

# **MARKET VALUE APPRAISAL**

**Of  
Hypothetical Key Parcels  
Within the Half Cabin Lake  
Remote Recreational Cabin Sites**

Base Appraisal Report No. 4200-0



# MEMORANDUM

# State of Alaska

**Department of Natural Resources**  
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**Division of Mining, Land and Water**  
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Anchorage AK 99501-3576

DATE: May 2, 2014

TO: Kevin Hindmarch   
Review Appraiser

FROM: Michael Dooley

SUBJECT: Appraisal of Hypothetical *Key Parcels* in the Half Cabin Lake Remote Recreational Cabin Sites Area – Base Appraisal Report No. 4200-0.

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 recreational parcels staked 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 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 not inspected the staking area or any of the comparable sales used in this report. The physical description of the *Key Parcel* and comparable sales were 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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### ADDENDA

Staking Area Map	
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**APPRAISAL SUMMARY**

<b>Half Cabin Lake Hypothetical Key Parcels</b>	
<b>Location</b>	The staking area is located approximately 40 miles northwest of Lake Clark and 120 miles west of Kenai.
<b>Topography Map</b>	USGS Lake Clark D-5 and D-6
<b>Owner</b>	State of Alaska
<b>Key Parcel 'A'</b>	Size: 5.00-acres
	<b>Lot Type: Lake Front</b>
	Access: Summer access is by float plane. Winter access by snowmachine.
	Building Site: At least 50% level to gently sloping, adequately drained & wooded.
	Setbacks: Parcels will be subject to a 100-foot building setback from the ordinary high-water (OHW) mark of water bodies determined to be public or navigable, water-dependent structures may be allowed within the building setback. There is a 200-foot staking setback from the OHW mark of the Mulchatna River and the unnamed stream within Section 8, Township 8 North, Range 32 West of the Seward Meridian.
	Easements: Parcels staked along the ordinary high water line of public and navigable water bodies are subject to a 50' public access easement. 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.
Amenities: None	
<b>Key Parcel 'B'</b>	Size: 15.00-acres
	<b>Lot Type: Mulchatna River Front</b>
	Access: Summer access is by float plane or boat. Winter access by snowmachine.
	Building Site: At least 50% level to gently sloping, adequately drained & wooded.
	Setbacks: Parcels will be subject to a 100-foot building setback from the ordinary high-water (OHW) mark of water bodies determined to be public or navigable, water-dependent structures may be allowed within the building setback. There is a 200-foot staking setback from the OHW mark of the Mulchatna River and the unnamed stream within Section 8, Township 8 North, Range 32 West of the Seward Meridian.
	Easements: Parcels staked along the ordinary high water line of public and navigable water bodies are subject to a 50' public access easement. 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.
Amenities: None	
<b>Key Parcel 'C'</b>	Size: 10.00-acres
	<b>Lot Type: 2<sup>nd</sup> Tier Interior</b>
	Access: Summer access is by float plane to area lakes or boat up the Mulchatna River then walk-in overland to parcel. Winter access by snowmachine.
	Building Site: At least 50% level to gently sloping, adequately drained & wooded.
	Setbacks: Parcels will be subject to a 100-foot building setback from the ordinary high-water (OHW) mark of water bodies determined to be public or navigable, water-dependent structures may be allowed within the building setback. There is a 200-foot staking setback from the OHW mark of the unnamed stream within Section 8, Township 8 North, Range 32 West of the Seward Meridian.
	Easements: Parcels staked along the ordinary high water line of public and navigable water bodies are subject to a 50' public access easement. 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.
	Amenities: None

\*1<sup>st</sup> tier parcel is defined as a parcel with direct frontage on a lake, or is separated from the access or amenity by public land.  
 \*2<sup>nd</sup> tier parcel is defined as a location where a parcel(s) could be staked between the subject and the nearest water-body access.

