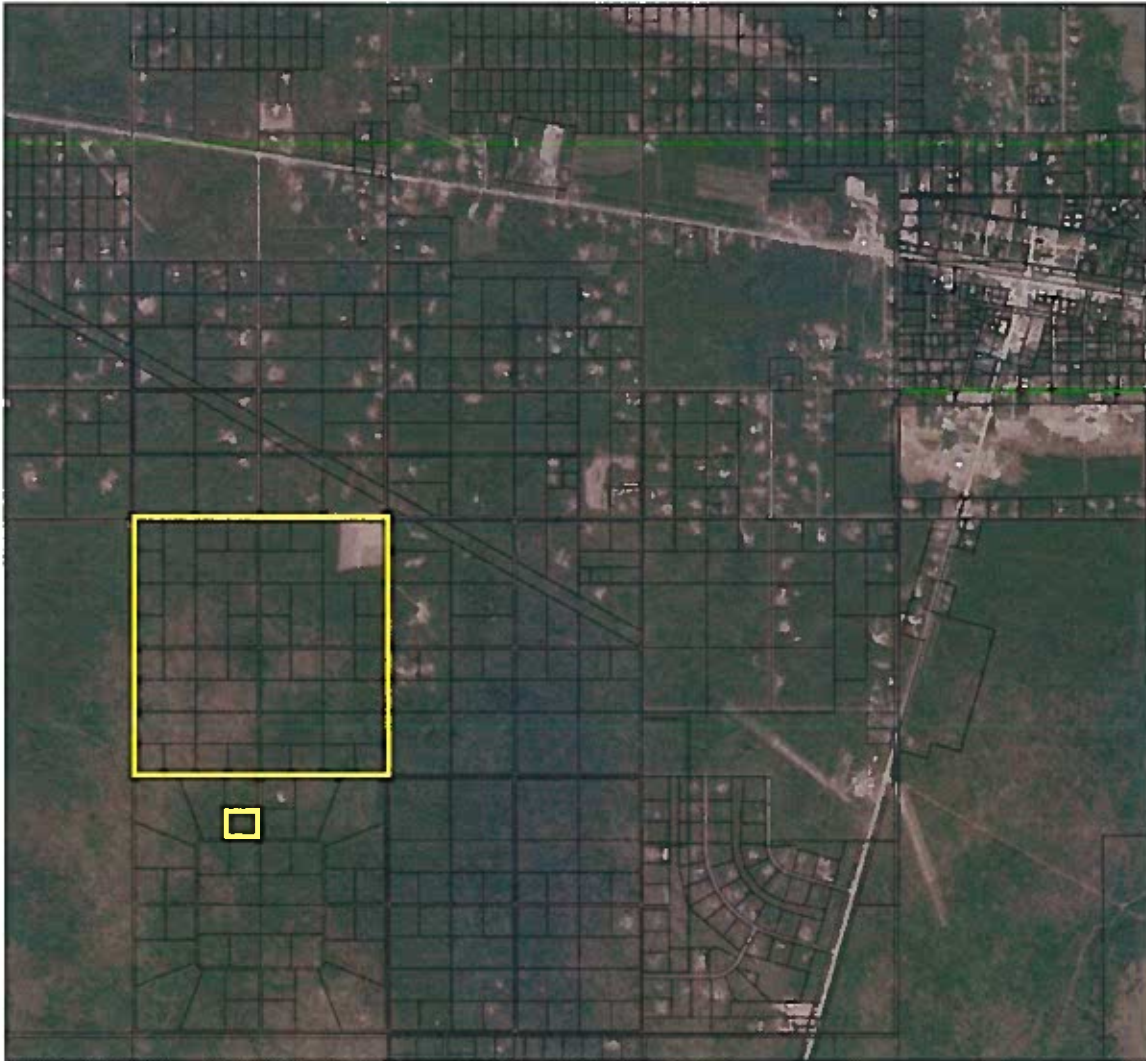


**MARKET VALUE APPRAISAL**  
of  
**Twenty-Six (26) parcels within**  
**Mukluk Subdivision – ASLS 2020-24**  
**Tok Triangle Phase III – ASLS 2008-41**



