

## ***2025 Board of Equalization Formal Appeal***

Appeal #	009
Account Number	55258B01L005
Owner	MOUNTAIN HEATHER WAY LLC
Map Number	WA10
Appraiser	Ryan Judd

ASSESSMENTS

FEB 21 2025

RECEIVED



MATANUSKA-SUSITNA BOROUGH  
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**NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION**

Must be postmarked or delivered by February 28, 2025 or within 30 days of adjusted assessment notice mailing.

1. **OWNER NAME:** MOUNTAIN HEATHER WAY, LLC  
2. **ACCOUNT NO:** 5258 B01 L005

Note: A separate form is required for each appeal; do not submit multiple account numbers on the same form.

3. **Value from Assessment Notice:** Land 333,000; Buildings 2,321,300; Total 2,654,300  
4. **Owner's Estimate of Value:** Land 333,000; Buildings 1,767,000; Total 2,100,000  
5. **Property Market Data:**

- a. What was the purchase price of your property? \$2,100,000  
b. What year did you purchase your property? 2024  
c. Was any personal property included in the purchase? Yes ☐ No ☒

⇒ If so, please itemize: \_\_\_\_\_

- d. Date property was last offered for sale: JUNE 30, 2024 Price asked: \$2,300,000

- e. Type of mortgage: COMMERCIAL LOAN

- f. Has a fee appraisal been done on the property within the past 5 years? ☒ Yes ☐ No

⇒ If yes, please attach a copy.

6. **Property Inventory Data:**

- a. Have improvements been made since taking ownership? Yes ☐ No ☒

⇒ If yes, please describe: \_\_\_\_\_

7. **Why are you appealing your assessed property value?**

- ☒ My property value is excessive.  
☐ My property value is unequal to similar properties.  
☐ My property was valued improperly (fraud or using an unrecognized appraisal method).  
☐ My property has been undervalued.

The above are the only grounds for adjustment allowed by Alaska Statute 29.45.210(b). (See attached.)

8. **Please provide specific reasons and evidence supporting the item(s) checked above:**

WILLING SELLER / WILLING BUYER ESTABLISHED  
SALES PRICE & SUPPORTED BY MAI APPRAISAL

9. ☐ Please check here if you have attached additional information to support your appeal.  
☐ Please check here if you intend to submit additional evidence within the required time limit.  
(See Page 3, Item #5 regarding the required time limit.)

10. **Commercial Property Owners: Please include Attachment A.**

For Office Use Only : Rcv' d By [Signature] BOE # 009



**11. Check the appropriate blank:**

- ☒ a. I am the owner of record for the account number appealed.
- ☐ b. I am the attorney for the owner of record for the account number appealed.
- ☒ c. The owner of record for this account is a business, trust or other entity for which I am an owner or officer, trustee, or otherwise authorized to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*
- ☐ d. The owner of record is deceased and I am the personal representative of the estate. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*
- ☐ e. I am not the owner of record for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*

**12. Signed Statement of Appeal to the MSB Board of Equalization (BOE):**

I hereby appeal the determination of assessed value of the aforementioned property to the Matanuska-Susitna Borough Board of Equalization. My appeal is based on the grounds identified in Item #7 of this appeal form. I have discussed opinions of value with an appraiser representing the Assessment Division. Appraiser's name: CBRE - SHANE ALEXANDER SMITH

I understand that I bear the burden of proof for this appeal and that I must provide evidence to support my appeal. I also understand that all documentation that will be used to support my appeal should be submitted within 15 days of the close of the appeal period or as provided in (MSB 3.15.225(E)(5)). I further warrant that all statements contained in this appeal form and its attachments are true to the best of my knowledge.

Signature

Printed Name

Mailing address

City

State

Zip

Phone Number(s) -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

E-mail address -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

**MUST BE FILED BY FEBRUARY 28, 2025 OR WITHIN 30 DAYS OF ADJUSTED ASSESSMENT NOTICE.**

**BEFORE YOU FILE:**

Did you remember to include your attachments? Attachments may include such items as an appraisal of your property, valuation information regarding similar properties in your area, Attachment A (for commercial properties), or other additional information to support your appeal.

Did you provide the required documentation to prove your right of appeal for this property? (See Item #11 above.)

**Attachment A**  
**Income Producing Property**

Income producing commercial property is developed with the intent to produce net income to the owner. In order for a protest or appeal to be adequately considered the income and expense generated by the property should be analyzed. The information listed below is appropriate for an analysis of the property.

Income and expense from a business is not appropriate unless the property is the business, such as rental apartments, hotels, retail shopping buildings, etc.

The following information is requested for analysis. The information may be submitted in another form such as IRS filings or financial statements.

**Account Number:** 5258B01L005

- 1) Rent roll including unit identification, size, and rent.  
2)

INCOME	
Rental income	15,450 per mo
Common area fees, if any	
Utilities	
Other income	
EXPENSE	
Insurance	5234.50 per year
Repairs	
Maintenance	500 per mo
Employment taxes	
Management fee	463.50 per mo
Water	
Sewer	
Gas	
Electricity	
Other - describe Accounting	2100 per year
Legal Fees	

**MOUNTAIN HEATHER WAY, LLC  
OPERATING AGREEMENT**

This Operating Agreement is made and entered into effective the 7th day of May, 2024 by and among the Members listed in Section 1 herein.

1. Members. The names and addresses of the Members of the LLC are as follows:

HDC Holdings, LLC	3801 Centerpoint Dr., Suite 101 Anchorage, AK 99503
SJB, LLC	P.O. Box 91499 Anchorage, AK 99509
Jason Hipszer	18700 France Circle Anchorage, AK 99503
James Zehnder	2401 W. Glacier Avenue Wasilla, AK 99654
Joel D. Fuller	5881 Arctic Blvd., Suite 201 Anchorage, AK 99518
Western Enterprises, Inc.	4101 Arctic Blvd., Suite 203 Anchorage, AK 99503
Chad R. Powelson	4100 Viscount Circle Anchorage, AK 99502
Ginger D. Howard-Powelson	4100 Viscount Circle Anchorage, AK 99502

2. Formation. The Members hereby form a limited liability company organized and existing under the laws of the State of Alaska, effective as of the effective date of the filing of the Articles of Organization.

3. Name. The name of the limited liability company is MOUNTAIN HEATHER WAY, LLC (hereinafter referred to as the "LLC" or "MHW, LLC").

4. Purpose. The LLC is formed a) for the purpose of purchasing, owning, managing, developing, improving, leasing and disposing of the real property located in Wasilla, Alaska, whose physical address is 6183 E Mountain Heather Way, and which property is legally described as Mountain Ash Subdivision Block 1, Lot 5, and b) such other real property as the members, by unanimous consent,

agree to purchase, own, manage, develop, lease and/or dispose of; and c) for the conduct of any and all other lawful affairs for which a limited liability company may be organized under the Alaska Revised Limited Liability Company Act.

5. Registered Agent, Address. The registered agent and registered address of the LLC shall be Chad R. Powelson, 4101 Arctic Blvd, Suite 203, Anchorage, AK 99503.

6. Membership Interest. The respective interests of the Members in the LLC are as follows:

HDC Holdings, LLC	20.0%
SJB, LLC	20.0%
Jason Hipszer	10.0%
James Zehnder	15.0%
Joel D. Fuller	15.0%
Western Enterprises, Inc.	10.0%
Chad R. Powelson	5.0%
Ginger D. Howard-Powelson	5.0%

7. Profits. All profits of the LLC shall be borne by the Members in accordance with their percentage interests in the LLC. The LLC's accountant(s) shall make all determinations as to what constitutes profits and the proper allocation of income, costs, depreciation and expenses, in accordance with generally accepting accounting principles and this Agreement.

8. Management. The LLC shall be managed by a Managing Member. The initial Managing Member shall be Western Enterprises, Inc. Thereafter, the Managing Member shall be whoever is so designated by a majority of the membership interests.

The Managing Member shall have control over the business of the LLC and shall assume direction of its operations.

The Managing Member shall be entitled to reimbursement for all administrative expenses such as postage, stationery, office supplies and duplicating costs, professional fees and allocation of salaries for personnel engaged in the maintenance and upkeep of the LLC property. The Managing Member shall, in addition to administrative expenses, receive the sum of \$50.00 per month per building built on the



described above property; however, the metal outbuilding storage structures shall not constitute additional fees.

The Managing Member's responsibility will be to manage the property, including but not limited to acquisition, development, selecting contractors and overseeing construction, sale, leasing, collection of all rents or proceeds, securing insurance on the property, and paying all expenses incident to the ownership of the property.

The Managing Member, Western Enterprises, Inc., is a licensed general contractor and is a property management company. The Managing Member may contract with itself on behalf of the LLC for the performance of the services necessary to fulfill its responsibilities under this Agreement including management and leasing of the LLC property. All such contracts shall be at rates commensurate with what Western Enterprises, Inc. would charge other parties for comparable services.

9. Distributions. The LLC may make interim distributions, as authorized by A.S. 10.50.295 at such times as the Managing Member in its sole discretion determines. The amounts of such interim distributions shall be determined by the Managing Member and shall be distributed to the Members in accordance with their membership interests.

10. Banking. The Members shall establish a bank account for the LLC at First National Bank Alaska or at such other bank(s) as may be selected by the Managing Member ("Bank Account"). All expenses incurred by the LLC shall be paid out of the Bank Account and all revenues earned by the LLC shall be deposited into the Bank Account.

Checks on the Bank Account may be signed by any one of the following:

Chad R. Powelson                      Joel D. Fuller

James Zehnder                         Jason Hipszer

11. Contributions to the LLC. The Members shall make such contribution to the LLC at such times as the Managing Member may request, in the same proportion as their membership interests set forth above, in such amounts as the Managing Member in its sole and absolute discretion deems necessary or advisable to cover costs and expenses of the LLC, including but not limited to, all sums due under any promissory note and deed of trust, real estate taxes, insurance premiums, special assessments, accounting fees and other expenses which are reasonably related to the ownership, development, sale, lease and management of the property owned by the LLC. This authority of the Managing Member is not for the

benefit of any third-party, and no third-party shall have the right to force the Managing Member to request any contributions, or to force any Member to make contributions.

If any Member is thirty (30) days or more delinquent in any payment requested by the Managing Member, such Member is hereinafter referred to as a “defaulting Member,” and such Member is delinquent under this Agreement. The remaining Members shall have the right to pay such delinquent payment or payments (hereinafter called “paying Member”) and shall immediately give notice of such payment to the defaulting Member. The defaulting Member must pay the paying Member the payment or payments made on defaulting Member’s behalf plus interest at 6% per annum, costs and attorney’s fees connected therewith within thirty (30) days of such notice from the paying Member. If the defaulting Member does not pay the paying Member the payment or payments made on defaulting Member’s behalf within said thirty (30) day period, the defaulting Member’s interest in the LLC shall be treated as offered for sale by the defaulting Member to the other Members in accordance with paragraph 12 hereof, without regard to any third-party offer, and the first day after said thirty (30) day period expires shall be considered the date of notice to all Members of intention to transfer. The purchase price paid pursuant to this provision by the purchasing Member shall be paid first to the paying Member to the extent of the defaulted payments made by the paying Member for the defaulting Member including interest, costs and attorney’s fees with the balance to the defaulting Member. If other members do not exercise the right to purchase the defaulting Member’s interest, or if less than all of the defaulting Member’s interest is purchased by other Members, the defaulting Member shall only have the rights of an assignee of a Member’s interest as set forth in A.S. 10.50.375 (a)-(e), except that distributions that would otherwise be made to the defaulting Member on account of the defaulting Member’s remaining interest, shall be paid to the paying Member against sums due the paying Member until such sums are paid in full, after which the interest held by the defaulting Member shall no longer be subject to A.S. 10.50.375 (a)-(e).

The defaulting Member and any Member purchasing the defaulting Member’s interest, or any part thereof, shall be jointly and severally responsible to the LLC for any costs, attorney fees, and accounting fees incurred by the LLC as a result of the foregoing.

12. Sale or Transfer. Before any Member sells or transfers all or any part of the Member’s interest in the LLC, the Member shall give the other Members notice of the Member’s intention to do so by certified or registered mail, postage prepaid. Said notice shall state the name or names of the proposed transferee or transferees, the extent of the interest which the Member proposes to transfer and the terms of the sale or transfer (such selling or transferring Member is hereinafter referred to as “seller”). Any remaining Member may exercise an option to purchase the remaining Member’s pro-rata share of the seller’s interest or other portion as stated in the remaining Member’s notice to seller by giving seller notice



of the remaining Member's intent to exercise the option within thirty (30) days after mailing of said notice ("Member Option Period"). Any Member exercising an option to purchase is hereinafter called "purchaser". The pro-rata portion of the seller's membership interest to which purchaser is entitled is based on the ratio of the percentage of ownership in the LLC already owned by purchasers exercising their option to purchase. The purchase price shall be ten percent (10%) less than fair market value of that portion of the seller's interest offered for sale, or the price which has been offered for the seller's interest, whichever is less. The fair market value of the membership interest, if it cannot be agreed upon, shall be determined according to the arbitration procedures set forth in Paragraph 13 hereof entitled Death of a Member. The membership interest of each purchaser shall be increased following such purchase by the seller's percentage of membership interest in the LLC purchased by each purchaser.

The purchase price shall be paid to the seller by the purchaser on the following terms: Ninety (90) days after the purchaser has exercised the option to purchase or sixty (60) days after fair market value has been determined by the arbitrators, whichever is later, the purchaser shall pay the seller twenty percent (20%) of the purchase price as a down payment. The remaining balance shall be paid in equal monthly installments amortized over a period of ten (10) years from the date the down payment is paid with interest at six percent (6%) per annum or the highest interest rate allowed by law, whichever is lower, from the date that the option has been exercised. The purchaser shall have the right to prepayment without penalty.

For 30 days after the Member Option Period expires, if no Member exercises the option, or if less than the entire membership interest offered for sale is purchased by Members, the LLC shall have the right to purchase the remaining membership interest offered for sale upon the same terms provided above in this paragraph 12.

If neither the remaining Members nor the LLC exercise their purchase options, the seller may sell the membership interest not purchased by members to the third-party purchaser at the same price as offered so long as the third-party purchaser agrees in writing to be bound by all the terms of this Operating Agreement. In the absence of a unanimous vote among the remaining Members to admit the third-party purchaser to full membership in this Agreement, the third-party purchaser's membership shall carry no voting right to participate in the management of the LLC; such a third-party purchaser shall be referred to as a "Limited Member." Limited Members shall only have a financial interest in the LLC, which is strictly limited to the right to receive cash, profits, losses and a return of capital upon liquidation that are attributable to the purchased membership interest. Limited Members shall, however, be fully subject to any and all capital calls made by the LLC, and all other financial obligations of the Agreement that are imposed upon Members.

Nothing in this paragraph shall prohibit the transfer or devise of a Member's interest in the LLC to his or her spouse, to a trust, the beneficiary or beneficiaries of which are the spouse, children and/or grandchildren of the transferring Member, to a shareholder of the Member, or to an entity which is owned by the shareholder(s) of a Member, provided that the transferee agrees in writing to abide by all the terms of this Operating Agreement.

The selling Member and any person or entity purchasing the selling Member's interest, or any part thereof, shall be jointly and severally responsible to the LLC for any costs, attorney fees, and accounting fees incurred by the LLC as a result of the foregoing.

13. Death of a Member. If any Member dies, the surviving Members shall have an exclusive option to buy the deceased Member's interest in the LLC before the deceased Member's estate may sell the interest to a third-party. This provision shall not apply, however, a) where an interest hereunder is held by a Member and his/her spouse or trust, the beneficiary or beneficiaries of which are the deceased Member's spouse, children and/or grandchildren; b) by will or operation of law that spouse, trust, children and/or grandchildren become the sole owner of the deceased Member's interest; and, c) the new owner agrees in writing to be bound by all the terms of this Operating Agreement. A deceased Member's spouse, trust, children, or grandchildren receiving a Member interest under the previous sentence shall have all the rights and obligations of the deceased Member. A third-party purchaser shall be a Limited Member as provided in paragraph 12, unless and until a unanimous vote among the remaining Members shall admit the third-party purchaser to full membership in this Agreement.

Any surviving Member may exercise an option to purchase the surviving Member's pro-rata share (or such lesser portion as the surviving Member may state in a notice) of a deceased Member's interest in the LLC by giving, within ninety (90) days after the appointment of an administrator or executor of the estate of the deceased Member, written notice to such personal representative of the surviving Member's intent to exercise such option by certified or registered mail ("Surviving Member Option Period"). Any Member exercising an option is hereinafter called "purchaser". The pro-rata portion of the deceased Member's interest in the LLC to which a purchaser is entitled is based on a ratio of the percentage of the LLC owned by all purchasers exercising their options to purchase a portion of the deceased Member's interest. Unless otherwise agreed between the deceased Member's personal representative and any purchaser (who may complete the purchase on the terms agreed upon), the purchase price of any interest in the LLC sold pursuant to this provision shall be ten percent (10%) less than the fair market value of the interest of the deceased Member in the LLC on the date of death.