<b>Conclusion of value for Hypothetical Key Parcels</b>			
	Size	Per/acre	Per/site (RND)
<b>Key Parcel "A"</b> 1 <sup>st</sup> tier lake front	<b>5.00 acres</b>	<b>\$3,000</b>	<b>\$15,000</b>
	10.00 acres*	\$2,250	\$22,500
	15.00 acres*	\$1,958	\$29,400
	20.00 acres*	\$1,684	\$33,700
	Size	Per/acre	Per/site (RND)
<b>Key Parcel "B"</b> 1st tier Mulchatna River front	5.00 acres*	\$2,234	\$11,200
	10.00 acres*	\$1,680	\$16,800
	<b>15.00 acres</b>	<b>\$1,400</b>	<b>\$21,000</b>
	20.00 acres*	\$1,204	\$24,100
	Size	Per/acre	Per/site (RND)
<b>Key Parcel "C"</b> Interior Parcel	5.00 acres*	\$1,064	\$5,300
	<b>10.00 acres</b>	<b>\$800</b>	<b>\$8,000</b>
	15.00 acres*	\$693	\$10,400
	20.00 acres*	\$597	\$11,900

-Key Parcel in bold (\*Size adjusted Key Parcels based on adjustment shown in Addenda)

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	0.75 to 0.90
	Average: At least 50% level to gently sloping, adequately drained & wooded.	1.00
	Good: Mostly level to gently sloping, well drained and wooded.	1.10
Amenities	Good view potential	1.10 of <i>Key Parcel</i>
	Non-float plane lake frontage or creek frontage	1.10 of <i>Key Parcel</i>
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 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 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).

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

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

**AS 38.05.125(a)** states<sup>2</sup>:

Reservation. (a) Each contract for the sale, lease or grant of state land...is subject to the following reservations: "[sic] the party of the first part, Alaska, hereby expressly saves, excepts and reserves... unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and with may be in or upon said land...[and the right] to occupy as much of said land as may be necessary or convenient... to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved."

### **Definition of Market Value<sup>3</sup>**

"The most probable price, as of a specified date, in cash, or terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."

### **Effective Date of Value**

The effective date of the value estimate is April 28, 2014.

<sup>1</sup> The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, p.112

<sup>2</sup> <http://www.legis.state.ak.us/basis/statutes.asp#38.05.125>, accessed online on 04/28/2014

<sup>3</sup> The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, p.23

### **Exposure Time**

Exposure time is defined as <sup>4</sup>: "...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..."

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.

Due to the remote location and difficult access, an exposure time of one to two years is reasonable.

### **Sales History**

The State of Alaska owns the appraised property.

### **Scope of the Appraisal**

I have not inspected the staking area or any of the comparable sales used in this report. The physical description of the *Key Parcels* were 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.

Also, DNR appraisal records were searched for recent sales of similar parcels. 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.

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<sup>4</sup> Uniform Standards of Professional Appraisal Practice 2014-2015, Appraisal Foundation, p. U-2.



## **Assumptions and Limiting Conditions**

1. The property is appraised as vacant land without structural or site improvements.
2. 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.
3. 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.
4. 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.
5. 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.
6. Due to the lack of on-site inspections 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. At the time of the appraisal information about the staking area is based on preliminary information. It is assumed that setbacks, easements and other information described in this report will not change. The appraiser reserves the right to amend the appraisal if changes that substantially alter the information provided in this report occur.

## PRESENTATION OF DATA

### Area Data

The Half Cabin Lake Remote Recreational Cabin Sites Staking Area is located approximately 120 miles west of Kenai, 40 miles northwest of Port Alsworth on Lake Clark, and 3 miles south of the northern boundary of the Lake and Peninsula Borough.