Mukluk Subdivision and Tok Triangle III

**APPRAISAL REPORT No. 4591-0**

**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. 4591-0

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: January 25, 2023
10. DATE of VALUE(S): August 1, 2022
11. APPRAISED VALUE(S)

ADL	Subdivision	MTRS	Lot	Blk.	ASLS	Acres	Date of Value	Value (rnd)
422044	Mukluk	18N 12E 27 CRM.	1	1	2020-24	9.25	8/1/22	\$19,400
422045	Mukluk	18N 12E 27 CRM.	2	1	2020-24	8.82	8/1/22	\$18,500
422046	Mukluk	18N 12E 27 CRM.	8	1	2020-24	9.23	8/1/22	\$20,300
422047	Mukluk	18N 12E 27 CRM.	9	1	2020-24	9.25	8/1/22	\$20,400
422048	Mukluk	18N 12E 27 CRM.	1	2	2020-24	8.82	8/1/22	\$18,500
422049	Mukluk	18N 12E 27 CRM.	2	2	2020-24	19.25	8/1/22	\$29,300
422050	Mukluk	18N 12E 27 CRM.	3	2	2020-24	19.25	8/1/22	\$29,300
422051	Mukluk	18N 12E 27 CRM.	4	2	2020-24	8.54	8/1/22	\$17,900
422052	Mukluk	18N 12E 27 CRM.	5	2	2020-24	9.24	8/1/22	\$18,500
422053	Mukluk	18N 12E 27 CRM.	6	2	2020-24	9.24	8/1/22	\$18,500
422054	Mukluk	18N 12E 27 CRM.	7	2	2020-24	8.82	8/1/22	\$17,600
422055	Mukluk	18N 12E 27 CRM.	4	3	2020-24	8.82	8/1/22	\$17,600
422056	Mukluk	18N 12E 27 CRM.	5	3	2020-24	9.24	8/1/22	\$18,500
422057	Mukluk	18N 12E 27 CRM.	6	3	2020-24	9.24	8/1/22	\$18,500
422058	Mukluk	18N 12E 27 CRM.	7	3	2020-24	8.54	8/1/22	\$17,100
422059	Mukluk	18N 12E 27 CRM.	8	3	2020-24	19.25	8/1/22	\$27,700
422060	Mukluk	18N 12E 27 CRM.	9	3	2020-24	19.26	8/1/22	\$27,700
422061	Mukluk	18N 12E 27 CRM.	10	3	2020-24	8.82	8/1/22	\$17,600
422062	Mukluk	18N 12E 27 CRM.	1	4	2020-24	8.41	8/1/22	\$18,500
422063	Mukluk	18N 12E 27 CRM.	7	4	2020-24	8.83	8/1/22	\$17,700
422064	Mukluk	18N 12E 27 CRM.	8	4	2020-24	9.25	8/1/22	\$18,500



422065	Mukluk	18N 12E 27 CRM.	9	4	2020-24	9.28	8/1/22	\$18,600
422066	Mukluk	18N 12E 27 CRM.	10	4	2020-24	8.56	8/1/22	\$18,800
422067	Mukluk	18N 12E 27 CRM.	11	4	2020-24	19.21	8/1/22	\$30,400
422068	Mukluk	18N 12E 27 CRM.	12	4	2020-24	9.25	8/1/22	\$20,400
419075	Tok Triangle III	18N 12E 34 CRM.	7	4	2008-41	10.00	8/1/22	\$18,600

**B. SUMMARY OF REVIEW**

- DATE of REVIEW: March 7, 2023
- 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. 4591-0

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 3/7/23

cc: Justin Wholey

# 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: January 25, 2023

TO: Kevin Hindmarch  
Review Appraiser

FROM Johnthomas Williamson   
Appraiser

SUBJECT: Twenty-six parcels within Mukluk and Tok Triangle Phase III Subdivisions.