If the deceased Member's personal representative and purchaser cannot agree on the fair market value of the deceased Member's interest in the LLC being purchased by such purchase, each party,



within ten (10) days from notice of intent to exercise option, shall name an arbitrator and the two arbitrators within ten (10) days thereafter shall name a third arbitrator, hereinafter "third arbitrator". If more than one purchaser is involved in disputes with deceased Member's personal representative as to fair market value, there shall be one arbitration proceeding for all such disputes. In the event of a failure to name any arbitrator as herein required, the presiding judge of the Superior Court for the Third Judicial District, State of Alaska, or in his/her absence the acting presiding judge of said court, shall upon application of either party appoint such arbitrator. The three arbitrators shall by majority vote within thirty (30) days after the appointment of the third arbitrator, determine the fair market value of the interest in the LLC in question. The fair market value of the interest in the LLC in question shall be the fair market value of the assets of the LLC less the liabilities of the LLC multiplied by the percentage of the ownership of the interest in the LLC. In establishing the fair market value, any disproportionate balance in the capital account of the Member whose interest is being valued shall be taken into consideration. The determination of the arbitrators shall bind all parties concerned. The arbitrators shall order an MAI appraisal on the real property owned by the LLC for purposes of establishing its fair market value. The cost of arbitration shall be divided equally between the deceased Member's estate and the purchaser(s). The arbitration provisions of this Agreement and any decision of the arbitrator or third arbitrator shall be specifically enforceable in the Superior Court for the State of Alaska, or any court of general jurisdiction.

Each purchaser shall pay the deceased Member's personal representative the purchase price as so determined in its entirety as follows: Within sixty (60) days after receiving notice of or acquiring knowledge of the purchase price, twenty percent (20%) of the purchase price shall be paid; the remainder shall be paid over a period of ten (10) years in equal monthly installments with interest at six percent (6%) per annum or the highest interest rate allowed by law, whichever is lower, from the date the option is exercised. The purchaser shall have the right of prepayment without penalty.

For 30 days after the Surviving Member Option Period expires, if no Member exercises the option, or if less than the entire deceased Member's interest is purchased by Members, the LLC shall have the right to purchase the remaining deceased Member's interest upon the same provisions above in this paragraph 13.

The deceased Member's estate and any person or entity purchasing the deceased Member's interest, or any part thereof, shall be jointly and severally responsible to the LLC for any costs, attorney fees, and accounting fees incurred by the LLC as a result of the foregoing.

14. Involuntary Transfer. In the case of any involuntary transfer other than by death, whether by forced sale, operation of law, or any other means, of a Member's interest in the LLC, the remaining Members shall have an exclusive option to buy such Member's (hereinafter "transferor") interest in said

LLC in accordance with paragraph 12 entitled Sale or Transfer. Any Member may exercise an option to purchase a pro-rata portion or such lesser portion of the transferor's interest as the Member may state in a notice to transferor within thirty (30) days after receiving notice or actual knowledge of said involuntary transfer by sending written notice of the Member's intent to exercise said option by certified or registered mail ("Involuntary Transfer Option Period"). Any Member exercising said option to purchase is hereinafter referred to as "purchaser". The pro-rata portion of transferor's interest in the LLC to which a purchaser is entitled is based on a ratio of the percentage of the purchaser's interest in the LLC to the total percentage of the interests owned by all purchasers.

The purchase price of the transferor's interest in the LLC shall be ten percent (10%) less than the fair market value of the interest. In the event the purchaser and the transferor cannot agree on the fair market value of the interest in the LLC, the interest shall be determined according to the arbitration provisions set forth in paragraph 13, entitled Death of a Member.

The purchase price shall be paid to the transferor as follows: Within ninety (90) days after the purchaser has exercised the option to purchase or within ninety (90) days after the fair market value has been determined by the arbitrators, whichever is later, twenty percent (20%) of the purchase price shall be paid; the remainder shall be paid in equal monthly installments amortized over a period of ten (10) years from the date of the down payment with interest at the rate of six percent (6%) per annum or the highest interest rate allowed by law, whichever is lower, from the date the option is exercised. The purchasers shall have the right of prepayment without penalty.

For 30 days after the Involuntary Transfer Option Period expires, if no Member exercises the option, or if less than the entire membership interest offered for sale is purchased by Members, the LLC shall have the right to purchase the remaining membership interest offered for sale upon the same terms provided above in this paragraph 14.

If the remaining Members and the LLC do not exercise the option to purchase, or if less than the entire Membership interest is purchased by Members of the LLC, the assignee as the result of an involuntary transfer shall be a Limited Member as provided in paragraph 12 and shall not be admitted to full membership in this Agreement. The transferor's membership is terminated by the involuntary transfer.

The transferor and any person or entity purchasing the transferor's interest, or any part thereof, shall be jointly and severally responsible to the LLC for any costs, attorney fees, and accounting fees incurred by the LLC as a result of the foregoing.

15. Assignment or Encumbrances. No Member shall encumber the Member's interest in the LLC or permit any such encumbrance without the written consent of all other Members. Any voluntary or



involuntary encumbrance of a Member's interest in the LLC shall be subject to this Agreement. Any person having any encumbrance on a Member's interest in the LLC may foreclose the lien or encumbrance only by offering the encumbered Member's interest in the LLC to the other Members under paragraph 14 of this Agreement, which paragraph shall apply to such foreclosure.

16. Notice. For any written notice required or permitted under this Agreement, notice shall be deemed given or sent when deposited, as certified mail or for overnight delivery, postage and fees prepaid, in the United States mails; when delivered to Federal Express, United Parcel Service, DHL, WorldWide Express, or Airborne Express, for overnight delivery, charges prepaid or charged to the sender's account; when personally delivered to the recipient; when transmitted by electronic means, including electronic mail, and such transmission is electronically confirmed as having been successfully transmitted; or when delivered to the home or office of a recipient in the care of a person whom the sender has reason to believe will promptly communicate the notice to the recipient. No irregularity in giving such notice shall render it invalid if the party being notified actually received notice or acquired knowledge within the time permitted for notice. Unless and until changed by written notice of a Member to the other Members, the mailing address of each Member shall be set forth in paragraph 1 hereof. A Waiver of Notice in writing signed by the Member entitled to notice, whether before or after the time stated for notice, is equivalent to the giving of notice.

17. Title, Disposition and Utilization of the LLC's Assets. Title to all assets of the LLC will be held in the name of the LLC. No Member has any right to the assets of the LLC or any ownership interest in these assets except indirectly as a result of the Member's ownership interest in the LLC. No Member has any right to partition any assets of the LLC or any right to receive any specific assets upon liquidation of the LLC or upon any other distribution from the LLC.

The assets owned by the LLC or any other part thereof may be improved, sold, leased or encumbered by the Members upon such terms and conditions as shall be determined by seventy percent (70%) of the membership interests in the LLC. All Members agree to be bound by a decision made by seventy percent (70%) of the membership interests in the LLC, and all Members shall be obligated to dispose of their interests on the same terms and conditions that the seventy percent (70%) membership interests decide. All Members agree to sign any documents necessary to affect such sale or disposition.

18. Meetings and Decisions. All decisions of the Members of the LLC shall be made in accordance with the procedures of this paragraph 18. A Member or Members holding ten percent (10%) or more of the membership interest in the LLC may call a meeting of the Members by giving written notice of its time, place and purposes thereof to all Members at least ten (10) days before the time set for such meeting.

All meetings of the Members shall be held at the principal office of the LLC or any other reasonable place specified in the notice of the meeting, including electronic means, e.g. conference telephone or video screen communication. Any Member may participate in any such meeting by proxy provided the Member's written proxy is delivered to one of the Members before or at the commencement of such meeting. A quorum shall consist of seventy percent (70%) of the membership interests in the LLC. Each Member shall be entitled to vote according to the Member's membership interest in the LLC. A majority of the membership interests (and not a majority of the quorum present) is required to bind the LLC and all Members, except where unanimous agreement or a greater percentage of the membership interests is required under the terms of this Agreement. Any action that can be taken at a meeting can be taken without a meeting so long as all Members sign a Waiver of Notice and of the need for a meeting.

19. Capital Account. The capital account of each Member will reflect the cash contributed plus the Member's share of profits transferred to the Member's capital account, and decreased by the Member's share of the losses and by distribution to the Member's in reduction of the Member's capital.

20. Power of Attorney. Each of the Members irrevocably appoints Chad R. Powelson and Joel D. Fuller as the Member's lawful attorney in fact, with full right of substitution in each (provided such substitute be another Member) to jointly act in each Member's name, place and stead, to make, execute, acknowledge, record and verify:

a. Any and all documents, instruments and writings reasonably necessary or advisable to effectuate or carry out decisions made by the Members in conformance with this Agreement, including but not limited to, notes, deeds of trust, assignments and conveyances;

b. Any and all documents, modifications, amendments to the documents, and instruments in writing described above.

It is expressly understood and intended by the Members that the foregoing powers of attorney are coupled with an interest and shall survive any conveyance or transfer by any of the Members who has interest in the LLC. Nothing herein contained shall mean or be taken to indicate that the signature, acknowledgment, verifications or similar personal authorization or authentication by the Members shall be necessary or required with regard to the documents described above, but said powers of attorney are given so that the attorneys appointed herein may act on behalf of the Members in the implementing and effectuating decisions made by the requisite membership interest provided in this Agreement. Nothing herein contained shall require any person to investigate the authority of the attorneys appointed herein to sign any instrument executed under the authority of the aforesaid powers of attorney. The power of attorney



granted in this paragraph shall not be affected by the disability of any of the Members. The power must be exercised jointly by the two persons named or their substitutes.

21. Resignation of Member. Any Member may resign from the LLC for any reason at any time. Bankruptcy, retirement or expulsion of any Member shall be treated as a resignation. Upon such resignation, the remaining Member(s) may elect to continue the business of the LLC. If the remaining Member(s) by a vote of the majority of the remaining membership interests do not elect to dissolve the business of the LLC, then the LLC shall continue its affairs. A failure to obtain a majority vote of the remaining membership interests to dissolve the business of the LLC within thirty (30) days of the effective date of the resignation of the departing Member shall mean that the LLC shall continue its affairs. Any dissolution and winding-up shall occur within such time as is necessary to allow the LLC to realize the reasonable value of the LLC's assets. Resignation shall entitle the remaining Members to exercise an option to purchase the resigning Member's interest in the LLC following the same process as upon the sale or transfer of a Member's interest as set forth in paragraph 12 hereof without regard to any third party offer. If less than all of the resigning Member's interest is purchased, the resigning Member shall only have the rights of an assignee of a member's interest as set forth in A.S. 10.50.375 (a)-(e) with respect to the remaining interest.

22. Admission of New Members. New Members may be admitted to Membership in the LLC only upon the consent of and on the terms set by all of the then existing Members.

23. Dissolution. Upon dissolution, the assets of the LLC shall be used and distributed in the following order:

a. To pay or provide for the payment of all creditors of the LLC, including Members who are creditors, in satisfaction of the LLC's liabilities and to pay or provide for the payment of liquidating expenses and obligation;

b. To balance the capital accounts of the Member;

c. To discharge the capital accounts of the Members;

d. In proportion to the Member's respective rights to share in distributions from the LLC before dissolution.

24. Records. The LLC shall maintain the following records at the offices of the LLC:

a. A current and past list of the full name and last known business address of each Member, former Member and other holder of a membership interest;

b. A copy of the Articles, this Agreement and all amendments thereto, including signed copies of any powers of attorney pursuant to which Articles and the Agreement have been executed;

c. Separate books of account of the transactions of the LLC and financial statements for at least the three (3) most recent years which shall be available for inspection by any Member at any reasonable time. Audits may be requested by any Member, at such Member's own expense, unless mutually agreed that such expense shall be borne by the LLC.

d. Not less often than quarterly, the Managing Member shall give to the Members a written report and an accounting for all transactions of the LLC.

e. The LLC shall file all tax returns and reports required under the law and keep copies of said returns for at least the three (3) most recent years. The fiscal year of the LLC shall be the calendar year.

25. Liability of the Members. No Member shall be liable as a Member for the liabilities of the LLC. The failure of the LLC to observe any formalities or requirements relating to the exercise of its powers or management of its business or affairs under this Agreement shall not be grounds for imposing personal liability on the Members for liabilities of the LLC.

26. Tax Elections. The Managing Member may make an election to adjust the basis of the assets of the LLC for federal income tax purposes in accordance with Internal Revenue Code Section 754, in the event of a distribution of LLC cash or property as described in IRC Section 734, or a transfer by any Member of his or her interest in the LLC as described in IRC Section 743. The Managing Member may make such other elections for federal, state, local, or foreign tax purposes as they deem necessary or desirable to carry out the business of the LLC or the purposes of this Agreement.

27. Members' Standard of Care. The Members shall not be liable, responsible or accountable in damages or otherwise to the LLC for any act or omission by any Member performed in good faith pursuant to the authority granted to the Member by this Agreement or in accordance with its provisions and in a manner reasonably believed by the Member to be within the scope of the authority granted to the Member and in the best interest of the LLC; provided, however, that the Member shall retain liability for acts or omissions that involve intentional misconduct, a knowing violation of the law, or for any transaction from which the Member personally received a benefit in money, property, or services to which the person is not legally entitled.

28. Managing Member's Standard of Care. The Managing Member shall perform the duties of management in good faith, in a manner the Managing Member reasonably believes to be in the best

interests of the LLC and with the care, including reasonable inquiry, that an ordinary prudent person in a like position would use under similar circumstances. A Managing Member may rely on information, opinions, reports, or statements, including financial statements and other financial data, prepared or presented by an attorney, accountant or other professional or expert as to matters the Managing Member reasonably believes are within such other person's professional or expert competence.

29. Indemnification. The LLC shall indemnify the Members, the Managing Member and the LLC's agents for all costs, losses, liabilities, and damages paid or accrued by such Member, Managing Member or agent in connection with the business of the LLC, to the fullest extent provided or allowed by the laws of Alaska, provided such Member, Managing Member or agent of the LLC met the standard of care set forth in paragraph 27 entitled Members' Standard of Care or paragraph 28 entitled Managing Member's Standard of Care, whichever is applicable.

30. Independent Activities. Except as provided herein, any Member may engage in or possess an interest in other business ventures of any nature or description, independently or with others, including, without limitation, the ownership, financing, management, employment by, lending or otherwise participating in businesses that are similar to the business of the LLC, and neither the LLC nor the other Members shall have any right by virtue of this Agreement in and to such independent ventures as to the income or profits therefrom and shall not be liable for a breach of duty of loyalty or any other duty. A Member does not violate a duty or obligation to the LLC merely because the Member's conduct furthers the Member's own interest. A member may lend money to and transact other business with the LLC. The rights and obligations of a Member who lends money to or transacts business with the LLC are the same as those of a person who is not a Member, subject to other applicable law. No transaction with the LLC shall be voidable solely because a Member has a direct or indirect interest in the transaction if the transaction is fair the LLC and the non-benefitting Members, knowing the material facts of the transaction and the Member's interest, authorize, approve, or ratify the transaction.

31. Representations and Warranties. Each Member, and in the case of a Member that is an organization, the person(s) executing this Agreement on behalf of the organization, hereby represents and warrants to the LLC and each other Member that:

a. If that Member is an organization, that it is duly organized, validly existing, and in good standing under the law of its state of organization, and that it has full organizational power to execute and agree to this Agreement and to perform its obligations hereunder; and

b. The Member is acquiring its interest in the LLC for the Member's own account as an investment and without an intent to distribute the interest.



32. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Alaska.

33. Arbitration. Except as otherwise provided in this Agreement, any controversy or claim arising out of or relating to this Agreement, the breach, or termination thereof, shall be settled by arbitration before a single arbitrator in accordance with the Commercial Arbitration Rules, then existing of the American Arbitration Association, and judgment upon the award rendered may be entered in any court having jurisdiction thereof.

34. Amendments. This Agreement and the Articles of Organization may be amended at any time following a meeting held pursuant to the provisions of paragraph 18, entitled Meetings and Decisions, hereto by written agreement executed by Members holding seventy percent (70%) or more of the membership interests in the LLC.

35. Binding Effect. This Agreement shall enure to the benefit of and be binding upon the Members and their successors in interest.

36. Self-Executing Securities Exemption. The initial issuance of a membership interest in the LLC to each Member qualifies for the self-executing exemption contained in A.S. 45.56.120(14) based upon the following:

a. No more than 25 purchasers in Alaska will receive a membership interest in the LLC during any 12 consecutive months.

b. Each member has been furnished with information sufficient to make an informed investment decision as defined in AS 45.56.120(14).

c. No commission was paid or requested on any investment; to the extent any are provided, such commissions or other remuneration will meet the requirements of AS 45-56.010 - .900 and will be paid only to persons registered under AS 45.56.

d. No membership certificates are presently being issued, but if there is one in the future, a legend will be placed on the certificate stating that the security is not registered under A.S. 45.56 and cannot be resold without registration under A.S. 45.56 or exemption from it.

e. Each Member, by executing this Agreement acknowledges that his or her participation in the company is for investment purposes only and that the membership interest will not be resold without registration or exemption under the Alaska Securities Act, AS 45.56.



- f. The offer was made without general solicitation or advertising.

**The rest of this page has intentionally been left blank.**

IN WITNESS WHEREOF, this Agreement has been entered into the day and year first above written.