### Market Area

#### Port Alsworth

Current Population:	168 (2013 Department of Labor Estimate)
Incorporation Type:	Unincorporated
Borough Located In:	Lake and Peninsula Borough
School District:	Lake and Peninsula School District
Regional Native Corporation:	Bristol Bay Native Corporation (Project Area)

Port Alsworth is located on the eastern shore of Lake Clark at Hardenberg Bay. It lies approximately 160 air miles southwest of Anchorage and 22 miles northeast of Nondalton within Lake Clark National Park. It lies at approximately 60.2025 North Latitude and -154.3128 West Longitude. Port Alsworth is located in the Iliamna Recording District.

Port Alsworth lies in a transitional climatic zone. Average summer temperatures range from 42 to 62 degrees Fahrenheit. Average winter temperatures range from 6 to 30 degrees Fahrenheit. Annual rainfall averages 26 inches, with 70 inches of snowfall.

The 2012 American Community Survey (ACS) estimated 55 residents as employed. The public sector employed 33% of all workers. There were five unemployment claimants in 2012. The ACS surveys established that average median household income (in 2012 inflation-adjusted dollars) was \$65,833 (MOE +/- \$20,614). The Per Capita Income was \$24,636 (MOE +/- \$5,442). About 0.63% of all residents had incomes below the poverty level.

Port Alsworth has diesel generated electrical service provided by Tanalian Electric Corporation.

Port Alsworth has two privately-owned and operated airports. The Port Alsworth Airport has one gravel/dirt runway that is 3000 feet long by 100 feet wide. The Wilder/Natwick LLC Airport has on gravel runway that is 4,200 feet long by 100 feet wide.

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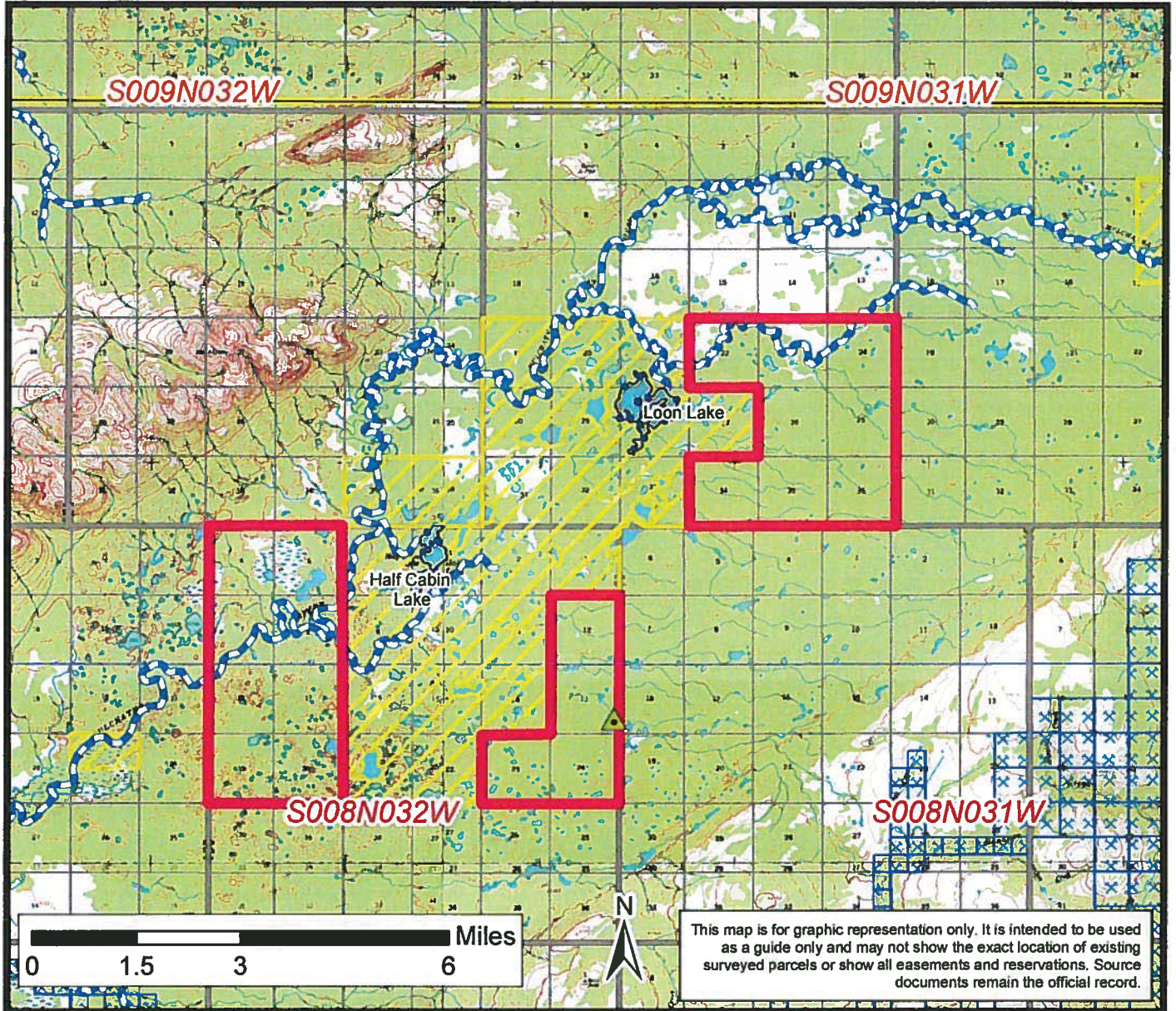
<sup>5</sup> <http://commerce.alaska.gov/cra/DCRAExternal/community/Details/eafa9307-aba9-408e-9205-49add3d28813>, accessed on April 28, 2014