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. Mukluk Subdivision and Tok Triangle Phase III are approximately three miles southwest of Tok, within a rural residential area west of the Tok Cutoff. See grid below:

### SUMMARY OF VALUES

ADL	Subdivision	MTRS	Lot	Blk.	ASLS	Acres	Date of Value	Value (rnd)
TBA	Mukluk	18N 12E 27 CRM.	1	1	2020-24	9.25	8/1/22	\$19,400
TBA	Mukluk	18N 12E 27 CRM.	2	1	2020-24	8.82	8/1/22	\$18,500
TBA	Mukluk	18N 12E 27 CRM.	8	1	2020-24	9.23	8/1/22	\$20,300
TBA	Mukluk	18N 12E 27 CRM.	9	1	2020-24	9.25	8/1/22	\$20,400
TBA	Mukluk	18N 12E 27 CRM.	1	2	2020-24	8.82	8/1/22	\$18,500
TBA	Mukluk	18N 12E 27 CRM.	2	2	2020-24	19.25	8/1/22	\$29,300
TBA	Mukluk	18N 12E 27 CRM.	3	2	2020-24	19.25	8/1/22	\$29,300
TBA	Mukluk	18N 12E 27 CRM.	4	2	2020-24	8.54	8/1/22	\$17,900
TBA	Mukluk	18N 12E 27 CRM.	5	2	2020-24	9.24	8/1/22	\$18,500
TBA	Mukluk	18N 12E 27 CRM.	6	2	2020-24	9.24	8/1/22	\$18,500
TBA	Mukluk	18N 12E 27 CRM.	7	2	2020-24	8.82	8/1/22	\$17,600
TBA	Mukluk	18N 12E 27 CRM.	4	3	2020-24	8.82	8/1/22	\$17,600
TBA	Mukluk	18N 12E 27 CRM.	5	3	2020-24	9.24	8/1/22	\$18,500
TBA	Mukluk	18N 12E 27 CRM.	6	3	2020-24	9.24	8/1/22	\$18,500
TBA	Mukluk	18N 12E 27 CRM.	7	3	2020-24	8.54	8/1/22	\$17,100
TBA	Mukluk	18N 12E 27 CRM.	8	3	2020-24	19.25	8/1/22	\$27,700
TBA	Mukluk	18N 12E 27 CRM.	9	3	2020-24	19.26	8/1/22	\$27,700
TBA	Mukluk	18N 12E 27 CRM.	10	3	2020-24	8.82	8/1/22	\$17,600
TBA	Mukluk	18N 12E 27 CRM.	1	4	2020-24	8.41	8/1/22	\$18,500
TBA	Mukluk	18N 12E 27 CRM.	7	4	2020-24	8.83	8/1/22	\$17,700
TBA	Mukluk	18N 12E 27 CRM.	8	4	2020-24	9.25	8/1/22	\$18,500
TBA	Mukluk	18N 12E 27 CRM.	9	4	2020-24	9.28	8/1/22	\$18,600
TBA	Mukluk	18N 12E 27 CRM.	10	4	2020-24	8.56	8/1/22	\$18,800
TBA	Mukluk	18N 12E 27 CRM.	11	4	2020-24	19.21	8/1/22	\$30,400
TBA	Mukluk	18N 12E 27 CRM.	12	4	2020-24	9.25	8/1/22	\$20,400
419075	Tok Triangle III	18N 12E 34 CRM.	7	4	2008-41	10.00	8/1/22	\$18,600



## 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

The effective date of value is August 1, 2022.

### Date of Report

The date of report is January 25, 2023.

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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, 2020, [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, an exposure time of up to a year is reasonable.