**HDC Holdings, LLC**

A Wyoming Limited Liability Company

DocuSigned by:  
By: Carl Don Kuhn  
428A403A-E30D-4862-A91A-4CB3F3EA4430  
Carl D. Kuhn  
Its Manager

**SJB, LLC**

An Alaska Limited Liability Company

DocuSigned by:  
By: Skipp Bringmann  
43E4A03A-E30D-4862-A91A-4CB3F3EA4430  
Skipp Bringmann  
Its Member

DocuSigned by:  
By: Jim Bringmann  
897511F0-E30D-4862-A91A-4CB3F3EA4430  
Jim Bringmann  
Its Member

**Western Enterprises, Inc.**

An Alaska Corporation

DocuSigned by:  
By: Chad Powelson  
7B7E4E2A-E30D-4862-A91A-4CB3F3EA4430  
Chad R. Powelson  
Its President

DocuSigned by:  
By: Jeff Prosser  
1A5659E0-E30D-4862-A91A-4CB3F3EA4430  
Jeff Prosser

DocuSigned by:  
By: James Zehnder  
1A5659E0-E30D-4862-A91A-4CB3F3EA4430  
James Zehnder

DocuSigned by:  
By: Joel Fuller  
1A5659E0-E30D-4862-A91A-4CB3F3EA4430  
Joel D. Fuller

DocuSigned by:  
By: Chad Powelson  
1A5659E0-E30D-4862-A91A-4CB3F3EA4430  
Chad R. Powelson

DocuSigned by:  
By: Erin Howard-Powelson  
1A5659E0-E30D-4862-A91A-4CB3F3EA4430  
Erin Howard-Powelson

Alaska Entity #10269834

State of Alaska  
Department of Commerce, Community, and Economic Development  
Corporations, Business, and Professional Licensing

## Certificate of Organization

The undersigned, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, hereby certifies that a duly signed and verified filing pursuant to the provisions of Alaska Statutes has been received in this office and has been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community, and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

**Mountain Heather Way, LLC**



IN TESTIMONY WHEREOF, I execute the certificate and affix the Great Seal of the State of Alaska effective **May 9, 2024**.

A handwritten signature in black ink, appearing to read "Julie Sande", followed by a long horizontal line.

Julie Sande  
Commissioner





# THE STATE of ALASKA

Department of Commerce, Community, and Economic Development  
 Division of Corporations, Business, and Professional Licensing  
 PO Box 110806, Juneau, AK 99811-0806  
 (907) 465-2550 • Email: corporations@alaska.gov  
 Website: corporations.alaska.gov

FOR DIVISION USE ONLY

## Domestic Limited Liability Company Initial Biennial Report

**Entity Name:** Mountain Heather Way, LLC

**Entity Number:** 10269834

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 4101 ARCTIC BLVD. #203, ANCHORAGE,  
AK 99503

**Mailing Address:** 4101 ARCTIC BLVD. #203, ANCHORAGE,  
AK 99503

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Chad Powelson

**Physical Address:** 4101 ARCTIC BLVD. #203, ANCHORAGE,  
AK 99503

**Mailing Address:** 4101 ARCTIC BLVD. #203, ANCHORAGE,  
AK 99503

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Manager	Member
WESTERN ENTERPRISES, INC.	4101 Arctic Blvd. #203, Anchorage, AK 99503	10	X	X
HDC Holdings, LLC	3801 Centerpoint Drive #101, Anchorage, AK 99503	20		X
Jason Hipszer	18700 France Circle, Anchorage, AK 99503	10		X
James Zehnder	2401 W. Glacier Avenue, Wasilla, AK 99654	15		X
Joel Fuller	5881 Arctic Blvd. #201, Anchorage, AK 99518	15		X
Chad Powelson	4100 Viscount Circle, Anchorage, AK 99502	5		X
Ginger Howard-Powelson	4100 Viscount Circle, Anchorage, AK 99502	5		X
SJB LLC	P.O. Box 91499, Anchorage, AK 99509	20		X


If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**NAICS Code:** 531390 - OTHER ACTIVITIES RELATED TO REAL ESTATE

**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

**Name:** Nancy Johnson

 **IRS** DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023

MOUNTAIN HEATHER WAY LLC  
CHAD POWELSON MBR  
4101 ARCTIC BLVD STE 203  
ANCHORAGE, AK 99503

Date of this notice: 05-09-2024

Employer Identification Number:  
99-2954735

Form: SS-4

Number of this notice: CP 575 B

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 99-2954735. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1065

03/15/2025

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, estate, trust, EPMF, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.



05-09-2024 MOUN B 9999999999 SS-4

**IMPORTANT REMINDERS:**

- \* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.
- \* Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is MOUN. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at [www.irs.gov/forms-pubs](http://www.irs.gov/forms-pubs) or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

Keep this part for your records.

CP 575 B (Rev. 7-2007)

Return this part with any correspondence  
so we may identify your account. Please  
correct any errors in your name or address.

CP 575 B

999999999999

Your Telephone Number      Best Time to Call  
(       )                      -

DATE OF THIS NOTICE: 05-09-2024  
EMPLOYER IDENTIFICATION NUMBER: 99-2954735  
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023  
|||

MOUNTAIN HEATHER WAY LLC  
CHAD POWELSON MBR  
4101 ARCTIC BLVD STE 203  
ANCHORAGE, AK 99503



THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: corporations@alaska.gov  
Website: corporations.alaska.gov

FOR DIVISION USE ONLY

## Articles of Organization

### Domestic Limited Liability Company

Web-5/9/2024 1:39:33 PM

#### 1 - Entity Name

**Legal Name:** Mountain Heather Way, LLC

#### 2 - Purpose

The entity is organized for the purpose of real estate holding and development and for any lawful purposes for which a limited liability company may be organized under the Alaska Limited Liability Act.

#### 3 - NAICS Code

531390 - OTHER ACTIVITIES RELATED TO REAL ESTATE

#### 4 - Registered Agent

**Name:** Chad Powelson

**Mailing Address:** 4101 Arctic Blvd. #203, Anchorage, AK 99503

**Physical Address:** 4101 Arctic Blvd. #203, Anchorage, AK 99503

#### 5 - Entity Addresses

**Mailing Address:** 4101 Arctic Blvd. #203, Anchorage, AK 99503

**Physical Address:** 4101 Arctic Blvd. #203, Anchorage, AK 99503

#### 6 - Management

The limited liability company is managed by a manager.

#### 7 - Officials

Name	Address	% Owned	Titles
Nancy Johnson			Organizer

#### Name of person completing this online application

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

**Name:** Nancy Johnson

Alaska Business License # 2198186

**Alaska Department of Commerce, Community, and Economic Development**

Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806

This is to certify that

**Mountain Heather Way, LLC**

4101 Arctic Blvd. #203, Anchorage, AK 99503

owned by

Mountain Heather Way, LLC

is licensed by the department to conduct business for the period

May 9, 2024 to December 31, 2025  
for the following line(s) of business:

53 - Real Estate, Rental and Leasing



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.  
It is not transferable or assignable.

Julie Sande  
Commissioner



Mountain Heather Way, LLC  
4101 Arctic Blvd. #203  
Anchorage, AK 99503

CBRE VALUATION & ADVISORY SERVICES

# APPRAISAL REPORT



NORTHERN POWERLINE CONSTRUCTORS WAREHOUSE  
6183 EAST MOUNTAIN HEATHER WAY  
WASILLA, ALASKA 99645  
CBRE FILE NO. CB24US027229-1

FIRST NATIONAL BANK ALASKA

**CBRE**

VALUATION & ADVISORY SERVICES



12890 Old Seward Highway  
Anchorage, AK 99515

T 907-561-1225  
www.cbre.com

Date of Report: April 22, 2024

Denver Hudson

FIRST NATIONAL BANK ALASKA  
101 West 36th Avenue, Suite 305  
Anchorage, Alaska 99503

RE: Appraisal of: Northern Powerline Constructors Warehouse  
6183 East Mountain Heather Way  
Wasilla, Matanuska-Susitna Borough County, Alaska  
CBRE, Inc. File No. CB24US027229-1

Dear Mr. Hudson:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Appraisal Report.

The subject is a 16,800 SF office/warehouse that is operating as Northern Powerline Constructors. The subject was originally built as a bus barn for Laidlaw Transit, Inc who previously operated their school bus operation out of the property. Subsequently, the bus barn operation ended, and the property was leased to Northern Powerline Constructors in 2023 who is the current tenant. The subject is located at 6183 East Mountain Heather Way which is located about five miles northeast of Downtown Wasilla in the Matanuska Valley. The subject was originally constructed in 2001 and is in average to condition for its vintage. The subject site consists of 7.72 acres. Given the entire property is encumbered with the current lease we have not valued any excess land separately. Some of our sale comparisons include large site areas as well.

According to the Purchase and Sale Agreement dated February 21, 2024, the subject is currently under contract for \$2,100,000 for the real estate only between Laidlaw Transit, Inc and Arcticorp and Western Enterprises, Inc. The sale includes a 7.72-acre site in addition to the warehouse structure. The subject was listed for sale at \$2,300,000 for about 7 days before a contract was signed. Based on the analysis herein, the pending purchase price appears to be supported by



market. We are unaware of any additional ownership transfers of the property in the last three years. The pending sales price is supported by market as determined in this analysis.

The property is currently leased to Northern Powerline Constructors for \$0.92/SF or \$15,450/month and \$185,400/year. The lease began April 1, 2023 for a starting rent of \$0.89/SF. The lease is nine-year term with eight years remaining and an expiration date of April 30, 2032. The lease increases 3% every year of the term. The current rent includes the building and all the underlying land. This is a NNN lease with the tenant paying all expenses associated with the property. We find the current contract rent is supported by market.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Leased Fee Interest	April 6, 2024	\$2,100,000
Compiled by CBRE			

We note that the subject is currently under contract; please refer to the Executive Summary section of this report for further discussion and analysis.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It also conforms to Title XI Regulations and the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) updated in 1994 and further updated by the Interagency Appraisal and Evaluation Guidelines promulgated in 2010.

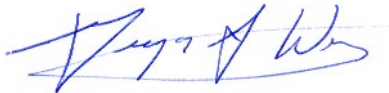
The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. As a condition to being granted the status of an intended user, any intended user who has not entered into a written agreement with CBRE in connection with its use of our report agrees to be bound by the terms and conditions of the agreement between CBRE and the client who ordered the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to any non-intended users does not extend reliance to any such party,

and CBRE will not be responsible for any unauthorized use of or reliance upon the report, its conclusions or contents (or any portion thereof).

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE, Inc. - VALUATION & ADVISORY SERVICES



---

Gregory S. Wing, MAI  
Senior Vice President  
State Certified General Real Estate Appraiser  
Alaska Certification No. 204  
Expiration: June 30, 2025  
Phone: 907-227-5832  
Email: Greg.Wing@cbre.com



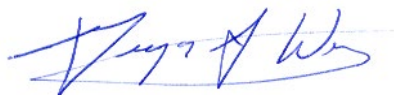
---

Shane Smith  
Senior Appraiser  
State Certified General Real Estate Appraiser  
Alaska Certification No. 105547  
Expiration Date: 06/30/2025  
Phone: 907-310-1289  
Email: Shane.Smith@cbre.com

## Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Gregory S. Wing, MAI and Shane Smith have not provided any 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.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
9. Shane Smith has made a personal inspection of the property that is the subject of this report. Gregory S. Wing, MAI has not made a personal inspection of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, Gregory S. Wing, MAI, has completed the continuing education program for Designated Members of the Appraisal Institute.
14. As of the date of this report, Gregory S. Wing, MAI and Shane Smith have completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.
15. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the State of Alaska.



---

Gregory S. Wing, MAI  
State Certified General Real Estate Appraiser  
Alaska Certification No. 204  
Expiration: June 30, 2025

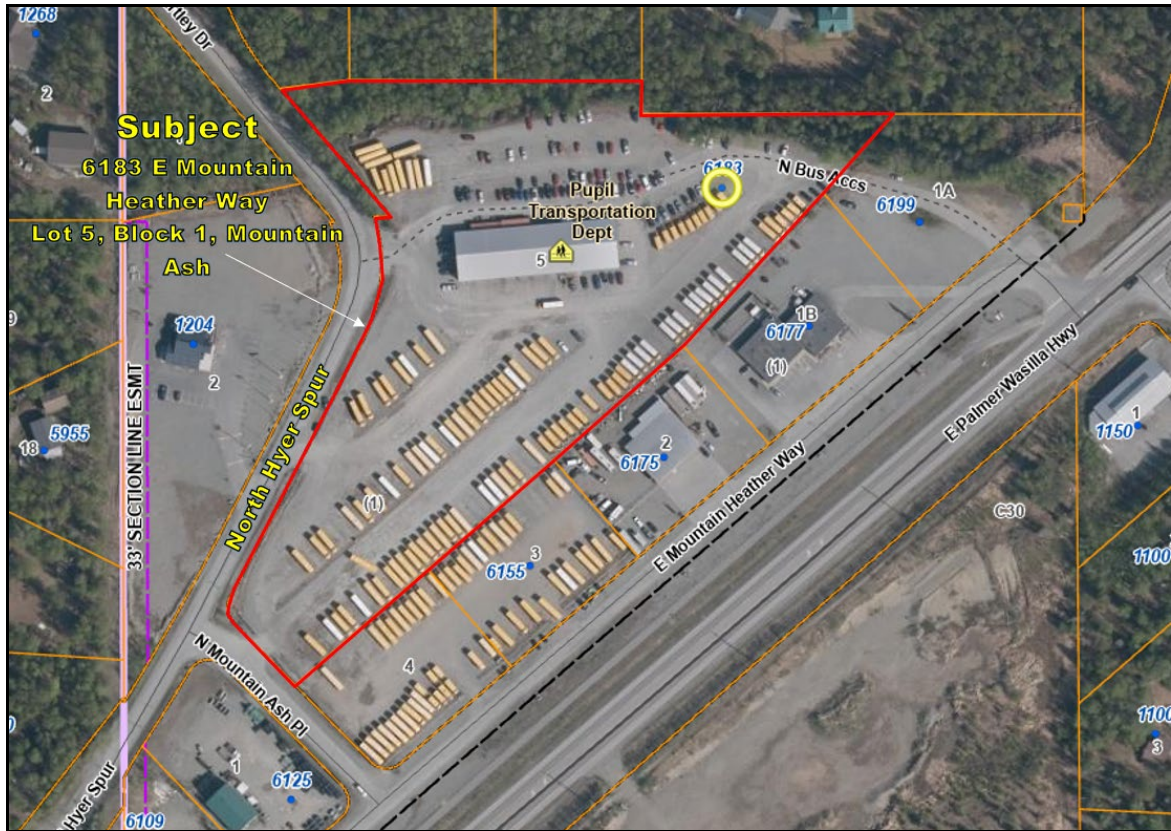


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Shane Smith  
State Certified General Real Estate Appraiser  
Alaska Certification No. 105547  
Expiration: June 30, 2025



## Subject Photographs



Aerial View



Southeast view from North Hyer Spur



South side of building



North side of building



Northwest side of building



Southwest side of building



Rear entrance





Main entrance gate



Looking south along west border



Secondary entrance gate



Yard area



Yard area



Yard area





Warehouse area



Warehouse area



Warehouse area



Overhead door



Mezzanine storage



Mezzanine storage





Mechanical area



Warehouse restroom



Mechanical



Restroom 2<sup>nd</sup> floor



Another 2<sup>nd</sup> floor restroom



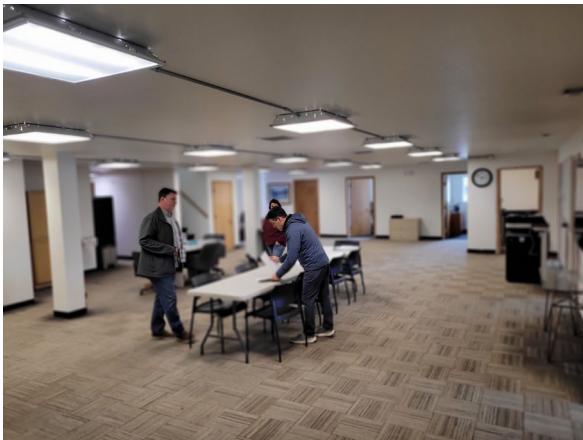
2<sup>nd</sup> story office



2<sup>nd</sup> story office area



2<sup>nd</sup> story office



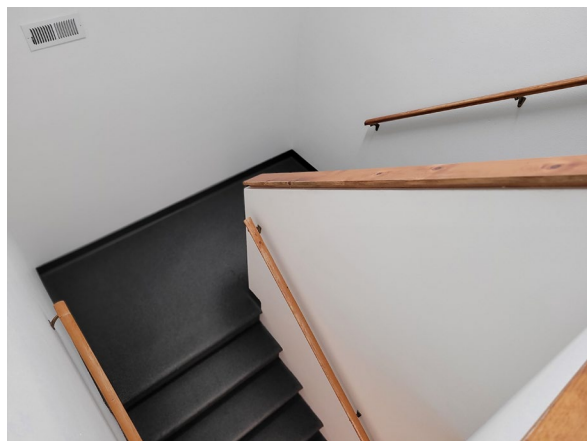
1<sup>st</sup> floor office



1<sup>st</sup> floor restroom



1<sup>st</sup> floor reception



Interior stairwell



## EXECUTIVE SUMMARY

Property Name	Northern Powerline Constructors Warehouse		
Location	6183 East Mountain Heather Way Wasilla, Matanuska-Susitna Borough County, AK 99645		
Parcel Number(s)	55258B01L005		
Client	First National Bank Alaska		
Highest and Best Use			
As If Vacant	Industrial		
As Improved	Industrial		
Property Rights Appraised	Leased Fee Interest		
Date of Inspection	April 6, 2024		
Estimated Exposure Time	6 - 12 Months		
Estimated Marketing Time	6 - 12 Months		
Primary Land Area	7.72 AC	336,394 SF	
Zoning	UNZ		
Improvements			
Property Type	Industrial		
Number of Buildings	1		
Number of Stories	2		
Gross Building Area	16,800 SF		
Clear Height	30'		
Rail Access	No		
Percent Office	0.0%		
Year Built	2001		
Effective Age	15 Years		
Remaining Economic Life	30 Years		
Condition	Average		
Buyer Profile	Investor-Regional		

VALUATION		<i><b>Total</b></i>	<i><b>Per SF</b></i>
<b>Market Value As Is On</b>	<b>April 6, 2024</b>		
Sales Comparison Approach		\$2,100,000	\$125.00
Income Approach		\$2,100,000	\$125.00
Total Market Value		\$2,100,000	

CONCLUDED MARKET VALUE			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is	Leased Fee Interest	April 6, 2024	\$2,100,000

## **STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)**

### **Strengths/ Opportunities**

- The subject is in good condition for a structure of its type and vintage.
- The property has a long term NNN lease in place for another nine years with market rents and escalations.
- The subject has adequate parking and a large, fenced yard area.

