

**MARKET VALUE APPRAISAL**  
of  
**Nineteen (19) parcels within**  
**Tetlin Trail – ASLS 79-134**  
**Tok Tract 5 – ASLS 79-199**  
**Tok Triangle III & VI Subdivisions**  
**ASLS 2008-41 & ASLS 2012-11**



Eagle Trail in Tok Triangle IV

**APPRAISAL REPORT No. 4494-0**

**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. 4494-0

1. ADL NO(S): See table below
2. SIZE: See table below
3. APPLICANT: N/A
4. LOCATION: Subdivided lots located near Tok, Alaska
5. LEGAL DESCRIPTION(S): See table below
6. INTEREST APPRAISED: Fee Simple Title less Mineral Rights
7. PURPOSE OF THE APPRAISAL: Estimate Market Value
8. APPRAISED BY: Johnthomas Williamson
9. DATE of REPORT: December 13, 2019
10. DATE of VALUE(S): October 1-2, 2019
11. APPRAISED VALUE(S)

ADL	Subdivision	MTRS	Lot	Blk.	ASLS	Acres	Date of Value	Value (rnd)
405871	Tetlin Trail	18N 12E 16 CRM.	25	3	79-134	5.00	10-1-19	\$14,000
405991	Tok Tract 5	18N 12E 14 CRM.	27	1	79-199	2.56	10-1-19	\$7,400
405992	Tok Tract 5	18N 12E 14 CRM.	28	1	79-199	2.57	10-1-19	\$7,400
405993	Tok Tract 5	18N 12E 14 CRM.	29	1	79-199	2.56	10-1-19	\$7,600
405994	Tok Tract 5	18N 12E 14 CRM.	30	1	79-199	3.14	10-1-19	\$9,100
406001	Tok Tract 5	18N 12E 14 CRM.	7	2	79-199	2.73	10-1-19	\$9,900
406002	Tok Tract 5	18N 12E 14 CRM.	8	2	79-199	2.65	10-1-19	\$8,700
406003	Tok Tract 5	18N 12E 14 CRM.	9	2	79-199	2.65	10-1-19	\$8,700
405971	Tok Tract 5	18N 12E 14 CRM.	7	1	79-199	2.39	10-1-19	\$8,900
419083	Tok Triangle III	18N 12E 34 CRM.	8	5	2008-41	10.01	10-2-19	\$14,400
419084	Tok Triangle III	18N 12E 34 CRM.	9	5	2008-41	18.16	10-2-19	\$20,800
419085	Tok Triangle III	18N 12E 34 CRM.	10	5	2008-41	18.17	10-2-19	\$20,800
419086	Tok Triangle III	18N 12E 34 CRM.	11	5	2008-41	10.00	10-2-19	\$14,400
419087	Tok Triangle III	18N 12E 34 CRM.	12	5	2008-41	10.00	10-2-19	\$14,400
420247	Tok Triangle VI	17N 12E 15 CRM.	1	2	2012-11	37.67	10-2-19	\$35,900
420251	Tok Triangle VI	17N 12E 22 CRM.	1	3	2012-11	16.90	10-2-19	\$23,300
420252	Tok Triangle VI	17N 12E 22 CRM.	2	3	2012-11	16.01	10-2-19	\$19,400
420253	Tok Triangle VI	17N 12E 22 CRM.	3	3	2012-11	11.66	10-2-19	\$17,900



420254	Tok Triangle VI	17N 12E 22 CRM.	4	3	2012-11	15.30	10-2-19	\$21,100
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**B. SUMMARY OF REVIEW**

- DATE of REVIEW: February 5, 2020
- REVIEWER'S CLIENT:  DNR  Other: \_\_\_\_\_
- INTENDED USERS of the REVIEW:  DNR  General Public  Other: \_\_\_\_\_
- INTENDED USE of the REVIEW: Establish minimum bid price for sealed bid auction
- PURPOSE of REVIEW:  Evaluate for Technical Compliance with DNR Instructions & USPAP  
 Evaluate for Technical Compliance with UASFLA  Develop Independent Estimate of Value  
Other: \_\_\_\_\_
- SCOPE OF REVIEW: I Inspected the Subject on \_\_\_\_\_ I Did Not Inspect the Subject   
I Inspected the Comparable Sales on \_\_\_\_\_ I Did Not Inspect the Comparable Sales   
I Independently Verified the Comparable Sales in the Report  Yes  No  
Data and Information Considered in Addition to that Contained in the Report:  None  See Sections C thru F  
Extraordinary Assumptions, Hypothetical Conditions, & Other Limiting Conditions for this review:  
 None  See Section G Related appraisals reviewed: \_\_\_\_\_  
Proofread DNR data entry:  Yes  No
- RESULTS OF REVIEW:  Not Approved  Approved Approved Value: As noted in previous table