# Attachment A: Vicinity Map

to the Preliminary Decision for a Proposed Land Offering  
in the Lake and Peninsula Borough  
ADL 229474



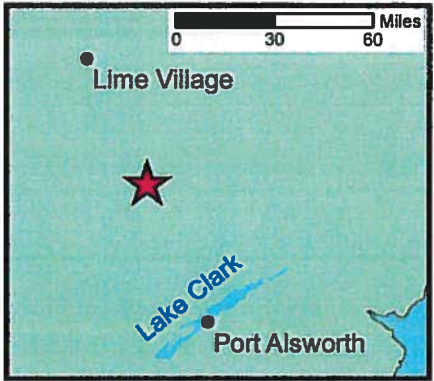
This map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record.

USGS QUAD 1:63,360  
 Lake Clark C-6, D-5, D-6  
 Township 9 North, Range 31 West,  
 Township 8 North, Range 32 West,  
 Seward Meridian

For more information contact:  
 Southcentral Project Development Team  
 Department of Natural Resources  
 Division of Mining, Land, and Water  
 Land Sales & Contract Administration Section  
 Phone 907.269.8594  
 Fax 907.269.8916  
 Email [landsales@alaska.gov](mailto:landsales@alaska.gov)

**Legend**

Project Area	Public Water
Anadromous Streams	Townships
ADL 223545	Sections
Borough Boundary	Lakes
Borough Entitlement	Mining Claims



### Personal Property

There is no personal property involved with the appraisal of these properties.

OFFERING INFORMATION	
Proposed Number of Staking Authorizations	40
Parcel Size	5 to 20 acres
Gross Project Area	12,650 acres, more or less
Net Offering	Up to 800 acres
MTRS	Seward Meridian; Township 8 North, Range 32 West, Sections 5-8, 12-13, 17-20, and 23-24 Township 9 North, Range 31 West, Sections 22-26 and 34-36
Municipal Authority	Lake and Peninsula Borough exercises authority for planning, platting, taxing, and zoning for lands within the project area.
Fire Management Option	Limited.
Game Management Unit	Game Management Unit 17B