### **Weaknesses/ Threats**

- Commercial real estate market conditions have deteriorated at the macro level. The significant recent increase in the cost of capital and reduced volume of transaction activity is impacting price discovery and creating an increase in uncertainty. Increasing interest rates and subdued economic growth will continue to weigh on commercial real estate fundamentals and investment transaction volumes. This creates a higher degree of uncertainty in general, though the impacts may vary by market and asset class/type.
- The subject's large size limits the potential buyer pool.

## **MARKET VOLATILITY**

We draw your attention to a combination of inflationary pressures (leading to higher interest rates) and recent failures/stress in banking systems which have significantly increased the potential for constrained credit markets, negative capital value movements and enhanced volatility in property markets over the short-to-medium term.

Experience has shown that consumer and investor behavior can quickly change during periods of such heightened volatility. Lending or investment decisions should reflect this heightened level of volatility and the potential for deteriorating market conditions.

It is important to note that the conclusions set out in this report are valid as at the valuation date only. Where appropriate, we recommend that the valuation is closely monitored, as we continue to track how markets respond to evolving events.

## **CURRENT ECONOMIC CONDITIONS**

At its January 2024 meeting, the Federal Reserve held the federal funds rate at a range of 5.25% to 5.50% and indicated it will continue reducing its balance sheet by \$95 billion per month. The Fed removed language from its policy statement about further tightening but stated it needs more confidence inflation "is moving sustainably toward 2.00%" before considering cuts. Rising real interest rates will be a headwind for the economy in coming quarters; however, CBRE expects the U.S. economy will remain resilient with growth averaging 1.6% for the year.

While opinions vary on future economic issues, the general market consensus at the time of this appraisal is the anticipation of moderating inflation as higher interest rates cool demand. Tighter lending conditions and a weakening economy will keep capital markets activity subdued and reduce leasing demand in the short to medium term. Amid this uncertain and dynamic environment, investment market performance will be uneven across property types.

### EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as “an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.” <sup>1</sup>

- None noted

### HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purposes of analysis.” <sup>2</sup>

- None noted

<sup>1</sup> The Appraisal Foundation, *USPAP, 2024 Edition (Effective January 1, 2024)*

<sup>2</sup> The Appraisal Foundation, *USPAP, 2024 Edition (Effective January 1, 2024)*

## OWNERSHIP AND PROPERTY HISTORY

OWNERSHIP SUMMARY	
Item	Current
<b>Current Ownership</b>	
Owner:	Laidlaw Transit, Inc
Seller:	Laidlaw Transit, Inc
Purchase Price:	N/A
Transaction Date:	
Sale in Last 3 Years?:	No
Legal Reference:	Lot 5, Block 1, Mountain Ash
County/Locality Name:	
Buyer/Seller Relationship Type:	Arm's length and reasonable
At / Above / Below Market:	At Market
Comments:	
<b>Pending Sale</b>	
Under Contract:	Yes
Buyer:	Arcticorp and Western Enterprises, Inc.
Contract Price:	\$2,100,000
Contract Date:	February 21, 2024
Arm's Length:	Yes
At / Above / Below Market:	At Market
Comments:	Real Estate only
<b>Previous Listing</b>	
Currently Listed For Sale:	No
Previous Listing Price:	\$2,300,000
Listing Date:	February 14, 2024
Comments:	None
Compiled by CBRE	

### PENDING SALE:

According to the Purchase and Sale Agreement dated February 21 2024, the subject is currently under contract for \$2,100,000 for the real estate only between Laidlaw Transit, Inc and Arcticorp and Western Enterprises, Inc. The sale includes a 7.72-acre site in addition to the warehouse structure. The subject was listed for sale at \$2,300,000 for about 7 days before a contract was signed. Based on the analysis herein, the pending purchase price appears to be supported by market. We are unaware of any additional ownership transfers of the property in the last three years. Of note, the buyers make up a conglomerate of several entities, one of which is James Zehnder who is the President of Norther Powerline Constructors, Inc. the current tenant. Given his share of the company is a small percentage and the current lease cannot be adjusted and will stay in place at current rents after the sale, we find the transaction is arms-length.



## **EXPOSURE/MARKETING TIME**

Current appraisal guidelines require an estimate of a reasonable time period in which the subject could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historical analysis, this is referred to as exposure time. Exposure time always precedes the date of value, with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most often used. The exposure/marketing time is a function of price, time, and use. It is not an isolated estimate of time alone. The property is not listed for sale. Actual exposure time is zero. A reasonable exposure time for the subject would be less than twelve months. Most sale comparisons used in this appraisal sold in less than twelve months exposure time. The market value estimate for the subject property is predicated on a marketing time of up to twelve months.

Table of Contents

Certification ..... 4

Subject Photographs..... 5

Table of Contents..... 16

Scope of Work ..... 17

Area Analysis ..... 22

Neighborhood Analysis ..... 32

Improvements Analysis..... 41

Zoning..... 47

Tax and Assessment Data ..... 48

Market Analysis..... 49

Highest and Best Use ..... 55

Sales Comparison Approach..... 56

Income Capitalization Approach ..... 60

Reconciliation of Value ..... 66

Assumptions and Limiting Conditions..... 67

ADDENDA

A Improved Sale Data Sheets

B Client Contract Information

C Qualifications

## Scope of Work

This Appraisal Report is intended to comply with the real property appraisal development and reporting requirements set forth under Standards Rule 1 and 2 of USPAP. The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered, and analysis is applied.

### INTENDED USE OF REPORT

This appraisal is to be used for buy/sell/exchange and no other use is permitted.

### CLIENT

The client is First National Bank Alaska.

### INTENDED USER OF REPORT

This appraisal is to be used by First National Bank Alaska. No other user(s) may rely on our report unless as specifically indicated in this report. The Small Business Association (SBA) is also a specified intended user of this report.

Intended users are those who an appraiser intends will use the appraisal or review report. In other words, appraisers acknowledge at the outset of the assignment that they are developing their expert opinions for the use of the intended users they identify. Although the client provides information about the parties who may be intended users, ultimately it is the appraiser who decides who they are. This is an important point to be clear about: The client does not tell the appraiser who the intended users will be. Rather, the client tells the appraiser who the client needs the report to be speaking to, and given that information, the appraiser identifies the intended user or users. It is important to identify intended users because an appraiser's primary responsibility regarding the use of the report's opinions and conclusions is to those users. Intended users are those parties to whom an appraiser is responsible for communicating the findings in a clear and understandable manner. They are the audience.<sup>3</sup>

### RELIANCE LANGUAGE

Reliance on any reports produced by CBRE under this Agreement is extended solely to parties and entities expressly acknowledged in a signed writing by CBRE as Intended Users of the respective reports, provided that any conditions to such acknowledgement required by CBRE or hereunder have been satisfied. Parties or entities other than Intended Users who obtain a copy of the report or any portion thereof (including Client if it is not named as an Intended User), whether as a result of its direct dissemination or by any other means, may not rely upon any opinions or conclusions contained in the report or such portions thereof, and CBRE will not be responsible for

<sup>3</sup> Appraisal Institute, The Appraisal of Real Estate, 15th ed. (Chicago: Appraisal Institute, 2020), 40.

any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.

## PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to develop an opinion of the market value of the subject property.

## DEFINITION OF VALUE

The current economic definition of market value agreed upon by agencies that regulate federal financial institutions in the U.S. (and used herein) is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.<sup>4</sup>

## INTEREST APPRAISED

The value estimated represents the Leased Fee Interest as defined below:

*Fee Simple Estate* - 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>5</sup>

*Leased Fee Interest* - The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.<sup>6</sup>

*Leasehold Estate* - The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.<sup>7</sup>

*Going Concern* – An established and operating business having an indefinite future life.<sup>8</sup>

<sup>4</sup> 12 CFR, Part 34, Subpart C-Appraisals, 34.42(h).

<sup>5</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, 7<sup>th</sup> ed. (Chicago: Appraisal Institute, 2022), 73.

<sup>6</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, 7<sup>th</sup> ed. (Chicago: Appraisal Institute, 2022), 105.

<sup>7</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, 7<sup>th</sup> ed. (Chicago: Appraisal Institute, 2022), 105.



### Extent to Which the Property is Identified

The property is identified through the following sources:

- postal address
- assessor's records
- legal description
- past appraisal
- plat map

### Extent to Which the Property is Inspected

Shane Smith inspected the interior and exterior of the subject, as well as its surrounding developments on the effective date of appraisal. Greg Wing, MAI did not inspect the property but agrees with the conclusions of this report. These inspections were considered adequate and are the basis for our findings.

### Type and Extent of the Data Researched

CBRE reviewed the following:

- applicable tax data
- zoning requirements
- flood zone status
- demographics
- previous appraisal of the subject
- comparable data

### Type and Extent of Analysis Applied

CBRE, Inc. analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. The steps required to complete each approach are discussed in the methodology section.

### STATEMENT OF COMPETENCY

The appraisers have the appropriate knowledge, education and experience to complete this assignment competently.

<sup>8</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, 7<sup>th</sup> ed. (Chicago: Appraisal Institute, 2022), 83.

## Data Resources Utilized in the Analysis

DATA SOURCES	
Item:	Source(s):
<b>Site Data</b>	
Size	Matanuska-Susitna Borough
Excess/Surplus	Matanuska-Susitna Borough
<b>Improved Data</b>	
Building Area	"As Built" and physical measurements
Parking Spaces	Physical count
Year Built/Developed	Matanuska-Susitna Borough
Compiled by CBRE	

## APPRAISAL METHODOLOGYS

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available.

### Cost Approach

The cost approach is based on the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when it is improved with relatively unique or specialized improvements for which there exist few sales or leases of comparable properties.

### Sales Comparison Approach

The sales comparison approach utilizes sales of comparable properties, adjusted for differences, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as price per square foot, price per unit, price per floor, etc., or economic units of comparison such as gross rent multiplier. Adjustments are applied to the physical units of comparison derived from the comparable sale. The unit of comparison chosen for the subject is then used to yield a total value. Economic units of comparison are not adjusted, but rather analyzed as to relevant differences, with the final estimate derived based on the general comparisons.

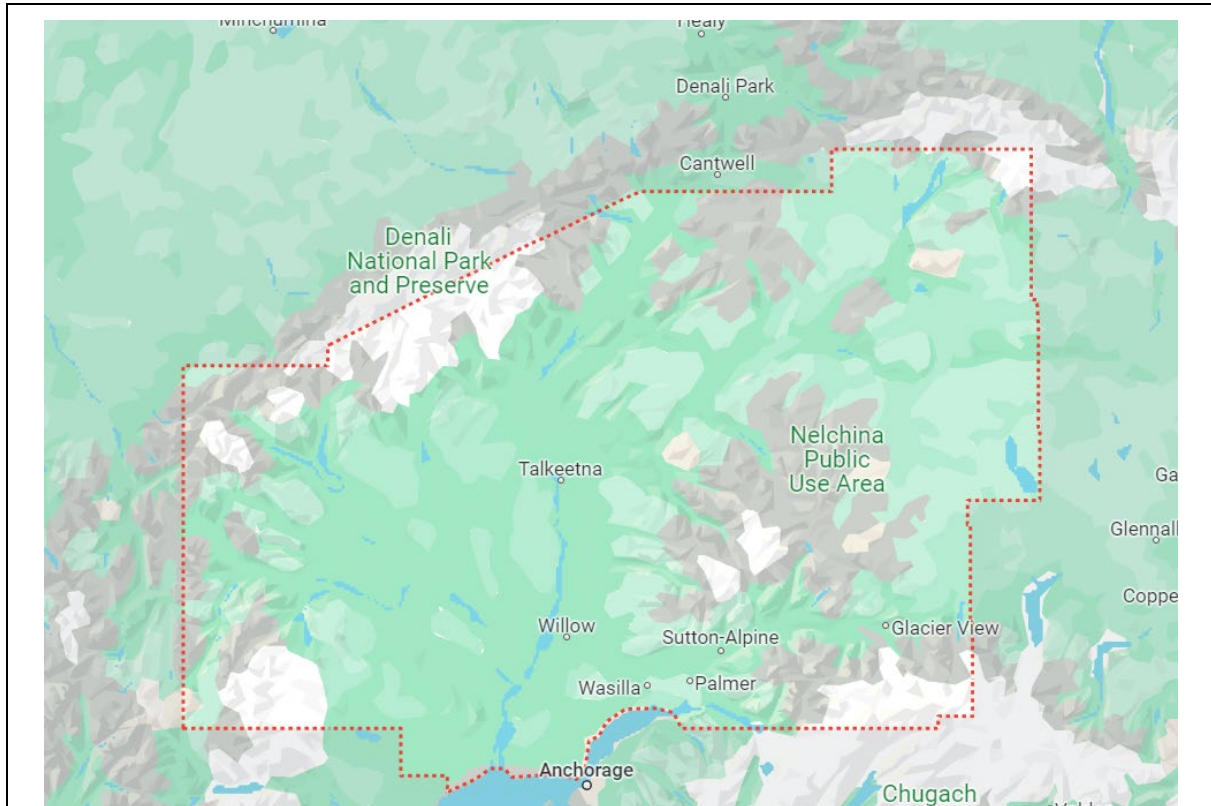
### Income Capitalization Approach

The income capitalization approach reflects the subject's income-producing capabilities. This approach is based on the assumption that value is created by the expectation of benefits to be derived in the future. Specifically estimated is the amount an investor would be willing to pay to receive an income stream plus reversion value from a property over a period of time. The two common valuation techniques associated with the income capitalization approach are direct capitalization and the discounted cash flow (DCF) analysis.

### Methodology Applicable to the Subject

In valuing the subject, only the sales comparison and income capitalization approaches are applicable and have been used. The cost approach is not applicable in the estimation of market value due to the subjects age. The exclusion of the cost approach is not considered to compromise the credibility of the results rendered herein.

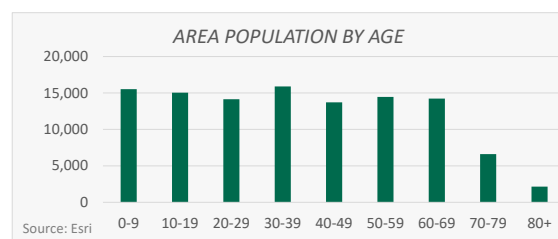
## Area Analysis



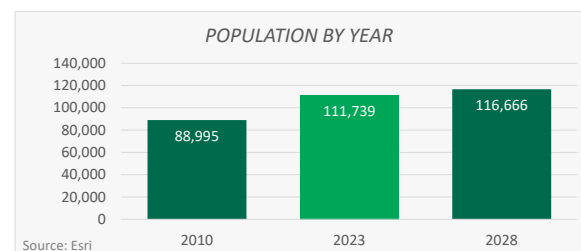
The subject is located in the Matanuska-Susitna Borough. Key information about the area is provided in the following tables.

### POPULATION

The area has a population of 111,739 and a median age of 37, with the largest population group in the 30-39 age range and the smallest population in 80+ age range.



Population has increased by 22,744 since 2010, reflecting an annual increase of 1.8%. Population is projected to increase by 4,927 between 2023 and 2028, reflecting a 0.9% annual population growth.

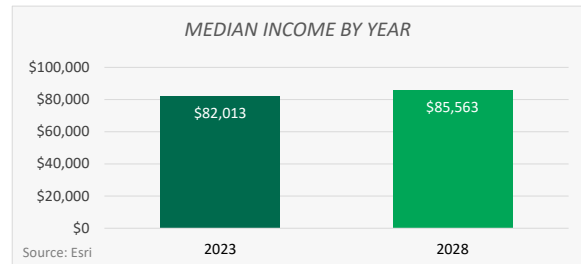


Source: ESRI, downloaded on Apr, 9 2024



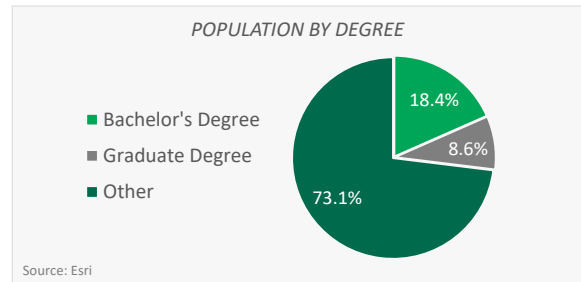
## INCOME

The area features an average household income of \$109,297 and a median household income of \$82,013. Over the next five years, median household income is expected to increase by 4.3%, or \$710 per annum.