**Property History**

Mukluk Subdivision was recently surveyed and has never been offered to the public. ADL 419075 in Tok Triangle III was purchased through the OTC offering in 2019, and the applicant entered into a land sale contract. In 2020, the applicant relinquished the contract, and ownership reverted to the State. DNR is the owner of record.

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

I inspected the subject properties and select comparable sales on August 1, 2022. I have inspected the remaining comparable sales during previous appraisal assignments. 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 2020-2021, 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. There was no identified personal property on ADL 418372, and the parcel is appraised "as vacant". However, there is a triple-axle trailer with a partially constructed dwelling on ADL 418629. The trailer was not removed from the site after the termination of the land sale contract. Per the terms of the contract, disposition of personal property, buildings, and fixtures left on the parcel after termination of the contract will be governed by AS 38.05.090. The contributory value of the trailer will be considered in the final reconciliation of ADL 418629
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 – Mukluk and Tok Triangle Phase III**

<b>ADL</b>	<b>Subdivision</b>	<b>MTRS</b>	<b>Lot</b>	<b>Blk.</b>	<b>ASLS</b>	<b>Acres</b>	<b>Plat</b>	<b>Recording Dist</b>
TBA	Mukluk	18N 12E 27 CRM.	1	1	2020-24	9.25	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	2	1	2020-24	8.82	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	8	1	2020-24	9.23	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	9	1	2020-24	9.25	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	1	2	2020-24	8.82	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	2	2	2020-24	19.25	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	3	2	2020-24	19.25	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	4	2	2020-24	8.54	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	5	2	2020-24	9.24	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	6	2	2020-24	9.24	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	7	2	2020-24	8.82	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	4	3	2020-24	8.82	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	5	3	2020-24	9.24	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	6	3	2020-24	9.24	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	7	3	2020-24	8.54	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	8	3	2020-24	19.25	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	9	3	2020-24	19.26	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	10	3	2020-24	8.82	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	1	4	2020-24	8.41	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	7	4	2020-24	8.83	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	8	4	2020-24	9.25	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	9	4	2020-24	9.28	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	10	4	2020-24	8.56	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	11	4	2020-24	19.21	2022-27	Fairbanks
TBA	Mukluk	18N 12E 27 CRM.	12	4	2020-24	9.25	2022-27	Fairbanks
419075	Tok Triangle Phase III	18N 12E 34 CRM.	7	4	2008-41	10.00	2010-59	Fairbanks

**Location**

Subjects within Mukluk and Tok Triangle Phase III Subdivisions are located approximately two miles south of the Alaska Highway and three miles west of the Tok Cutoff.

**Topography, Soils, Size & Shape**

Sites range in size from 8.54-acres to 19.26-acres. All subjects are rectangular, level, and have vegetation indicative of adequately drained soils.

**Easements & Zoning Regulations**

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

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

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

**Personal Property**

There is no personal property on the subjects.

**Site improvements**

There are no site improvements.

**Tax Assessments**

Subjects are located within the Unorganized Borough and not subject to property tax.

**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.

**Ownership History**

Mukluk Subdivision was recently surveyed and has never been offered to the public. ADL 419075 in Tok Triangle III was purchased through the OTC offering in 2019, and the applicant entered into a land sale contract. In 2020, the applicant relinquished the contract and ownership reverted to the State. DNR is the owner of record.

**Access and Utilities**

Access to the general area is via the Tok Cutoff or the Alaska Highway, then along local roads to the subdivision. The entire perimeter of Mukluk Subdivision is accessible via 4x4 highway vehicles with adequate clearance. The northern boundary is along Borealis Avenue, a paved road. The east boundary is Scoby Way, a 2-lane dirt and gravel mixed road. The southern boundary is Mukluk Avenue, a single lane dirt road. And the western boundary is Mackenzie Trail, a pioneer road. Access to ADL 419075 is along Stephanie Street, a dirt road.

