



## A. SUMMARY OF APPRAISAL NO. 4537-0

1. ADL NO(S): To be determined
2. SIZE: 5.00 to 20.00 acres
3. APPLICANT: N/A
4. LOCATION: Approximately 50 miles west of Healy and 45 miles east of Minchumina
5. LEGAL DESCRIPTION(S): To be determined by survey, within the Alma Lakes RRCS
6. INTEREST APPRAISED: Fee Simple less mineral rights
7. PURPOSE OF THE APPRAISAL: Estimate market value of hypothetical key parcels within the subject area
8. APPRAISED BY: Johnthomas Williamson, Appraiser II
9. DATE of REPORT: April 14, 2021
10. DATE of VALUE(S): April 14, 2021
11. APPRAISED VALUE(S):

## Conclusion of Value- Alma Lakes #4537-0

	Size	Per/acre	Per/site (RND)
<b>Key Parcel 'A'</b> <i>Fly-in Lakefront</i>	<b>5.00 acres</b>	<b>\$3,500</b>	<b>\$17,500</b>
	10.00 acres*	\$2,625	\$26,300
	15.00 acres*	\$2,275	\$34,100
	20.00 acres*	\$1,960	\$39,200

	Size	Per/acre	Per/site (RND)
<b>Key Parcel 'B'</b> <i>Interior</i>	<b>5.00 acres</b>	<b>\$1,400</b>	<b>\$7,000</b>
	10.00 acres*	\$1,050	\$10,500
	15.00 acres*	\$910	\$13,700
	20.00 acres*	\$784	\$15,700

	Size	Per/acre	Per/site (RND)
<b>Key Parcel 'C'</b> <i>Riverfront Slough</i>	5.00 acres*	\$2,000	\$10,000
	<b>10.00 acres</b>	<b>\$1,500</b>	<b>\$15,000</b>
	15.00 acres*	\$1,300	\$19,500
	20.00 acres*	\$1,120	\$22,400

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

**B. SUMMARY OF REVIEW**

1. DATE of REVIEW: September 14, 2021
2. REVIEWER'S CLIENT:  DNR  Other: \_\_\_\_\_
3. INTENDED USERS of the REVIEW:  DNR  General Public  Other: \_\_\_\_\_
4. INTENDED USE of the REVIEW: The values and adjustments will be used to establish the purchase prices for parcels to be staked by various applicants
5. PURPOSE of REVIEW:  Evaluate for Technical Compliance with DNR Instructions & USPAP  
 Evaluate for Technical Compliance with UASFLA  Develop Independent Estimate of Value  
 Other: \_\_\_\_\_
6. SCOPE OF REVIEW: I Inspected the Subject on \_\_\_\_\_ I Did Not Inspect the Subject   
 I Inspected the Comparable Sales on \_\_\_\_\_ I Did Not Inspect the Comparable Sales   
 I Independently Verified the Comparable Sales in the Report  Yes  No  
 Data and Information Considered in Addition to that Contained in the Report:  None  See Sections C thru F  
 Extraordinary Assumptions, Hypothetical Conditions, & Other Limiting Conditions for this review:  
 None  See Section G Related appraisals reviewed: None  
 Proofread DNR data entry:  Yes  No
7. RESULTS OF REVIEW:  Not Approved  Approved Approved Value: See A.11

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

1. This review is based on data and information contained in the appraisal report as well as any additional data from other sources that is identified in this review.
2. The reviewer assumes that the data and information in the appraisal are factual and accurate.
3. The reviewer reserves the right to consider any additional data or information that may subsequently become available, and to revise an opinion or conclusion, if such data and information warrant a revision.
4. All assumptions and limiting conditions contained in the appraisal report are part of this review unless otherwise stated.
5. A title report has been provided to the appraiser and the reviewer. Unless specifically noted in the report or this review, it is assumed that the only easements and restrictions that affect the property are those shown on the plat.
6. The value of commercial timber, if any, is specifically excluded from the final conclusion of value.



REVIEW APPRAISER'S CERTIFICATION APPRAISAL NO. 4537-0

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 9/14/21

cc: Justin Wholey