**C. COMPLETENESS OF APPRAISAL MATERIAL WITHIN SCOPE OF WORK APPLICABLE TO THE ASSIGNMENT/CONFORMANCE with APPRAISAL INSTRUCTIONS: Adequate.****D. ADEQUACY and RELEVANCE of APPRAISAL DATA and PROPRIETY OF ADJUSTMENTS: Adequate****E. APPROPRIATENESS OF APPRAISAL METHODS and TECHNIQUES: Adequate.****F. ANALYSES, OPINIONS, and CONCLUSIONS ARE APPROPRIATE and REASONABLE, except:****G. REVIEWER'S ASSUMPTIONS AND LIMITING CONDITIONS**

- This review is based on data and information contained in the appraisal report as well as any additional data from other sources that is identified in this review.
- The reviewer assumes that the data and information in the appraisal are factual and accurate.
- The reviewer reserves the right to consider any additional data or information that may subsequently become available, and to revise an opinion or conclusion, if such data and information warrant a revision.
- All assumptions and limiting conditions contained in the appraisal report are part of this review unless otherwise stated.
- A title report has not been provided to the appraiser and the reviewer. Unless specifically noted in the report or this review, it is assumed that the only easements and restrictions that affect the property are those shown on the plat.
- The value of commercial timber, if any, is specifically excluded from the final conclusion of value.



REVIEW APPRAISER'S CERTIFICATION APPRAISAL NO. 4494-0

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 2/5/2020

cc: Hannah Uher-Koch

# MEMORANDUM

# State of Alaska

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

**Division of Mining, Land & Water**  
550 West 7<sup>th</sup> Avenue, Suite 650  
Anchorage AK 99501-3576

DATE: December 13, 2019

TO: Kevin Hindmarch  
Review Appraiser

FROM Johnthomas Williamson  
Appraiser

SUBJECT: Nineteen parcels in Tok and Delta Junction within the following subdivisions: Tetlin Trail, Tok Tract 5, Tok Triangle Phase III and Tok Triangle Phase IV.

As requested, I have completed an appraisal of the above referenced parcels and understand that this appraisal will be used to determine a minimum purchase price for a sealed bid auction. I am submitting this report for your review and approval.

The appraisal was completed in accordance with the "Uniform Standards of Professional Appraisal Practice" of the Appraisal Foundation and in accordance with the Special Appraisal Instructions, DNR. This appraisal report is based on the General Assumptions and Limiting Conditions stated in the report, as well as the facts, analyses, and reasoning leading to the opinions of value.

I have inspected all of the subject parcels and the comparable sales used in this report. Physical descriptions of the subject parcels were based on inspections, aerial photography, topographic maps, peer appraisal reports, interviews with realtors and various individuals familiar with the area. Based on these observations and analyses of all available data, I have formed an opinion of the market values as of the effective date of value.

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## APPRAISAL SUMMARY

### Legal Description and Location

All parcels are located near Tok. Tetlin Trail and Tok Tract 5 are located closer to the town center within one mile of the Alaska Highway corridor. Tok Triangle is three to six miles south of Tok, within a rural residential and recreational area west of the Tok Cutoff. See grid below:

### SUMMARY OF VALUES

ADL	Subdivision	MTRS	Lot	Blk.	ASLS	Acres	Date of Value	Value (rnd)
405871	Tetlin Trail	18N 12E 16 CRM.	25	3	79-134	5.00	10-1-19	\$14,000
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420254	Tok Triangle VI	17N 12E 22 CRM.	4	3	2012-11	15.30	10-2-19	\$21,100

## PREMISES OF THE APPRAISAL

### Type of Appraisal and Report

This appraisal report is prepared in accordance with Standards Rule 1 and 2 of the current edition of Uniform Standards of Professional Appraisal Practice (USPAP) and DNR's Special Appraisal Instructions.