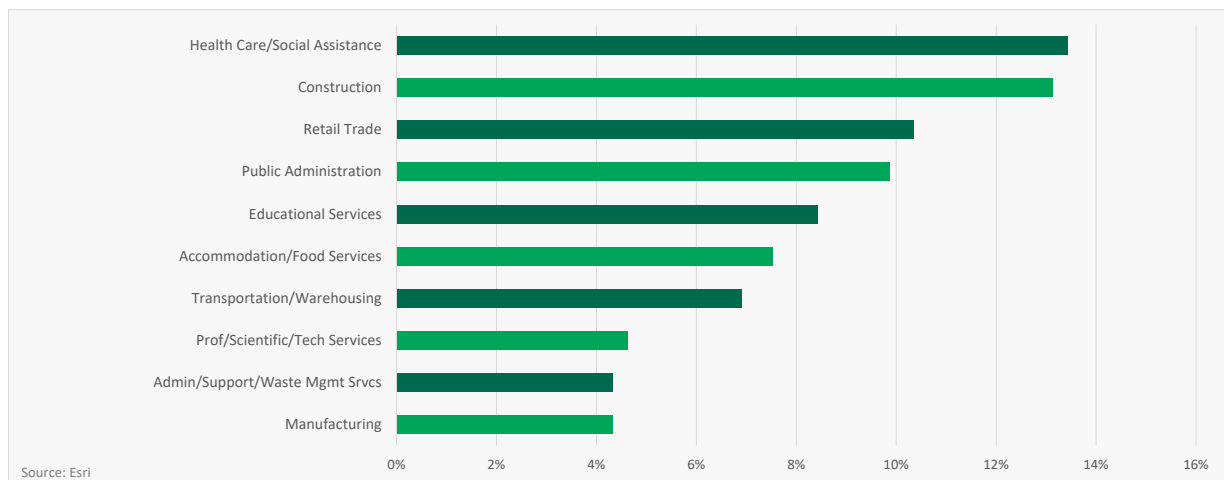


## EDUCATION

A total of 26.9% of individuals over the age of 24 have a college degree, with 18.4% holding a bachelor's degree and 8.6% holding a graduate degree.



## EMPLOYMENT



The area includes a total of 47,826 employees and has a 4.9% unemployment rate. The top three industries within the area are Health Care/Social Assistance, Construction and Retail Trade, which represent a combined total of 37% of the workforce.

Source: ESRI, downloaded on Apr 9, 2024; BLS.gov dated Feb 1, 2024 (preliminary)

In summary, the area is forecasted to experience an increase in population and an increase in household income.

## ALAKSA TRENDS ARTICLE

The following article titled Statewide jobs Forecast for 2024, dated, January 2024 from the Alaska Trends Magazine is provided next.

This year's forecasted growth of 1.7 percent, or 5,400 jobs, will be widespread as all industries either grow or hold steady, bringing Alaska's total job count and many industries above their pre-pandemic levels. Industries that remain significantly below their 2019 levels have either faced big changes in recent years or were already on long-term declines.

Most post-pandemic recovery is behind us. Unlike the last few years' growth, which came from parts of the economy normalizing after COVID disruptions, big projects will be this year's major catalyst. Federal infrastructure projects will start to materialize in 2024, and mining and oil and gas also have big investments on the horizon.

## The outlook for statewide jobs, by industry

	Monthly avg, 2022 <sup>1</sup>	Monthly avg, 2023 <sup>1</sup>	Change, 2022-23	Percent change	JOBS FORECAST		
					Monthly avg, 2024	Change, 2023-24	Percent change
<b>Total Nonfarm Employment<sup>2</sup></b>	318,800	326,200	7,400	2.3%	331,600	5,400	1.7%
Total Private	241,600	247,800	6,200	2.6%	252,700	4,900	2.0%
Mining and Logging	10,900	11,500	600	5.5%	12,500	1,000	8.7%
Oil and Gas	7,000	7,400	400	5.7%	8,000	600	8.1%
Construction	16,100	16,700	600	3.7%	17,800	1,100	6.6%
Manufacturing	12,100	12,600	500	4.1%	12,600	0	0%
Trade, Transportation, and Utilities	63,800	65,200	1,400	2.2%	66,000	800	1.2%
Wholesale Trade	6,200	6,400	200	3.2%	6,500	100	1.6%
Retail Trade	35,000	35,300	300	0.9%	35,500	200	0.6%
Transportation, Warehousing, and Utilities	22,600	23,500	900	4.0%	24,000	500	2.1%
Information	4,700	4,600	-100	-2.1%	4,600	0	0%
Financial Activities	11,000	10,900	-100	-0.9%	10,900	0	0%
Professional and Business Services	27,300	28,100	800	2.9%	28,600	500	1.8%
Educational (private) and Health Services	50,100	51,300	1,200	2.4%	52,000	700	1.4%
Health Care	38,900	40,000	1,100	2.8%	40,600	600	1.5%
Leisure and Hospitality	34,300	35,600	1,300	3.8%	36,100	500	1.4%
Other Services	11,100	11,400	300	2.7%	11,600	200	1.8%
Total Government	77,200	78,400	1,200	1.6%	78,900	500	0.6%
Federal, except military	15,000	15,400	400	2.7%	15,400	0	0%
State, incl. University of Alaska	22,400	22,800	400	1.8%	23,100	300	1.3%
Local and tribal, incl. public schools	39,800	40,200	400	1.0%	40,400	200	0.5%

<sup>1</sup>Preliminary and adjusted estimates. <sup>2</sup>Excludes the self-employed, uniformed military, most commercial fishermen, domestic workers, and unpaid family workers.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

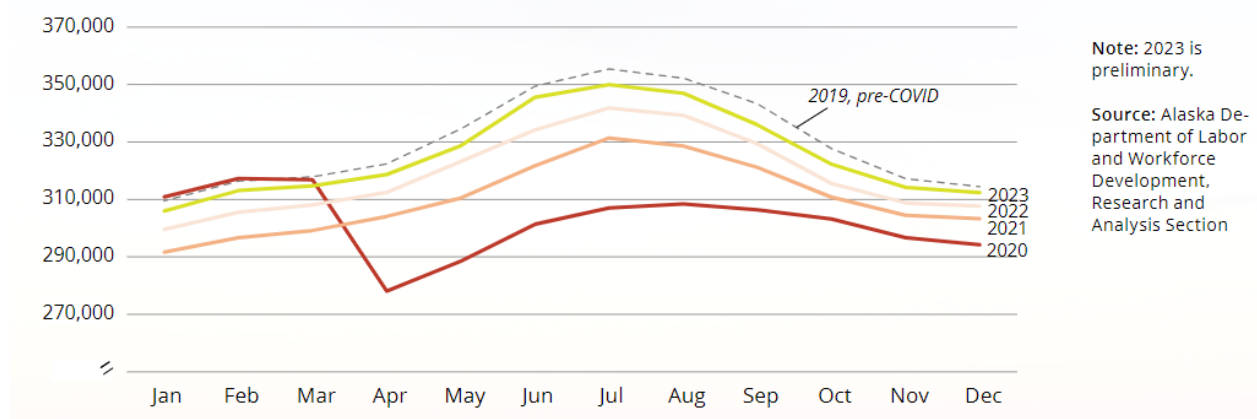
## POSITIVES FOR GROWTH THIS YEAR

The federal infrastructure bill and the Inflation Reduction Act will route billions of dollars to the state over the next decade. Funds for roads, bridges, ferries, water and sewer facilities, broadband, and other longstanding priorities will make lasting and sometimes overdue improvements. Many of these projects are still in the planning phase, so we might not see significant job growth this year, but they have begun.

The projects will create jobs, at least in the short term, and the results will lay the foundation for further economic growth. For example, port upgrades in Anchorage and the development of a far north deep water facility in Nome will raise the state's profile in the global shipping market.

Several large oil and gas projects are anticipated to move forward in 2024, although they won't start producing oil for several more years, even under the most favorable circumstances, and the potential for setbacks will continue until the oil starts to flow.

## Growth slows each year as Alaska approaches full job recovery



A new gold mine in the interior is set to begin production this year, spurring new jobs in mining and transportation.

Tourism is an important economic driver for Alaska, and early indicators point to a repeat of last year's record visitor season. Alaska's draw is strong, especially for domestic travelers, and trip demand remains high. Cruise visitor numbers are expected to meet or slightly exceed 2023's high water mark of 1.65 million.

The national economy remains strong, with job and wage growth outperforming predictions, although both started to slow in late 2023. While fears of an imminent national recession are receding, some economists are still forecasting a downturn.

## WITH PANDEMIC CHECKS OVER AND PAYMENT PAUSES EXHAUSTED, PEOPLE HAVE LESS INCOME

Households have less disposable income than they had over the last couple of years. Federal stimulus payments have largely been spent, and the Alaska Permanent Dividend was significantly smaller in 2023 than in 2022.

Inflation, which peaked in 2022 at 8.1 percent in Alaska, has slowed but prices remain high, eroding purchasing power. Interest rates shot up in 2022 as the Federal Reserve Board tried to put the brakes on the national economy to curb inflation. Federal student loan repayment, which was paused during the pandemic, resumed in late 2023.

At the same time, wages increased, bolstering some households' ability to withstand higher prices and resumed loan repayments.

## SLUGGISH BEFORE COVID; BUDGET WOES ONGOING

Another factor is hard to quantify, but how Alaska entered the pandemic will affect how we come out of it, to the degree that the underlying conditions remain the same. Alaska's job growth before COVID was the slowest in the country.

The state continues to struggle with how to pay for services, with the tension between paying out Permanent Fund Dividends and identifying new revenue sources continuing to play out politically and in public opinion. In addition to the state's longstanding budget and revenue problems, the coming years will bring additional pressure for the state to come up with the matching funds required with these recent large federal investments.

### **WORKER SHORTAGE IS ESPECIALLY ACUTE HERE, COMPOUNDED BY MIGRATION LOSSES, AGING**

The worker shortage will persist in 2024, particularly for Alaska, and constrain potential growth. We have high job openings and a short supply of workers to fill them; the Bureau of Labor Statistics estimates Alaska has two job openings for every unemployed person seeking work. This makes recruitment and retention a challenge for employers but also gives workers more opportunities than we have seen in decades.

The entire country is grappling with this worker shortage, but Alaska's deficit is stark. In a double blow to worker availability, our population is slightly smaller than it was 10 years ago and is getting older. More Alaskans are aging out of the workforce, and the number in their prime working years (ages 18 to 64) fell by 30,000 from 2013 to 2022. Alaska has always imported labor, with about 20 percent of our jobs filled by nonresidents in a typical year. Some stay — about 10 percent — but most come to work in our highly seasonal or remote.

Industries such as seafood processing, tourism, and extraction. With high job openings across the nation, Alaska has less draw for workers, temporary or permanent. Alaska's high wages have given us an edge in the past, but our wage advantage over the rest of the country has narrowed over the last few decades.

Similarly, while Alaska has always seen large numbers of people flowing in and out each year, fewer people have moved here each year over the last decade, and they are not staying as long as they used to. This net migration loss was big enough in several recent years to drive down the population overall.

Movers in both directions tend to be in their 20s and 30s: prime working age people likely to bring children with them. Losing them and their families, along with the current population aging in place, has exacerbated our labor shortage.

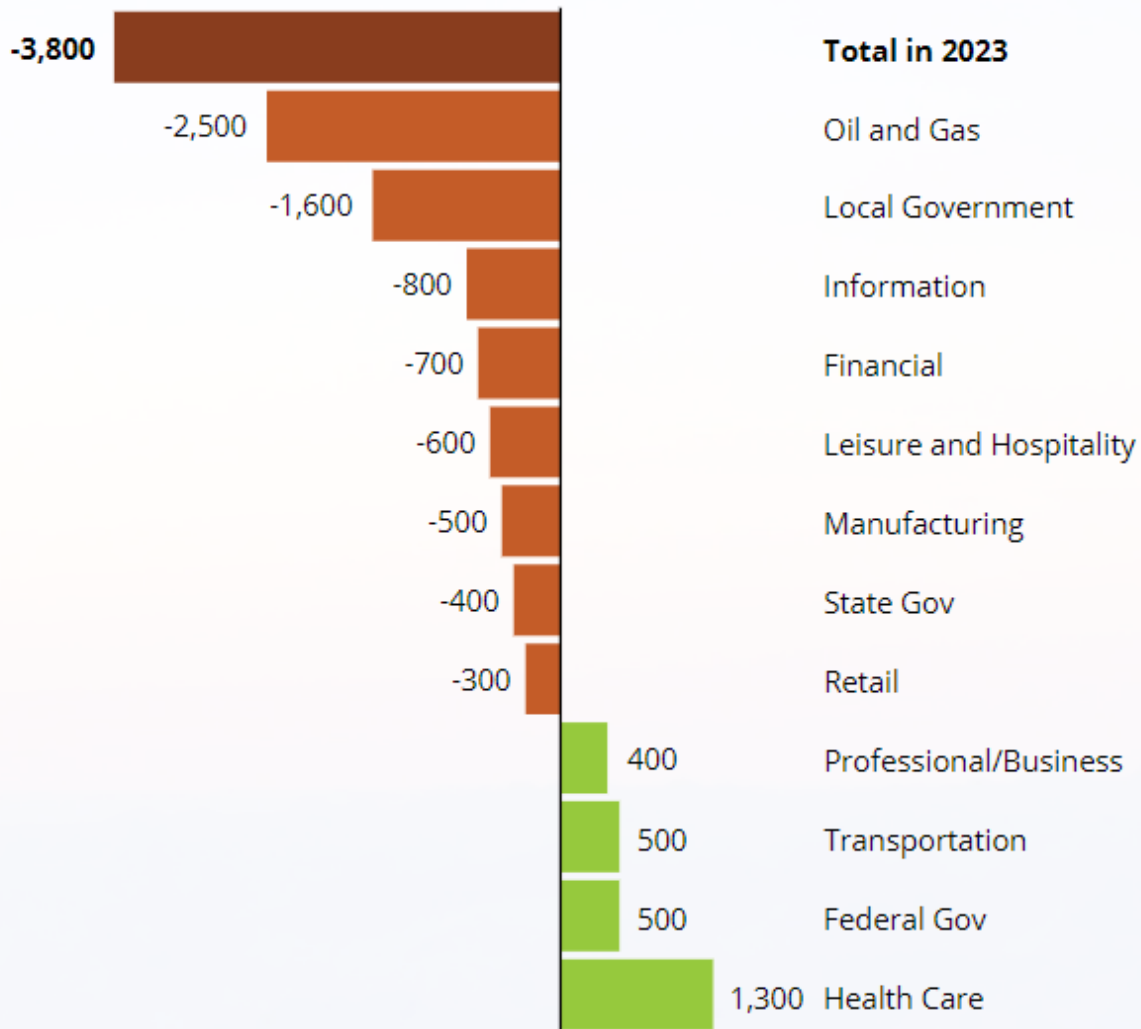
### **ALL INDUSTRIES EXPECTED TO GROW OR HOLD STEADY IN 2024**

Projects to boost multiple industries, especially oil, construction, linked services. The broader mining sector is forecasted to add 1,000 jobs in 2024, with 600 coming from the oil and gas industry. Hard rock mines tolerated the pandemic downturn well, and their growth this year will



come from a new gold mine opening near Tok, about 200 miles southeast of Fairbanks, and small expansions in their workforces across the board.

## In 2023, many industries were still under water



**Note:** Preliminary

**Source:** Alaska Department of Labor and Workforce Development, Research and Analysis Section

Oil and gas, on the other hand, was hammered by the pandemic, losing 3,200 jobs in the first two years on top of its declines from the immediately preceding state recession when the industry shed 5,400 jobs.

After those two downturns, oil and gas employment in 2021 was less than half that of 2014. Jobs rebounded somewhat over the last two years, with the industry adding 300 jobs in 2022 and 400 in 2023.

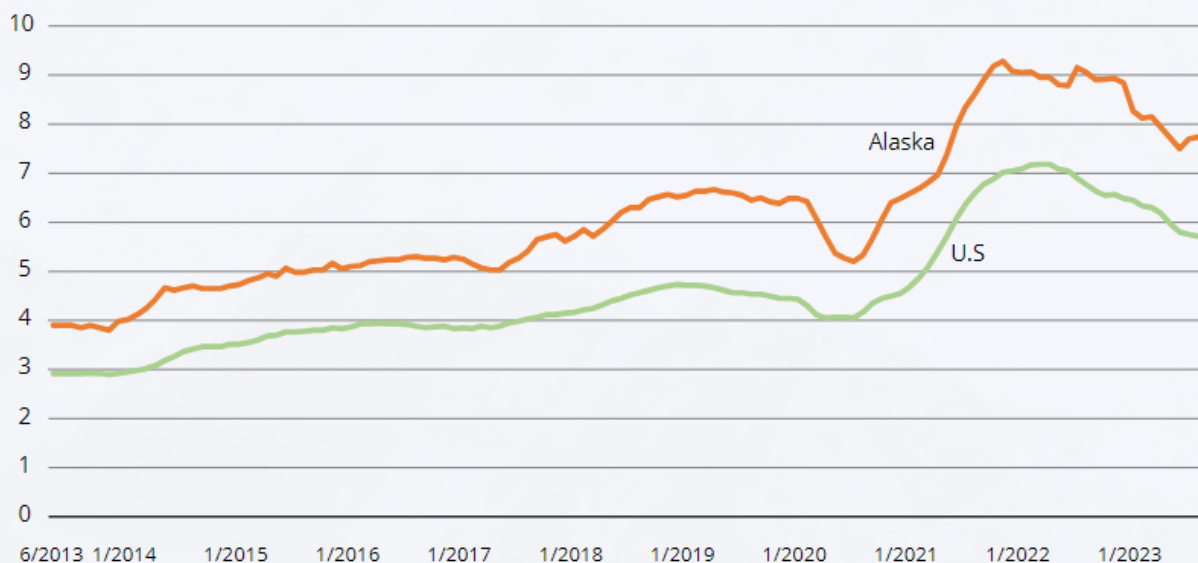
Preparation for the Pikka and Willow projects and more activity overall will boost oil and gas employment by about 600 this year, although some of the early-phase employment growth will show up in other industries such as construction, transportation, and professional and business services. Federal infrastructure money will boost construction, although likely by small amounts in 2024 as individual projects take time to fund, bid out, and start. More oil field work, particularly in Willow and Pikka, will also buoy construction. Construction lost just 600 jobs to COVID and has recovered and grown at an accelerating pace, adding 100 jobs in 2021, 200 in 2022, and 600 in 2023. We expect the industry to add 1,100 jobs in 2024, bringing total employment to 1,400 above 2019's annual average.