None of the parcels have overhead electric service on site. There is overhead service near the northeastern corner of Tract A. It is estimated that five utility poles would need to be installed to bring overhead service to Lot 9 of Block 1 on Borealis. Bringing power to all twenty-five subjects in Mukluk Subdivision would require the installation of 59 new utility poles. Including ADL 419075 in Tok Triangle Phase III would require 61 new utility poles.

Lot	Block.	Subdivision	Access Road	Access Type
1	1	Mukluk	Scoby Way	2-lane dirt/gravel
2	1	Mukluk	Scoby Way	2-lane dirt/gravel
8	1	Mukluk	Borealis Ave.	Paved
9	1	Mukluk	Borealis Ave.	Paved
1	2	Mukluk	Scoby Way	2-lane dirt/gravel
2	2	Mukluk	Scoby Way	2-lane dirt/gravel
3	2	Mukluk	Scoby Way	2-lane dirt/gravel
4	2	Mukluk	Scoby Way	2-lane dirt/gravel
5	2	Mukluk	Mukluk Ave.	1-lane dirt
6	2	Mukluk	Mukluk Ave.	1-lane dirt
7	2	Mukluk	Mukluk Ave.	1-lane dirt
4	3	Mukluk	Mukluk Ave.	1-lane dirt
5	3	Mukluk	Mukluk Ave.	1-lane dirt
6	3	Mukluk	Mukluk Ave.	1-lane dirt
7	3	Mukluk	Mukluk Ave.	1-lane dirt
8	3	Mukluk	Mackenzie Trail	Pioneer
9	3	Mukluk	Mackenzie Trail	Pioneer
10	3	Mukluk	Mackenzie Trail	Pioneer
1	4	Mukluk	Borealis Ave.	Paved
7	4	Mukluk	Mackenzie Trail	Pioneer
8	4	Mukluk	Mackenzie Trail	Pioneer
9	4	Mukluk	Mackenzie Trail	Pioneer
10	4	Mukluk	Borealis Ave.	Paved
11	4	Mukluk	Borealis Ave.	Paved
12	4	Mukluk	Borealis Ave.	Paved
7	4	Tok Triangle Ph. III	Stephanie Street	1-lane dirt



Scoby Way at Borealis Avenue looking south, Tract A on right. (Surveyor Photo)



Borealis at George Jr. looking west. (Surveyor Photo) Lots 1, 10, 11 & 12 Block 4 on left. (Surveyor Photo)





Borealis at Northwest corner of subdivision. Lots 10, 11, 12 & 1, Block 4 on right (Surveyor Photo).



Borealis Ave, Lot 8 & 9, Block 1 on right (Surveyor Photo).





Intersection of Scoby and Mukluk. (Surveyor Photo)



Scoby Way at southeastern corner of subdivision. Lots 1,2,3 & 4 Block 2 on left. Lots 1&2 of Block 1 in distance.





Mukluk Ave, southern line of Lot 4 Block 2



Lot 5 Block 2 Mukluk Ave.





Lot 6 Block 2 Mukluk Ave.



Lot 7 Block 2 Mukluk Ave.





Lot 5 Block 3, Mukluk Avenue.



Lot 4 Block 3 along Mukluk Avenue.





Lot 7 Block 3 Mukluk.



Lot 8 Block 3 on right, along Mackenzie Trail





Lot 9 Block 3 on right, off Mackenzie Trail.



Lot 10 Block 3 off Mackenzie Trail.





ADL 419075 on right.



ADL 419075 southern lot line





ADL 419075 on left. Stephanie Street main access.



Typical monumentation in subdivision

Due to the confidentiality of sales information, the valuation section of the report is not available online. The entire report can be obtained by submitting a request to the Land Conveyance Section at (907)269-8594, or by e-mail: [landsales@alaska.gov](mailto:landsales@alaska.gov).