### Purpose of Appraisal

The purpose of this appraisal is to estimate current market value of the properties described in this report.

### Intended Use of Appraisal

The appraisal will be used by DNR to determine the minimum bid for parcels to be acquired through the auction sale program under **AS 38.05.055**.

### User and Client Identity

This appraisal is prepared for the State of Alaska, Department of Natural Resources and the general public.

### Property Rights Appraised

Rights appraised are fee simple estate less mineral rights reserved to the State of Alaska under **AS 38.05.125(a)**.

Fee simple estate is defined as:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."<sup>1</sup>

**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."<sup>2</sup>

### 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."<sup>3</sup>

### Effective Date of Value Estimate

October 1 and 2, 2019.

### Date of Report

December 13, 2019.

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

<sup>2</sup> Alaska Statutes Title 38, Public Land Article 5, State of Alaska, 2018, [www.legis.state.ak.us/basis/folio.asp](http://www.legis.state.ak.us/basis/folio.asp)

<sup>3</sup> The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, 2015, p.141

**Exposure Time**

Exposure time is defined as the "...estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."<sup>4</sup>

Exposure time can vary depending on the type of property being appraised and constantly changing market conditions. Supply and demand of similar properties to the subject is an important factor for determining exposure time. Currently, there are multiple parcels available throughout the area that are offered through various government and private programs. Considering the availability of parcels on the market, a longer exposure time of up to a year is reasonable.

**Property History**

Several of the subjects are new inventory and have not been previously offered for sale. The remaining subjects have been offered by DNR through multiple subdivision auctions. Multiple parcels have received applications through the OTC offering, yet failed to enter into land sale contracts. Others have been encumbered under contracts, terminated due to non-payment, and returned to the State. DNR is the owner of record for all parcels.

**Scope of the Appraisal****Property and Comparable Sales Inspection**

I inspected the subject properties and comparable sales on October 1<sup>st</sup> and 2<sup>nd</sup>, 2019. Physical features and access were identified by use of site inspections, topographic maps, status plats, aerial photographs, DNR appraisal records, and interviews with people who are familiar with the area.

**Research and Analysis conducted**

Interviews were conducted with real estate agents, appraisers, local residents, and other individuals familiar with the area who provided information about trends in value, supply, demand, access, and physical characteristics of the subject properties. DNR records and the Records Office databases were searched for recent comparable sales. Private real estate agent websites were searched for recent listings. Sellers, buyers, and agents were contacted to verify recent sale prices and other transaction details.

After analysis of all available data, appropriate comparable sales were selected. The market value estimate was derived from this process and is based on the following assumptions and limiting conditions.

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<sup>4</sup> 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 – Tok<sup>5</sup>

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

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

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

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

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

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

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

### Property Description – Tok

ADL	Subdivision	MTRS	Lot	Blk	ASLS	Acres	Plat	Recording District
405871	Tetlin Trail	18N 12E Sec. 16	25	3	79-134	5.00	80-25	Fairbanks
405991	Tok Tract 5	18N 12E Sec. 14	27	1	79-199	2.56	80-88	Fairbanks
405992	Tok Tract 5	18N 12E Sec. 14	28	1	79-199	2.57	80-88	Fairbanks
405993	Tok Tract 5	18N 12E Sec. 14	29	1	79-199	2.56	80-88	Fairbanks
405994	Tok Tract 5	18N 12E Sec. 14	30	1	79-199	3.14	80-88	Fairbanks
406001	Tok Tract 5	18N 12E Sec.14	7	2	79-199	2.73	80-88	Fairbanks
406002	Tok Tract 5	18N 12E Sec. 14	8	2	79-199	2.65	80-88	Fairbanks
406003	Tok Tract 5	18N 12E Sec. 14	9	2	79-199	2.65	80-88	Fairbanks
405971	Tok Tract 5	18N 12E Sec. 14	7	1	79-199	2.39	80-88	Fairbanks
419083	Tok Triangle III	18N 12E Sec. 34	8	5	2008-41	10.01	2010-59	Fairbanks
419084	Tok Triangle III	18N 12E Sec. 34	9	5	2008-41	18.16	2010-59	Fairbanks
419085	Tok Triangle III	18N 12E Sec. 34	10	5	2008-41	18.17	2010-59	Fairbanks
419086	Tok Triangle III	18N 12E Sec. 34	11	5	2008-41	10.00	2010-59	Fairbanks
419087	Tok Triangle III	18N 12E Sec. 34	12	5	2008-41	10.00	2010-59	Fairbanks
420247	Tok Triangle VI	17N 12E Sec. 15	1	2	2012-11	37.67	2013-17	Fairbanks
420251	Tok Triangle VI	17N 12E Sec. 22	1	3	2012-11	16.90	2013-17	Fairbanks
420252	Tok Triangle VI	17N 12E Sec. 22	2	3	2012-11	16.01	2013-17	Fairbanks
420253	Tok Triangle VI	17N 12E Sec. 22	3	3	2012-11	11.66	2013-17	Fairbanks
420254	Tok Triangle VI	17N 12E Sec. 22	4	3	20-12-11	15.30	2013-17	Fairbanks