Similarly, the professional and business services that support oil and construction work will benefit this year, and we forecast an additional 600 jobs for this industry, pushing it above pre-pandemic levels.

### THE LABOR SHORTAGE IS A BIG OBSTACLE FOR THE SEAFOOD PROCESSING INDUSTRY

Manufacturing lost 1,300 jobs in 2020, mainly in seafood processing, and has added back 800 since. We don't anticipate job gains this year, and employment will probably remain below pre-pandemic levels.

#### Job opening rates remained high nationwide in 2023



Note: Six-month moving average. Rate is the number of job openings divided by total employment, multiplied by 100.  
Source: U.S. Bureau of Labor Statistics

In late 2023, Trident Seafoods, which has plants across Alaska, announced it plans to sell off several operations including those in Petersburg, Ketchikan, and Kodiak. When those sales take place and who buys will determine the impact in 2024, but this sale will disrupt the processing industry this year.

Finding workers will add an extra obstacle, as most come from outside Alaska and, as mentioned earlier, most of the country will see unusually plentiful job opportunities closer to home. Manufacturing's job count has been declining over the last decade, although it can be volatile from year to year with wild swings in seafood harvesting around the state and between seasons. Recent years have brought both historically large catches and disaster-level absences.

Harvest fluctuations make it hard for processors to anticipate peak labor needs, adding to the difficulty of securing an adequate workforce in remote locations of mainly nonresidents. Manufacturing covers a variety of other goods, including makers of tents, cookies, boats, alcohol, and cannabis products.

Breweries and distilleries have gained traction in recent years, as has the marijuana industry, although data suggest the niche market for cannabis products is approaching its ceiling.

### **RETAIL APPROACHES FULL RECOVERY**

Retail lost 2,200 jobs in 2020 as the pandemic prompted closures, shifts in shopping behavior, and a dearth of out-of-state visitors. The industry has regained 1,900 jobs in the years since and we anticipate a small increase of 200 in 2024, bringing retail within 100 jobs of full recovery. E-commerce continues to eat away at traditional stores' market share, although some of that decrease is simply where the jobs are counted. For example, Amazon is opening a distribution and sorting facility in Anchorage this year, jobs that will be categorized as warehousing rather than retail.

### **TRANSPORTATION CONTINUES TO FLOURISH**

Transportation lost 3,400 jobs in 2020 when travel nearly halted, then recovered in the three years that followed with more growth on the horizon in 2024. According to Alaska Department of Transportation and Public Facilities statistics, international airport passenger numbers for Anchorage and Fairbanks in fiscal year 2023 remained below 2019 levels but cargo numbers soared. Juneau has the state's third-busiest airport, and by late 2023, Juneau's passenger numbers were just 1 percent below its pre-COVID levels.

On the air cargo side, Anchorage moved up a notch in its international ranking to become the third-busiest air cargo airport in the world. The North-Link Aviation project at the Ted Stevens Anchorage International Airport, worth \$200 million, will increase the airport's traffic capacity with additional plane parking and a 90,000-square-foot warehouse. Construction began in 2023. The parking areas will be completed in late 2024 and the warehouse will be finished by late 2025.

## **TWO INDUSTRIES CONTINUE LONG-TERM DECLINES**

Information is an example of an industry on a long term decline, with jobs in newspapers, radio stations, and telecommunications peaking more than 20 years ago. In 2000, information had almost 7,500 jobs in Alaska, and by 2023, it was 4,600. We don't forecast any growth for 2024, although the federal infrastructure investments in broadband may stimulate some expansion in the next few years.

Long-term losses have mainly come through technological changes such as print publications and radio news and music moving online. Outsourcing call centers and other support functions has been another factor.

Financial services have faced similar declines, and for similar reasons, although the losses haven't been as dramatic. Online banking and insurance access and working with out-of-state financial managers have lessened the need for local workers, also leading to a flat forecast this year.

## **HEALTH CARE TO KEEP GROWING AFTER NEW HIGH**

Health care will add about 600 jobs in 2024, continuing the long-term trend spurred by the needs of an aging population. Health care has been a mixed bag over the last three years, with ups and downs in hospitals, outpatient services, and nursing homes. Reclassification of some of those jobs further muddled the numbers. Big picture, health care's trajectory has been up, even amid COVID disruptions, with the industry adding 1,300 jobs since 2019 and hitting a high in 2023.

Private social assistance, which includes childcare, suffered big losses during the pandemic and is fore casted to add 100 jobs this year, as it did last year.

## **LEISURE AND HOSPITALITY GETS BACK TO NORMAL**

Leisure and hospitality, which is strongly linked to tourism as well as local demand, lost over a quarter of its jobs in 2020 and recovered proportionally, with big gains in the three years that followed. We forecast moderate growth of 500 jobs in 2024, as most of the pandemic losses have already been regained, especially with last year's flood of visitors.

While cruise numbers in 2024 will resemble the previous year's record, no economic changes are on the horizon that would drive up the job count as we saw over the last few years, and a tight labor market will dampen job growth.

## **STATE AND LOCAL GOVERNMENTS STILL STRUGGLE TO REGAIN GROUND, MEET SERVICE DEMAND**

About a quarter of Alaska's jobs are in government, with the largest share in local governments (including public schools and tribal governments). State government is second, including the



University of Alaska system, and the federal piece, which has been fairly steady in recent years, is smallest.

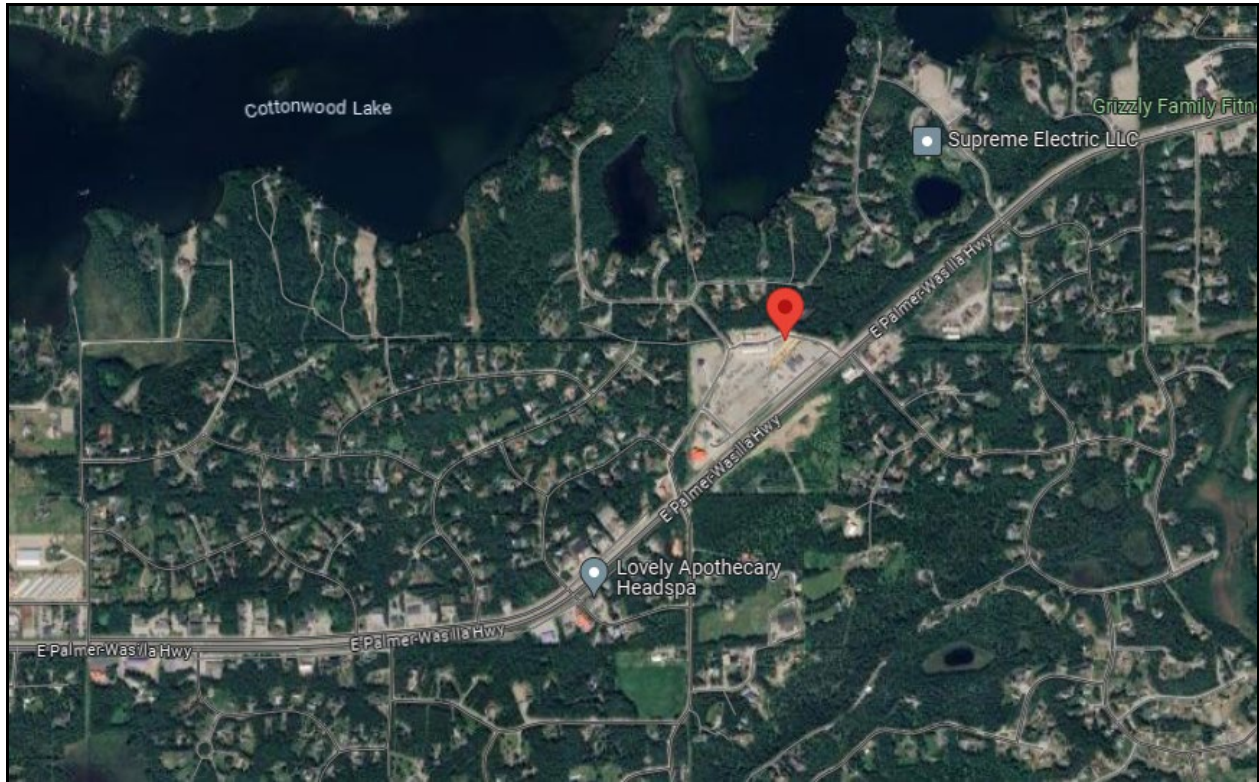
State government employment has been falling for a decade, and even with the additional pandemic-related hires a few years ago in public health and unemployment services, state government had about 3,700 fewer jobs in 2023 than it had in 2014, right before the statewide recession.

UA sustained similar losses, with 2022 employment, the most recent available, about 2,100 jobs below 2014, a loss of more than a quarter of its jobs.

We forecast the State of Alaska will add 300 jobs in 2024. Some state agencies reported that staffing levels in 2023 left them unable to provide basic services, some of which are statutorily required. These included public defenders, court-appointed guardians, food stamp and Medicaid offices, ferry services, and even the state's own payroll and hiring functions, which have been hobbled by staffing shortages.

Local governments lost 2,800 jobs in 2020, mainly in schools, and gained 1,200 back over the last three years. However, local government still had about 1,600 fewer jobs in 2023 than before COVID. We forecast 200 more jobs in 2024 as some school districts continue to normalize, but growth will be tempered by the significant budget deficits districts face across the state as well as falling enrollment.

## Neighborhood Analysis



### LOCATION

The subject located just north of the East Palmer Wasilla Highway in the city of Wasilla and is considered a suburban location. The city of Wasilla is situated in southwest Matanuska-Susitna Borough. Wasilla is about 40 miles north of Anchorage, Alaska's largest city and is in the Matanuska-Susitna Borough, which is situated within Southcentral Region.

The subject's immediate neighborhood boundaries are detailed as follows:

North:	East Bogard Road
South:	Palmer Wasilla Highway
East:	Turk Road
West:	North Seward Meridian Parkway

### LAND USE

Land uses within the subject neighborhood consist of primarily of commercial development on the frontage streets of the Parks Highway and major roads offering frontage. The side streets that do not offer much frontage consist of industrial and residential properties that do not require exposure. The immediate area surrounding the subject is all commercial development, taking advantage of good access and exposure of the Parks Highway.

## GROWTH PATTERNS

Growth patterns have occurred along primary commercial thoroughfares. Some recent examples include the Sun Mountain (anchored by Sonic) development along the Parks Highway near Wasilla CBD. Several new commercial buildings have also been constructed on Foundry Way. Another area of commercial growth is in the medical sector, situated along Seward Meridian Parkway. Several new commercial projects have been developed at the Home Depot power center near the Parks Highway and East Palmer Wasilla Highway intersection. The subject neighborhood has not seen a lot of major new development, but this area is further away from the Wasilla or Palmer CBD areas which are seeing the most growth.

## ACCESS

The George Parks Highway is the only route from Anchorage to the Valley. As such, it carries a tremendous amount of traffic and can be quite congested. Most of the major retail development in Wasilla fronts the Parks Highway. While the subject doesn't have direct frontage to a major thoroughfare like East Palmer-Wasilla Highway, it is situated along Hyer Spur Road which connects to the Palmer Wasilla Highway. There are two cantilever gates providing access to the subject from Hyer Spur Road. There is another access road along the east border called Hyer Circle but this is not currently used.

## DEMOGRAPHICS

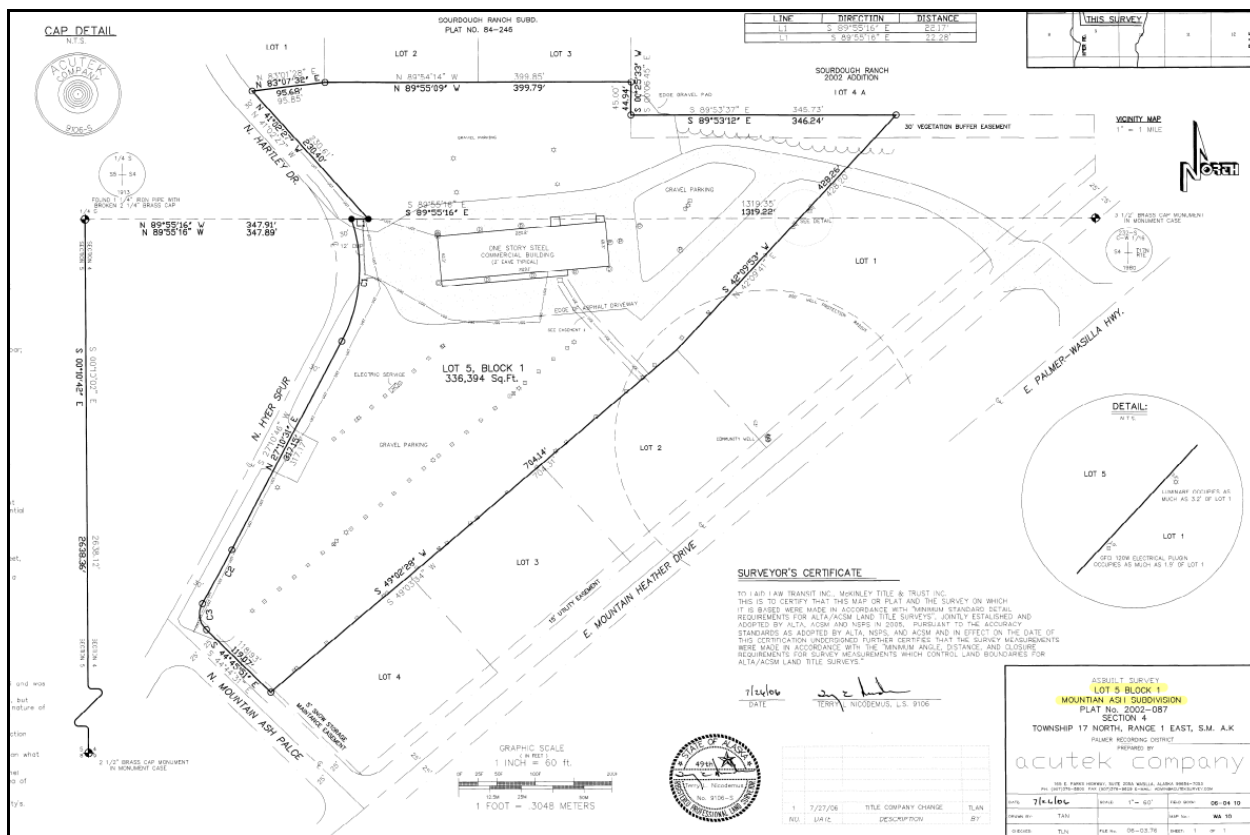
Selected neighborhood demographics in the area around Wasilla, Anchorage and the Mat-Su Borough are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS					
6183 East Mountain Heather Way Wasilla, AK 99645	1 Mile Radius	3 Mile Radius	5 Mile Radius	Anchorage, AK Metropolitan Statistical Area	Matanuska- Susitna Borough
<b>Population</b>					
2028 Total Population	2,241	18,220	39,831	399,825	116,666
2023 Total Population	2,113	17,000	37,286	400,252	111,739
2010 Total Population	1,879	13,424	28,906	380,821	88,995
2000 Total Population	1,307	9,887	20,656	319,605	59,322
Annual Growth 2023 - 2028	1.18%	1.40%	1.33%	-0.02%	0.87%
Annual Growth 2010 - 2023	0.91%	1.83%	1.98%	0.38%	1.77%
Annual Growth 2000 - 2010	3.70%	3.11%	3.42%	1.77%	4.14%
<b>Households</b>					
2028 Total Households	817	6,453	14,433	152,665	43,115
2023 Total Households	756	5,909	13,269	150,143	40,541
2010 Total Households	673	4,594	10,143	139,156	31,824
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Annual Growth 2023 - 2028	1.56%	1.78%	1.70%	0.33%	1.24%
Annual Growth 2010 - 2023	0.90%	1.96%	2.09%	0.59%	1.88%
Annual Growth 2000 - 2010	4.27%	3.46%	3.88%	1.89%	4.47%
<b>Income</b>					
2023 Median Household Income	\$102,660	\$95,119	\$88,501	\$86,845	\$82,013
2023 Average Household Income	\$131,871	\$130,295	\$121,137	\$117,872	\$109,297
2023 Per Capita Income	\$46,586	\$45,851	\$43,124	\$44,395	\$39,692
2023 Pop 25+ College Graduates	451	3,575	7,443	99,558	20,203
Age 25+ Percent College Graduates - 2023	30.3%	30.8%	29.8%	37.0%	26.9%
Source: ESRI					