PHYSICAL CHARACTERISTICS	
Location	The staking area is located approximately forty miles northwest of Lake Clark.
Topography map	USGS Lake Clark D-5 and D-6
Topography/Terrain/Major Features	The Mulchatna River meanders through portions of the project area. The terrain is generally vegetated with spruce woodlands but displays a variety of landscapes featuring low hills, ridges, and broad, sloping stream valleys. The elevations range from 1,200 feet to 1,300 feet above sea level.
Access	Access to the staking area is by boat along the Mulchatna River; flying in to land or lakes; and /or overland by all-terrain vehicle/ snow machine. Summer access may be limited by wet trail conditions.
View	There are potential views of the Mulchatna River through portions of the project area. There are also potential views of the Bonanza Hills east of the project area.
Climate	The nearest weather station is approximately 50 miles southeast of the project area near Port Alsworth. The average summer temperatures range from 42°F and 62°F. The average winter temperatures range from 6°F and 30°F. Extreme temperatures of 89°F and -55°F have been recorded. The average annual precipitation is 26 inches with 70 inches of snowfall.
Soils/Vegetation	The soils are a mixture of very gravelly colluviums, silty loess, and volcanic ash that is mostly underlain by permafrost. The hills and ridges are well drained and often gravelly. The valleys can be somewhat poorly drained. The vegetation consists of spruce woodlands and shrubs along the Mulchatna River; and a forest-shrub-bog mosaic throughout the project area.
Water Source	The Mulchatna River, Half Cabin Lake, various streams and lakes provide surface water throughout the project area. The water quality is unknown. Nearby mining claims to the southeast have associated surface water right appropriations (certificates) from Bonanza and Little Bonanza Creeks.

<b>EASEMENTS &amp; RESERVATIONS</b>	
<b>Title</b>	Patented, State owned land.
<b>Allowed Uses</b>	Remote Recreational Cabin Sites 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.
<b>Section Line Easements</b>	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.
<b>Public Access and Utility Easements</b>	All cabin sites are subject to a 60-foot access easement centered on existing trails that have not been assigned an ADL or RST number (or otherwise serialized) through and along staked parcels; a 30-foot public access and utility easement along all interior parcel lines; and a 5-foot easement from the nearest practical point on the property boundary to control monuments within the parcel, an easement with a radius of 5 feet around the control monument, and as applicable, a 5-foot wide direct line-of-sight easement from the control station to an azimuth mark or other control monument.
<b>Public and Navigable Water Bodies and Easements</b>	All staked parcels are subject to a 50-foot continuous public access easement, where practical, upland from the OHW mark of public or navigable water bodies per <i>AS 38.05.127 Access to Navigable and Public Waters</i> and ( <i>an alternate upland access route may be reserved if topography or obstructions prevent or make a continuous easement difficult</i> ).
<b>Setbacks and Other Restrictions</b>	Parcels will be subject to a 100-foot building setback from the ordinary high-water (OHW) mark of water bodies determined to be public or navigable, water-dependent structures may be allowed within the building setback. There is a 200-foot staking setback from the OHW mark of the Mulchatna River and the unnamed stream within Section 8, Township 8 North, Range 32 West of the Seward Meridian.
<b>Reserved Areas</b>	Reserved areas may be imposed prior to staking to protect commonly used access points, for recreational use, and to protect a specific resource or authorization identified in the area plan or agency review, as will be continually researched up to the point of offering and depicted on the staking map. Staking will not be allowed within the following reserved areas: <ul style="list-style-type: none"> <li>• reserved sites for public use and access on the Mulchatna River and the unnamed lakes in Sections 5 and 20, Township 8 North, Range 32 West, Seward Meridian, to be determined before offering and depicted on staking maps, where appropriate;</li> <li>• reserved area of an appropriate size to be determined before offering and depicted on staking maps, where appropriate, around permitted trapping cabin (ADL 223545 located within SE1/4SE1/4 of Section 13, Township 8 North, Range 32 West, Seward Meridian and permitted through February 28, 2018, unless renewed); and</li> <li>• reserved areas to protect any historic or archeological sites located within the project area after completion of a cultural resource survey of a portion of the project area.</li> </ul>
<b>Oil, Gas and Minerals</b>	The state retains ownership of all oil, gas, coal, ore, minerals, fissionable

