbanks North Star Borough and subject to the borough platting authority. That portion of the staking area east of the Fairbanks Northstar Borough boundary is within the Unorganized Borough and subject to the State of Alaska platting authority.

Section Line Easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Staking is not allowed across surveyed section lines or surveyed township lines.
Public Access and Utility Easements	All cabin sites are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing unnamed trails. Stakers may not obstruct or block access within these easements.
Setbacks and Other Restrictions	Parcels are subject to a 300-foot staking setback from the centerline of ADL 408830 and ADL 418498. Parcels are subject to a 150-foot staking setback from the centerline of ADL 418499, ADL 418500, and ADL 418506. Staking over RST 237 (not ADL 408830) will be allowed in areas where the trail is not locatable. These parcels will still be subject the 100-foot easement centered on all RS 2477 trails. Parcels are subject to a 100-foot building setback from all streams and public or navigable water bodies.
Reserved Areas	Those areas where the Fairbanks Northstar borough boundary is indistinct, or areas where the boundary significantly deviates from the established trail are retained in public ownership. Major rigelines within the staking area are retained in public ownership generally 300-foot from the approximate hydrographic divide for existing and future access. Areas retained in public ownership are displayed on the staking map.
Fire Management Option	The staking area has a Limited management option. The Alaska Interagency Wildland Fire Management Plan is updated annually. Contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in fire defensible areas hardwood stands or near water bodies to reduce potential for fire.
Waste Disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines, and easements.
Comments/Issues	Mining, forestry, recreation, wildlife habitat, and resource harvest for personal use are some of the principal uses of state land within Subunit 1U. Due to the mineralized potential of this area, the staking area is restricted to mineral leasing through Leasehold Location Order 30. Leasehold location orders do not close an area to mineral entry. Mineral activity, though not currently present within the staking area, may occur in the future. Mineral activity in the area may result in changes in viewsheds, resource usage, and other activities associated with mineral development. The Steese National Conservation Area abuts the staking area. Contact Bureau of Land Management for more information on activities on these lands.



Access to staking area, Circle-Fairbanks trailhead. Staking area visible in distance



Northeast corner of staking area looking northeast toward the Steese Hwy
3537-0 MT. RYAN RRCS



ATV access within the staking area



Vegetation above treeline

3537-0 MT. RYAN RRCS



Some open areas are reserved



On peak within 6 North, 8 East Section 30. looking east.
3537-0 MT. RYAN RRCS



Typical spruce on slopes and ravines



Typical topography. Spruce on slopes and ravines with minimal vegetation at elevation

ANAYLSIS AND CONCLUSIONS

Highest and Best Use

Analysis of highest and best use of the subject property is necessary to accurately estimate the value of the land. Highest and best use analysis ensures that the value estimate is derived with the use in mind that maximizes the utility for a given property. The appropriate highest and best use for a given property is determined by the conditions of the market. Highest and best use can be defined as⁷:

“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.”

The land to be valued is considered vacant and thus valued with the highest and best potential use for the property. Value for improvements (when present on the site) is then based on their contribution to this use. The appraised property is vacant and unimproved.

Legally Permissible

The Mount Ryan staking area is not subject to any known zoning requirements that would be restrictive to potential development. Development of well and septic systems must comply with the requirements of the Department of Environmental Conservation. The hypothetical key parcel can be developed with almost any legal use.

Physically Possible

The subject size and physical characteristics are adequate to support all reasonable and probable uses. Staked parcels will be 5 to 20 acres.

Financially Feasible

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

Maximally Productive

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

Highest and Best Use of Land as Vacant

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

⁷ The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, p.278