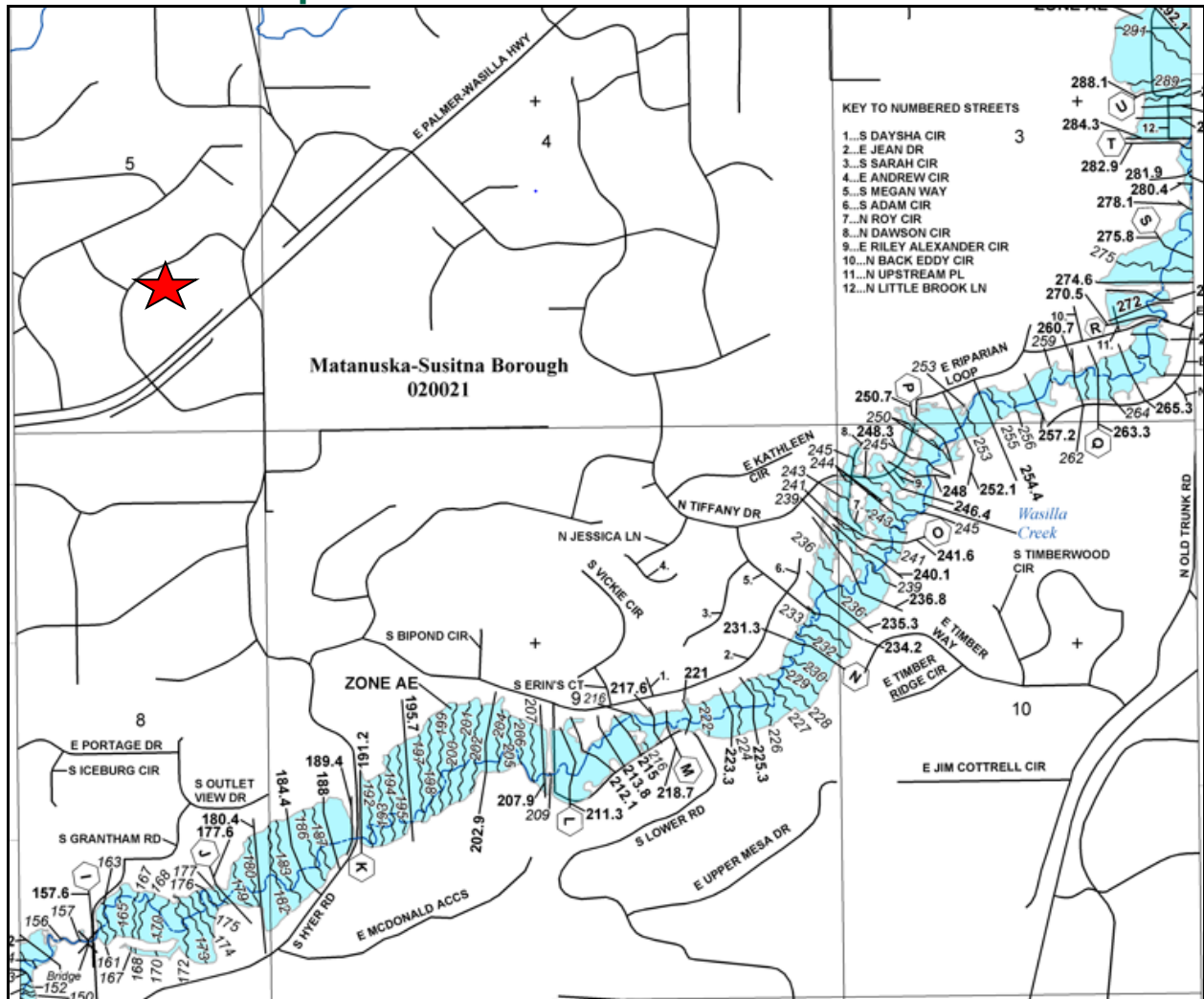
## CONCLUSION

The subject's neighborhood appears to be stable and the subject is well situated with excellent access and exposure to the Parks Highway.



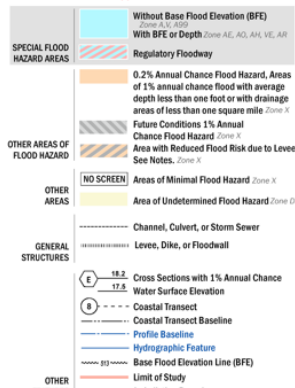


## Flood Plain Map 02170C8110F



### FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING  
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT  
[HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)



### NOTES TO USERS

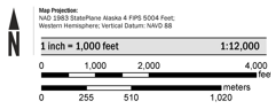
For information and questions about this map, available products associated with this FIRM including future editions of the FIRM, or to order products or the National Flood Insurance Program, in general, please call the FEMA Map Information Exchange at 1-877-FEMA-8087 or visit the FEMA Map Service Center website at <http://msc.fema.gov>. Additional products may include: previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Each map denotes the current map date for each FIRM panel by listing the FEMA Map Service Center website or by listing the FEMA Map Information Exchange.

Communities desiring to be on adjacent FIRM panels must either a current copy of the adjacent panel as well as the current FIRM notes. These may be ordered directly from the Map Service Center or the number listed above.

To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-655-6233.

Base map information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS), Matanuska-Susitna Borough GIS Department, Alaska State Geospatial Data Clearinghouse, and Alaska Department of Natural Resources. Other information was derived from digital orthophotography at a 2-foot resolution from photography dated 2011.

### SCALE



### PANEL LOCATOR



**NATIONAL FLOOD INSURANCE PROGRAM**  
FLOOD INSURANCE RATE MAP  
MATANUSKA-SUSITNA BOROUGH, ALASKA  
and Incorporated Areas  
Panel 8110 of 9855

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
MATANUSKA-SUSITNA BOROUGH	020021	8110	F

VERSION NUMBER  
2.3.3.2  
MAP NUMBER  
02170C8110F  
MAP REVISION

## SITE SUMMARY AND ANALYSIS

### Physical Description

Gross Site Area	7.72 Acres	336,394 Sq. Ft.
Net Site Area	7.72 Acres	336,394 Sq. Ft.
Primary Road Frontage	n/a	n/a
Excess Land Area	None	n/a
Surplus Land Area	None	n/a
Topography	Generally Level	
Parcel Number(s)	55258B01L005	
Zoning District	UNZ	
Flood Map Panel No. & Date	02170C8110F	27-Sep-19
Flood Zone	Zone C	
Adjacent Land Uses	Commrcial	

### Comparative Analysis

	<u>Rating</u>
Visibility	Average
Functional Utility	Good
Traffic Volume	Minimal
Adequacy of Utilities	Average
Landscaping	Average
Drainage	Average

### Utilities

	<u>Availability</u>	<u>Comments</u>
Water	Yes	Well water
Sewer	Yes	Private septic system
Natural Gas	Yes	Enstar
Electricity	Yes	MEA
Telephone	Yes	MTA

### Based on the above research, the following results were concluded:

<u>Item</u>	<u>Results</u>
Detrimental Easements	No significant easements that would impact development. Note, perimeter easements are common in commercial sites, and we do not find they significantly impact the property's value or development potential. The entire site is considered usable for analysis purposes.
Encroachments	There are no known encroachments impacting the site.
Deed Restrictions	There are no known deed restrictions impacting the site.
Reciprocal Parking Rights	There are no known reciprocal parking rights impacting the site.

Various sources compiled by CBRE

## **SITE SIZE & SHAPE**

The subject is generally referred to as Lot 5, Block 1, Mountain Ash Subdivision according to the provided land title survey. The site consists of a single irregular lot with a total site area of 336,394 Sq. Ft. or 7.72 Acres. The parcel does not front a major thoroughfare and has minimal exposure. Given the entire property is encumbered with a long term lease we have not stepped through a surplus or excess land approach. The land-to-building ratio is 20.02 which is above average for the market but within range of our sales comparisons.

## **INGRESS/EGRESS**

The subject is located on the east side of North Hyer Spur, which connects to the East Palmer Wasilla Highway in the south. There are two access points along North Hyer Road via cantilever gates. According to the site plan there is also access road along the east border called Hyer Circle that connects the subject with East Palmer-Wasilla Highway. Street improvements include asphalt paved roads.

## **EASEMENTS AND ENCROACHMENTS**

The plat map shows a 5' snow storage maintenance easement along the west border and a 30' vegetation buffer near the northeast corner. Such perimeter easements are common in commercial sites, and we do not find they significantly impact the property's value or development potential. The entire site is considered usable for analysis purposes.

## **COVENANTS, CONDITIONS AND RESTRICTIONS**

There are no known covenants, conditions or restrictions impacting the site that are considered to affect the marketability or highest and best use. It is recommended that the client/reader obtain a copy of the current covenants, conditions and restrictions, if any, prior to making a business decision.

## **ENVIRONMENTAL ISSUES**

We were not provided any Environmental Reports. The buyer and tenant report they are not aware of any REC's on the site.

The appraiser is not qualified to detect the existence of potentially hazardous material or underground storage tanks which may be present on or near the site. The existence of hazardous materials or underground storage tanks may affect the value of the property. For this appraisal, CBRE, Inc. has specifically assumed that the property is not affected by any hazardous materials that may be present on or near the property. Our site inspection did not indicate any obvious signs of REC's on the site.

## **ADJACENT PROPERTIES**

The adjacent land uses are summarized as follows:

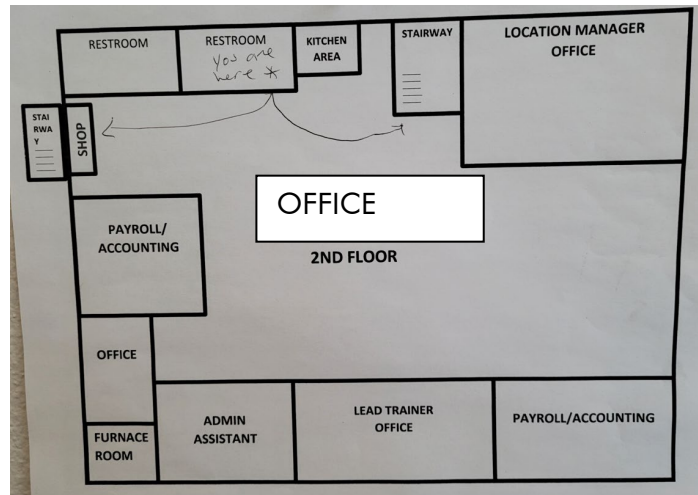
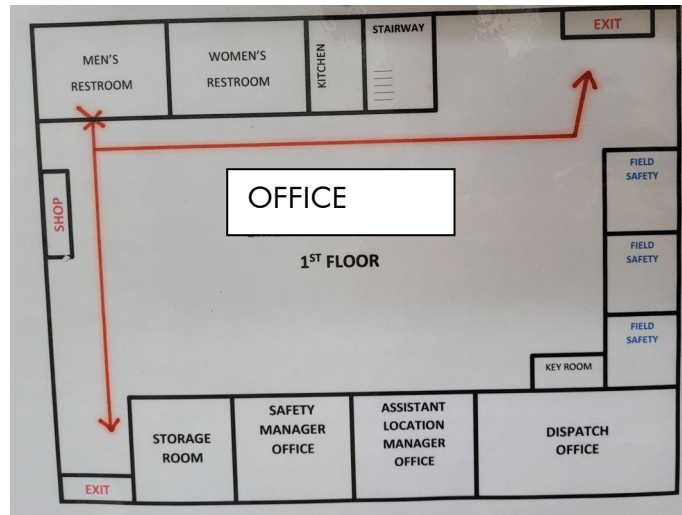
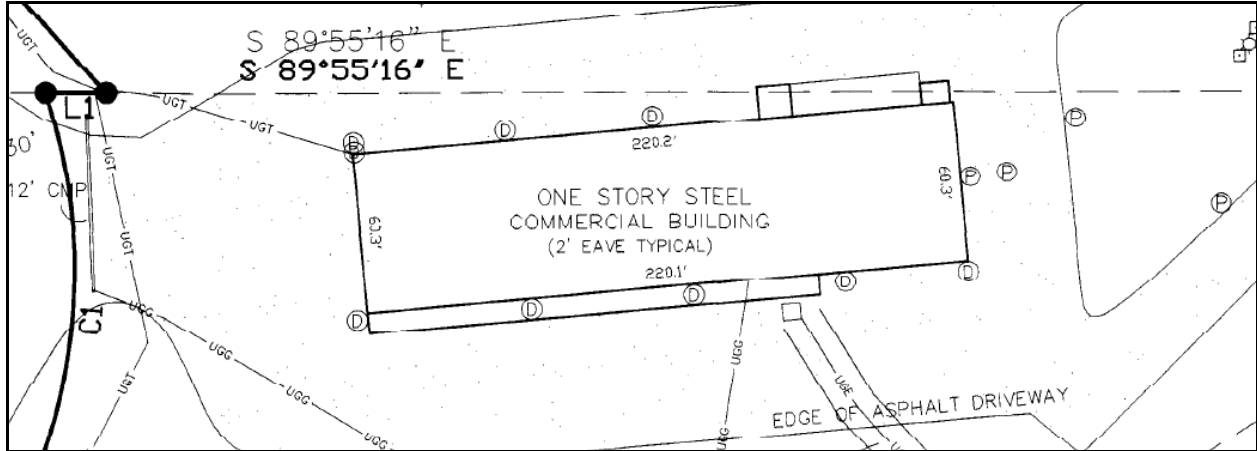


North:	Residential
South:	Mat-Valley Meats and Future Garage Town Development
East:	Raw Land and Residential
West:	Higher by Bad Grammer (Cannabis Retail Store)

## CONCLUSION

The subject is a well-positioned in a commercially developed neighborhood and offers good access with minimal exposure. If the subject site were vacant and available today, the likely highest and best use would be a commercial development in keeping with the area.

## IMPROVEMENTS LAYOUTS



## Improvements Analysis

The following chart shows a summary of the improvements.

IMPROVEMENTS SUMMARY AND ANALYSIS	
Property Type	Warehouse
Number of Buildings	1
Number of Stories	2
Gross Building Area	16,800 SF
Development Density	0.1 Units/Acre
Parking Improvements	Open Aggregate
Parking Spaces:	20
Parking Ratio (per 1,000 SF GBA )	1.19
Year Built	2001
Actual Age	23 Years
Effective Age	15 Years
Total Economic Life	45 Years
Remaining Economic Life	30 Years
Age/Life Depreciation	33.3%
Functional Utility	Typical
Source: Various sources compiled by CBRE	

The subject is a 16,800 SF office/warehouse that is operating as Northern Powerline Constructors. The subject was originally built as a bus barn for Laidlaw who previously operated their school bus operation out of the property. Subsequently, the bus barn operation ended, and the property was leased to Northern Powerline Constructors in 2023 who is the current tenant. The subject is located at 6183 East Mountain Heather Way which is located about five miles northeast of Downtown Wasilla in the Matanuska Valley. The subject was originally constructed in 2001 and is in average to condition for its vintage. The subject site consists of 7.72 acres. Given the entire property is encumbered with the current lease we have not valued any excess land separately. Some of our sale comparisons include large site areas as well.

Improvements consist of a two-story metal-frame, office/warehouse building built in 2001. The structure is situated on a poured concrete foundation. The warehouse includes a (7) 12' x 14' and (1) 12' x 12' overhead doors. The warehouse area has a sloped metal roof with 25' at the apex and 16' wall heights. The walls are plastic encased insulation. The warehouse floor is radiant heated slab. There are some stairs to a 7'x14' or 98 SF open mezzanine storage and a small 11' x 15' enclosed storage area.

The exterior walls are metal paneling. The structure has a generally rectangular shape with dimensions of about 220' x 60'.

### GBA

We were not provided any construction drawings with dimensions of the warehouse and office areas. We were provided an as-built drawing that shows the dimensions of the first floor. The following is based on some measurements we took during the inspection and information from

the as built and the current lease which indicates the GBA is 16,800 SF, and we use this figure as the gross building area (GBA) in our analysis. We were not provided any plans that show the actual sizes of the first and second floor office spaces. Based on our measurements during the inspection and the as-built the first floor is 13,272 SF (220' x 60') and the second floor is about 3,528 SF. This includes about 7,056 SF (42%) of office space over two floors and 9,744 SF (58%) of warehouse space.

The following illustrates the key features/components of the subject improvements.

## **YEAR BUILT**

The subject was built in 2001. The subject has been well maintained since it was acquired.

## **CONSTRUCTION CLASS**

The overall quality of the facility is considered to be typical for the neighborhood. However, CBRE, Inc. is not qualified to determine structural integrity and it is recommended that the client/reader retain the services of a qualified, independent engineer or contractor to determine the structural integrity of the improvements prior to making a business decision.

## **FOUNDATION/FLOOR STRUCTURE**

The foundation is assumed to be of adequate load-bearing capacity to support the improvements. The floor structure is summarized as follows:

Ground Floor:            Concrete slab on compacted fill

## **EXTERIOR WALLS**

The exterior walls are steel frame with metal paneling finish. Front windows are double pane set in vinyl frames.

## **ROOF COVER**

The building has a pitched metal standing-seam roof. The owners report it is in good condition and has been well maintained.

## **INTERIOR FINISHES**

Floor Coverings:        The office area consists of commercial carpet in the office areas and hallways. Laminate floor in the restrooms. Concrete floors in the warehouse.

Walls:                    A mix of textured and painted sheetrock and exposed insulation and metal paneling in most areas of the



	warehouse.
Ceilings:	Combination textured and painted sheetrock in the office and covered insulation in the roof and walls for the warehouse area.
Lighting:	Standard commercial fluorescent fixtures in warehouse and LED fixtures in the office.
Summary:	The interior areas are typical building standard sales office, and warehouse space and are commensurate with competitors in the area. The interior is in average condition for a structure of this type and vintage.

## HVAC

Warehouse areas are heated with radiant flooring. There are two air circulation fans in the warehouse area near the west end of the warehouse area to help with exhaust when vehicles are running in the warehouse. The office areas and second floor are heated by a forced air furnace system. They are assumed to be in good working order and adequate for the building. The two boilers were recently replaced and are in good working order.

## ELECTRICAL

The electrical system is assumed to be in good working order and adequate for the building. The building has 3-phase power with 1400 and 600 amp systems.

## PLUMBING

The subject has two restrooms in the first-floor office and two on the second floor. There is a single restroom in the warehouse area. There is also a small kitchenette on both the first and second floors in the office. The plumbing is assumed to be in good working order and adequate for the building.