	materials, geothermal resources, and fossils that may be in or upon the land that sells (AS 38.05.125). The state reserves the right to enter onto the land to explore for and develop these mineral resources. The state may lease them to mineral developers or allow mining locations to be staked. However, Alaska law provides that the surface owner will be compensated for damages resulting from mineral exploration and development (AS 38.05.130). There is no oil, gas, or mining activity identified within the project area. There are existing mining claims southeast of the project area.
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.

## 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 as<sup>6</sup>:

“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 Half cabin Lake 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 parcels could be developed for 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 five to twenty acres.

### Financially Feasible

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

<sup>6</sup> The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, p.278

### **Maximally Productive**

Maximally productive use is the use that produces the maximum return from the proceeds of a sale or lease. Access to fishing and hunting are the primary motivations for surrounding recreational users.

### **Highest and Best Use of Land as Vacant**

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

### **Valuation Analysis**

Three approaches are considered to determine the market value estimate.

#### **Income Approach**

The income approach for valuation is used primarily for income producing properties. It utilizes the capitalization process to discount future anticipated net income to a present value. It is not common in Alaska to lease vacant land for recreational use therefore data that supports this approach is not available.

#### **Cost Approach**

The cost approach is based on the assumption that an informed buyer would pay no more than the cost of producing a substitute property with the same utility as the subject property. This approach will separate the value of the land from the value of the improvements to determine the cost of reproducing the improvements. The cost approach is most effective for appraising properties that have newer improvements. The hypothetical *Key Lots* lack improvements; as such this approach will not be used for this appraisal.

#### **Sales Comparison Approach**

The sales comparison approach considers actual sales or prices asked for properties that have similar characteristics of the subject properties. Adjustments are made to the comparison properties so as to determine a price at which they would have sold if they had identical characteristics as the subject properties. This derived price then indicates a value for the subject properties. Some of the characteristics considered include general market conditions, sales terms, location, highest and best use and physical features. Only the sales comparison approach is applicable.

#### **Key Parcel Method**

In appraising more than one similar parcel, it is an accepted practice to appraise a *Key Parcel* that is most representative of the other parcels being appraised. The *Key Parcel* may be a hypothetical parcel or an actual parcel. The value of the remaining parcels is then based on a comparison to the *Key Parcel*. The Half Cabin Lake staking area will have three *Hypothetical Key Parcels*, a 5.0 acre parcel with **1<sup>st</sup> tier float plane lake frontage**, a **15 acre 1<sup>st</sup> tier Mulchatna River frontage parcel**, and a **10 acre 2<sup>nd</sup> tier interior parcel**.



Due to the confidentiality of sales information in the State of Alaska, the valuation section of the report is unavailable online. The entire report can be reviewed at the DNR Public Information Center:

**In Anchorage**

(in the Atwood Building)  
550 W. 7<sup>th</sup> Ave. Suite 1200, Anchorage AK, 99501  
Phone (907) 269-8400  
Fax (907) 269-8901  
TDD for hearing impaired (907) 269-8411  
e-mail: [dnr.pic@alaska.gov](mailto:dnr.pic@alaska.gov)  
Business hours 10:00 am to 5:00 pm M-F.

**In Fairbanks**

(Corner of University & Airport Way)  
3700 Airport Way, Fairbanks, AK 99709  
Phone (907) 451-2705  
Fax (907) 451-2706  
TDD for hearing impaired (907) 451-2770  
e-mail: [fbx-pic@alaska.gov](mailto:fbx-pic@alaska.gov)  
Business hours 10:00 am to 5:00 pm M-F.

**In Juneau**

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