**Location**

Subjects within Tetlin Trail and Tok Tract are located two to four miles west of the intersection of the Alaska Highway and the Tok Cutoff. Subjects within Tok Triangle III and Tok Triangle IV Subdivisions are located three to six miles southwest of town, west of the Tok Cutoff.

**Topography, Soils, Size & Shape**

Sites range in size from 2.39-acres to 37.67-acres. Subjects within Tetlin Trail and Tok Tract 5 subdivisions are rectangular. The remaining subjects are rectangular or irregular in shape. All parcels are level with vegetation indicative of adequately drained soils.

**Easements & Zoning Regulations**

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

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

No toxic material, waste, hazard, or debris was observed during the field inspection.

**Ownership History**

ADL 405871 was sold in 2007 and was under contract until 2011. The contract was terminated due to non-payment. This parcel was then sold through the DNR OTC offering in 2017. However, the sale application was terminated prior to contract. ADL 420254 was sold through the 2015 DNR Auction, and the applicant entered into a land sale contract. The contract was terminated in 2019 due to non-payment. The remaining parcels have either never been offered for sale, or have applications terminated prior to contract. See grid below:

ADL	Subdivision	Lot / Tr.	Blk.	Encumbrance	Relinquish / Termination	Termination Document
405871	Tetlin Trail	25	3	Doc. 2007-01399-0	Termination	Doc. 2011-011634-0
420254	Tok Triangle IV	4	3	Doc. 2015-020040-0	Termination	Doc. 2019-007963-0
405992	Tok Tract 5	28	1	Sold OTC in 2006	Application Relinquished	N/A
405993	Tok Tract 5	29	1	Sold OTC in 2006	Application Relinquished	N/A
405994	Tok Tract 5	30	1	Sold OTC in 2006	Application Relinquished	N/A
406001	Tok Tract 5	7	2	Sold OTC in 2006	Application Relinquished	N/A
405971	Tok Tract 5	7	1	Sold OTC in 2018	Application Closed	N/A

**Tax Assessments & Personal Property**

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

**Water & Sewer**

Water supply or sewage disposal systems must be located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.

**Access and Utilities**

Access to the general area is via the Alaska or Glenn Highways. Access to each site varies in quality. Overhead electric service has been extended to some of the parcels. There is an old dirt road that bisects Lots 28 and 29, Block 1 of ASLS 79-199. There is no easement on the old road. However, both parcels have legal constructed access along the southern lot line. See grid below:

ADL	Subdivision	Lot	Blk.	ASLS	Elec	Access
405871	Tetlin Trail	25	3	79-134	adjacent	Gravel Road
405991	Tok Tract 5	27	1	79-199	1,722' away	Dirt Road
405992	Tok Tract 5	28	1	79-199	1,464' away	Dirt Road
405993	Tok Tract 5	29	1	79-199	1,208' away	Dirt Road
405994	Tok Tract 5	30	1	79-199	460' away	Dirt Road
406001	Tok Tract 5	7	2	79-199	on site	Gravel Road
406002	Tok Tract 5	8	2	79-199	on site	Easement
406003	Tok Tract 5	9	2	79-199	on site	Easement
405971	Tok Tract 5	7	1	79-199	adjacent	Gravel
419083	Tok Triangle III	8	5	2008-41	none	ATV Trail
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419086	Tok Triangle III	11	5	2008-41	none	ATV Trail
419087	Tok Triangle III	12	5	2008-41	none	ATV Trail
420247	Tok Triangle VI	1	2	2012-11	none	Gravel Road
420251	Tok Triangle VI	1	3	2012-11	none	Gravel Road
420252	Tok Triangle VI	2	3	2012-11	none	ATV Trail
420253	Tok Triangle VI	3	3	2012-11	none	Dirt Road
420254	Tok Triangle VI	4	3	2012-11	none	Dirt Road



Lot 25 Block 3, ASLS 79-134, gravel access



Lot 25 Block 3, ASLS 79-134, typical vegetation.



Lot 7 Block 1 ASLS 79-199, looking west



Lot 7 block 1, ASLS 79-199, looking east



Lot 7 Block 2, ASLS 79-199, gravel access on west line



Lot 8 Block 2 ASLS 79-199, easement access on north line



Lot 9 Block 2, ASLS 79-199, pioneer access



Lot 28, Block 1, ASLS 79-199. No easement on trespass road.



Lot 29 Block 1, legal access on right, no easement on trespass road on left.



Lot 30 Block 1, ASLS 79-199. Legal constructed access



ASLS 79-199, typical monumentation



Constructed access to lots 27 through 30, ASLS 79-199.



Tok IV, typical monumentation



Lot 1 Block 3, Tok IV looking south



Lot 4 Block 3 Tok IV, Eagle Trail



Lot 1 Block 2 Tok IV, northwest corner.



Lot 1 Block 2 Tok IV, north lot line along Moose Nugget



Lot 1 Block 3 north lot line looking west along Goshawk



Lot 1 Block 2 Tok IV, southeast corner looking north



Lot 1 Block 3 Tok IV, northeast corner



Corner of Lots 3 and 4, Block 3 Tok IV



Block 3 of Tok IV, access along Eagle Trail



Tok Triangle III, access brushed for Lots 8-12, Block 5



Tok Triangle III, access brushed for Lots 8-12 Block 5

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## DATA ANALYSIS AND CONCLUSION

### Valuation Analysis

Three approaches to value are considered to determine the market value estimate.

#### Income Approach

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

#### Cost Approach

The cost approach is based on the assumption that an informed buyer would pay no more than the cost of producing a substitute property with the same utility as the subject property. This approach will separate the value of the land from the value of the improvements to determine the cost of reproducing the improvements. The cost approach is most effective for appraising properties that have newer improvements. Since all the parcels are vacant, the cost approach will not be used.

#### Sales Comparison Approach

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

#### Key Parcel Method

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. This methodology replicates typical developer thinking and will be utilized. The same adjustments and procedures are applied to the key parcel value to indicate the market value of a parcel being appraised, except the direction of adjustment is reversed when comparing appraised parcels to the key parcel. Superior features require a positive adjustment compared with the appraised parcel; inferior features require a negative adjustment.

#### Explanation of Adjustments

DNR appraisal instructions state that the appraiser may develop and use quantitative or qualitative adjustments. Ideally, the value differences for any price adjustment are measured by comparing prices of paired sales that are very similar except for the feature of comparison to be measured. When market sales do not support quantifiable adjustments for differences and the comparable sales, the appraiser must use personal knowledge of overall trends, opinion surveys, and/or judgment in making adjustments. The conventional sequence of adjustments is property rights conveyed, financing terms, conditions of sale, time, location, and physical features.

An adjustment of less than 1.00 (or < ) means the sale feature is superior to that appraised property and requires a downward adjustment to indicate the value of the key parcel. An adjustment greater than 1.00 (or > ) means that the sale feature is inferior to the subject's feature which requires an upward adjustment to indicate the value of the key parcel. An adjustment of 1.00 (or = ) means the sale feature is similar to the key parcel, no adjustment is necessary. The adjustments are multiplied to obtain a total adjustment, which is then multiplied by the sale price to indicate the value of a key parcel. Qualitative adjustments are noted as superior ( - ), inferior ( + ), or equal/similar ( = ). The overall comparability of each sale is analyzed to bracket a probable value for the subject. In many cases, combinations of both quantitative and qualitative adjustments are used.

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.