## LIFE SAFETY AND FIRE PROTECTION

The building does not have a sprinkler system.

It is assumed the improvements have adequate fire alarm systems, fire exits, fire extinguishers, fire escapes and/or other fire protection measures to meet local fire marshal requirements. CBRE, Inc. is not qualified to determine adequate levels of safety & fire protection, whereby it is recommended that the client/reader review available permits, etc. prior to making a business decision.

## PARKING AND DRIVES

The property features an adequate number of surface parking around the building and gravel surface in the yard area for heavy vehicle storage. All parking spaces and vehicle drives are asphalt paved. The available parking spaces is legally conforming for the existing use and is good for the market.

## LANDSCAPING

Landscaping is considered to be minimal.

## FUNCTIONAL UTILITY

The overall layout of the property is considered functional in utility and provides adequate accessibility and visibility.

## ADA COMPLIANCE

The first-floor office/showroom of the property appears to have handicap accessibility. The client/reader's attention is directed to the specific limiting conditions regarding ADA compliance.

## FURNITURE, FIXTURES AND EQUIPMENT

This is an appraisal of the real property only. Any personal property or inventory is specifically excluded from this analysis.

## CONDITION ANALYSIS

Although CBRE was not provided a Property Condition Assessment (PCA), a tour of the improvements did not reveal any significant maintenance issues. Our tour of the improvements included a cursory inspection of the improvements.

## ECONOMIC AGE AND LIFE

CBRE, Inc.'s estimate of the subject improvements effective age and remaining economic life is depicted in the following chart:

ECONOMIC AGE AND LIFE	
Actual Age	23 Years
Effective Age	15 Years
MVS Expected Life	45 Years
Remaining Economic Life	30 Years
Accrued Physical Incurable Depreciation	33.3%
Compiled by CBRE	

The remaining economic life is based upon our on-site observations and a comparative analysis of typical life expectancies as published by Marshall and Swift, LLC, in the Marshall Valuation

Service cost guide. While CBRE, Inc. did not observe anything to suggest a different economic life, a capital improvement program could extend the life expectancy.

## **CONCLUSION**

The improvements are in average overall condition. Overall, there are no known factors that adversely impact the marketability of the improvements.



## Zoning

The following chart summarizes the subject's zoning requirements.

ZONING SUMMARY	
Current Zoning	UNZ
Legally Conforming	Yes
Uses Permitted	Most commercial uses are permitted.
Zoning Change	Not likely
Source: Planning & Zoning Dept.	

## ANALYSIS AND CONCLUSION

The improvements represent a legally conforming use and, if damaged, may be restored without special permit application. Additional information may be obtained from the appropriate governmental authority. For purposes of this appraisal, CBRE has assumed the information obtained is correct.



## Tax and Assessment Data

The following summarizes the local assessor’s estimate of the subject’s market value, assessed value, and taxes, and does not include any furniture, fixtures or equipment. The CBRE estimated tax obligation is also shown.

AD VALOREM TAX INFORMATION				
Parcel	Assessor's Parcel No.	Parcel Description	2023	2024
1	55258B01L005	subject	\$2,565,900	\$2,687,700
	Subtotal		\$2,565,900	\$2,687,700
	% of Assessed Value		100%	100%
	Final Assessed Value		2,565,900	2,687,700
	General Tax Rate (per \$1,000 A.V.)		12.083	- - -
	General Tax:		\$31,004	- - -
	Effective Tax Rate (per \$1,000 A.V.)		12.083	- - -
	<b>Total Taxes</b>		<b>\$31,004</b>	<b>- - -</b>
Source: Assessor's Office				

State statutes require that real estate in Alaska be assessed at “full and true value” for real estate tax purposes, and this terminology is usually interpreted as synonymous with market value as defined in this report. In practice, assessed values tend to be lower than market value, although this is not always true.

## CONCLUSION

Our research of numerous properties that have sold over the past several years indicates an average assessed value ratio (assessed value / market value) of roughly 60% to 80%. However, in this case, it would appear the subject is currently somewhat over assessed based on the as is value of this report at \$2,100,000. For purposes of this analysis, CBRE, Inc. assumes that all taxes are current.

## Market Analysis

The subject is an industrial property that is currently being used as repair shop and offices along with vehicle storage yard. The property was originally a bus barn for many years before the current tenant took over operations about a year ago. We have included an industrial market analysis and a Wasilla area industrial analysis in this chapter.

## DEMOGRAPHIC ANALYSIS

Demand for industrial properties is a direct function of demographic characteristics analyzed on the following pages.

### Housing, Population and Household Formation

The following table illustrates the population and household changes for the subject neighborhood.

POPULATION AND HOUSEHOLD PROJECTIONS					
	1 Mile Radius	3 Mile Radius	5 Mile Radius	Anchorage, AK Metropolitan Statistical Area	Matanuska- Susitna Borough
Population					
2028 Total Population	2,241	18,220	39,831	399,825	116,666
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Annual Growth 2010 - 2023	0.90%	1.96%	2.09%	0.59%	1.88%
Annual Growth 2000 - 2010	4.27%	3.46%	3.88%	1.89%	4.47%

Source: ESRI

As shown, the subject's neighborhood is experiencing moderate positive increases in both population and households.

### Income Distributions

Household income available for expenditure on consumer items is a primary factor in determining the retail supply and demand levels in a given market area. In the case of this study, a projection of household income identifies (in gross terms) the market from which the subject submarket draws. The following table illustrates estimated household income distribution for the subject neighborhood.

HOUSEHOLD INCOME DISTRIBUTION					
Households by Income Distribution (2023)	1 Mile Radius	3 Mile Radius	5 Mile Radius	Anchorage, AK Metropolitan Statistical Area	Matanuska- Susitna Borough
<\$15,000	7.14%	6.53%	6.59%	8.36%	8.74%
\$15,000 - \$24,999	4.23%	4.69%	6.29%	5.79%	6.83%
\$25,000 - \$34,999	2.38%	2.49%	3.08%	5.05%	4.03%
\$35,000 - \$49,999	5.29%	7.29%	7.91%	7.74%	8.16%
\$50,000 - \$74,999	16.27%	15.70%	16.28%	15.43%	16.76%
\$75,000 - \$99,999	12.70%	15.70%	16.05%	14.02%	15.79%
\$100,000 - \$149,999	24.07%	19.58%	19.13%	20.01%	19.31%
\$150,000 - \$199,999	12.96%	12.08%	11.30%	11.46%	10.35%
\$200,000+	15.08%	15.91%	13.35%	12.14%	10.03%

Source: ESRI

The following table illustrates the median and average household income levels for the subject neighborhood.

HOUSEHOLD INCOME LEVELS					
Income	1 Mile Radius	3 Mile Radius	5 Mile Radius	Anchorage, AK Metropolitan Statistical Area	Matanuska- Susitna Borough
2023 Median Household Income	\$102,660	\$95,119	\$88,501	\$86,845	\$82,013
2023 Average Household Income	\$131,871	\$130,295	\$121,137	\$117,872	\$109,297
2023 Per Capita Income	\$46,586	\$45,851	\$43,124	\$44,395	\$39,692

Source: ESRI

## Outlook

Based on this analysis, the immediate area surrounding the subject is projected to experience moderate, positive growth relative to households, population, income levels and retail expenditures into the near future. Given the area demographics, it appears that demand for both comparable surrounding area commercial properties and the subject will continue to be favorable.

## New Industrial Construction

Current real estate conditions (i.e., rents and sale prices) do not generally support most rent-driven (or speculative) commercial construction. Recent developments have typically been the result of a lack of substitute properties in the existing inventory and were built for owner/users.

Only a handful new warehouses were developed on speculation of finding tenants, while the majority of properties are built-to-suit.

## Industrial Market Rents

Tenant “fit” is a key factor in the industrial market: floor and ceiling heights, door configuration and the amount of office space and yard storage are important factors for warehouse tenants. With a few exceptions, current market rents for warehouse or office-warehouse space are generally below the levels that justify new construction.

Common practice is to express rents on the basis of dollars per square foot per month. According to knowledgeable participants, blended office/warehouse rents typically range from \$ 9.00/SF to

\$27.00/SF. A recent CoStar reports that the Mat-Su Business Region average rents are \$16.87/SF.

#### SUBMARKET SNAPSHOT

Submarket	Inventory (SF)	Completions* (SF)	Asking Rent (\$/SF NNN)	Occupancy
Abbott/DeArmoun-30	128,356	0	\$19.72	100.0%
Boniface/Muldoon-45	65,112	0	\$19.05	100.0%
Dimond South-20	2,586,097	0	\$19.44	98.9%
Downtown-5	1,333,358	0	\$17.58	99.1%
E Tudor/Abbott-35	1,639,847	0	\$20.99	99.8%
Ft Rich/Birchwood-90	175,225	0	\$19.89	100.0%
Mat-Su Business Region	1,114,650	0	\$16.87	100.0%
Post Rd/Glenn	1,691,491	0	\$19.46	100.0%
S Birchwood/Eklutna-100	86,587	0	\$18.98	100.0%
Seward Hwy/Boniface-40	362,931	0	\$18.94	100.0%
Spennard-10	2,427,123	27,734	\$20.36	98.7%
W Tudor/Dimond-15	6,934,556	8,850	\$19.90	99.4%

\*Completions include trailing 4 quarters

Source: CoStar, 4th Quarter 2023

At the rates discussed above, the tenant in a multi-tenant building is generally responsible for a pro-rata share of utility expenses, janitor and other items depending on the property. For single-tenant warehouse properties, rents are usually based on tenants paying all expenses, except management and reserves, and this is generally referred as a triple-net lease (N-N-N).

Of note, property owners often avoid shop tenants that are in the automotive repair business due to possible environmental concerns. Therefore, repair shops often utilize lower quality space or occupy space at the high end of the rental rate.

MAT-SU BUSINESS REGION WAREHOUSE SUBMARKET							
Year Ending	Inventory (SF)	Completions (SF)	Occupied Stock (SF)	Occupancy	Asking Rent (\$/SF NNN)	Asking Rent Change	Net Absorption (SF)
2014	1,045,964	21,780	976,484	93.4%	\$10.97	5.34%	31,040
2015	1,052,620	6,656	980,429	93.1%	\$11.59	5.62%	3,945
2016	1,067,620	15,000	971,754	91.0%	\$12.01	3.65%	-8,675
2017	1,089,370	21,750	991,354	91.0%	\$12.62	5.01%	19,600
2018	1,101,450	12,080	1,040,620	94.5%	\$13.32	5.61%	49,266
2019	1,101,450	0	1,070,524	97.2%	\$13.97	4.84%	29,904
2020	1,114,650	13,200	1,106,650	99.3%	\$14.63	4.73%	36,126
2021	1,114,650	0	1,114,650	100.0%	\$15.61	6.68%	8,000
Q1 2022	1,114,650	0	1,114,650	100.0%	\$15.90	1.85%	0
Q2 2022	1,114,650	0	1,114,650	100.0%	\$16.15	1.58%	0
Q3 2022	1,114,650	0	1,114,650	100.0%	\$16.38	1.45%	0
Q4 2022	1,114,650	0	1,114,650	100.0%	\$16.58	1.24%	0
2022	1,114,650	0	1,114,650	100.0%	\$16.58	6.26%	0
Q1 2023	1,114,650	0	1,114,650	100.0%	\$16.73	0.92%	0
Q2 2023	1,114,650	0	1,097,850	98.5%	\$16.84	0.65%	-16,800
Q3 2023	1,114,650	0	1,114,650	100.0%	\$16.93	0.51%	16,800
Q4 2023	1,114,650	0	1,114,650	100.0%	\$16.87	-0.35%	0
2023	1,114,650	0	1,114,650	100.0%	\$16.87	1.73%	0
2024*	1,114,384	-266	1,106,638	99.3%	\$17.08	1.23%	-7,916
2025*	1,113,890	-494	1,098,209	98.6%	\$17.71	3.74%	-8,225
2026*	1,113,399	-491	1,098,479	98.7%	\$18.56	4.77%	473
2027*	1,112,898	-501	1,098,364	98.7%	\$19.35	4.26%	97
2028*	1,112,409	-489	1,097,927	98.7%	\$20.17	4.25%	-240

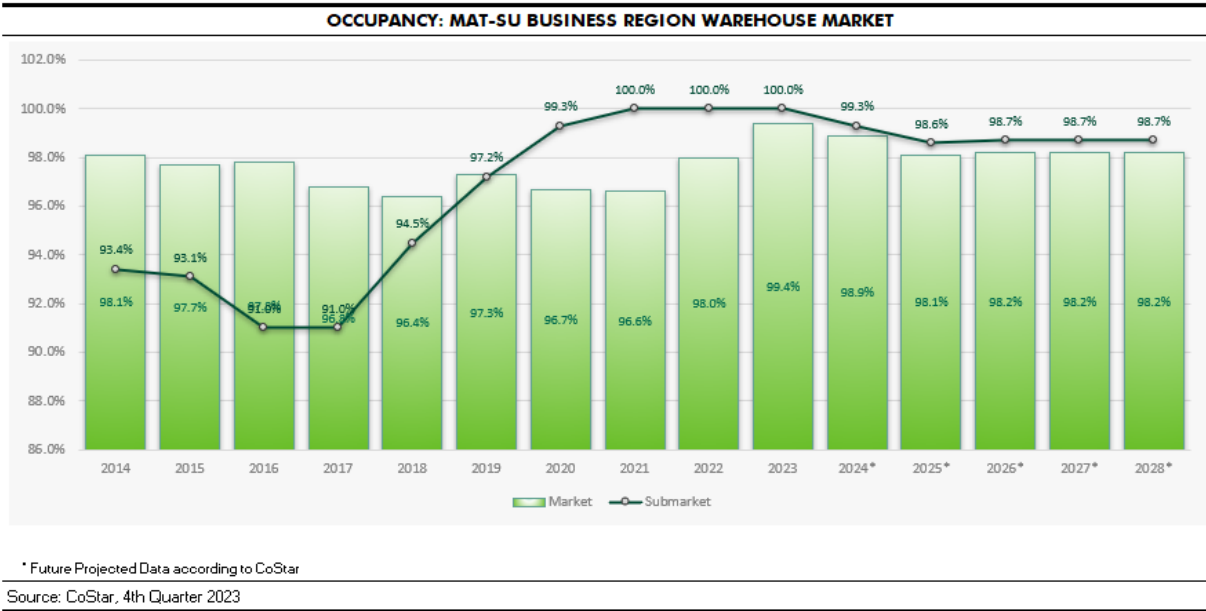
\*Future Projected Data according to CoStar  
 Source: CoStar, 4th Quarter 2023

## Industrial Market Vacancies

In 1986, economic conditions in much of Alaska entered a downturn caused by overbuilding, low oil prices and a loss of jobs. These conditions caused a decline in office demand. Coupled with an over-built market, office vacancies soared to nearly 40% in Wasilla in 1986 and remained at more than 20% until 1992. During this time, much of the 1980s construction went into foreclosure due to poor income performance stemming from severely diminished demand.

Based on discussions with numerous brokers, owners, and managers of industrial property, we do not expect any significant changes in the vacancy rate during the next few years, but given economic concerns, a range of 3% to 8% is reasonable.





Vacancies are low at this time, with many properties owner-occupied. All issues taken together; we expect that the property should continue to compete effectively in this segment of the Mat-Su market. We project a stabilized vacancy and credit loss of 5% (see Income Capitalization Approach).

Overall, the Mat-Su has enjoyed a relatively stable economy over the last 15 years and weathered the national recession fairly well. The Mat-Su economy has steadily grown more diversified and resilient over the past years. Sectors that are not as closely tied to the oil industry, such as healthcare, tourism and transportation are stable. Of course, this can change quickly if there is a decrease in population. Going forward in 2024, the Mat-Su real estate market is best characterized as flat with market participants keeping a close eye on inflation, oil prices and population trends.

The Mat-Su and Anchorage economies are inextricably linked, and so are their futures. Some events could provide the Mat-Su Valley with a more independent path, such as new port activity or growth in the nonresidential component of the visitor industry. At present the fate of the Mat-Su Valley's economy is more dependent on what happens in Anchorage than vice-versa. As the Mat-Su borough becomes a bigger slice of the combined area, a greater balance will develop in this relationship.

## CONCLUSION

General rent and occupancy levels in the Mat-Su are currently healthy, although speculative construction is still generally not feasible for the typical developer. Flat economic conditions may prevail for the near term, but continued population and job growth in the area can only serve to improve both demand and rents for commercial space. Overall, we expect stability in the commercial market over the next several years. However, the State of Alaska's economy is heavily

dependent on stable oil prices and there are projections of a deficit going into 2024, with issue related to the coronavirus and oil price wars between Saudi Arabia and Russia. While oil prices tend to fluctuate, we recognize that this is a near-term economic risk for the subject. The Mat-Su market should remain stable over the foreseeable future; however, market participants in all sectors of real estate are keeping a close eye on the market going forward in 2024/2025. These issues are taken into consideration through our selection of a capitalization rate later in this report.

## Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

legally permissible;  
physically possible;  
financially feasible; and  
maximally productive.

The highest and best use analysis of the subject is discussed below.

### AS VACANT

The property is unzoned but is of sufficient size to accommodate various types of development. The immediate area includes various commercial and light industrial land uses. Considering the surrounding land uses, location attributes, legal restrictions and other factors, it is our opinion that a commercial oriented use would be reasonable and appropriate. Therefore, it is our opinion that the highest and best use would be for commercial-related use, time and circumstances warranting. The most likely buyer of the site as vacant is a developer or owner-user.

### AS IMPROVED

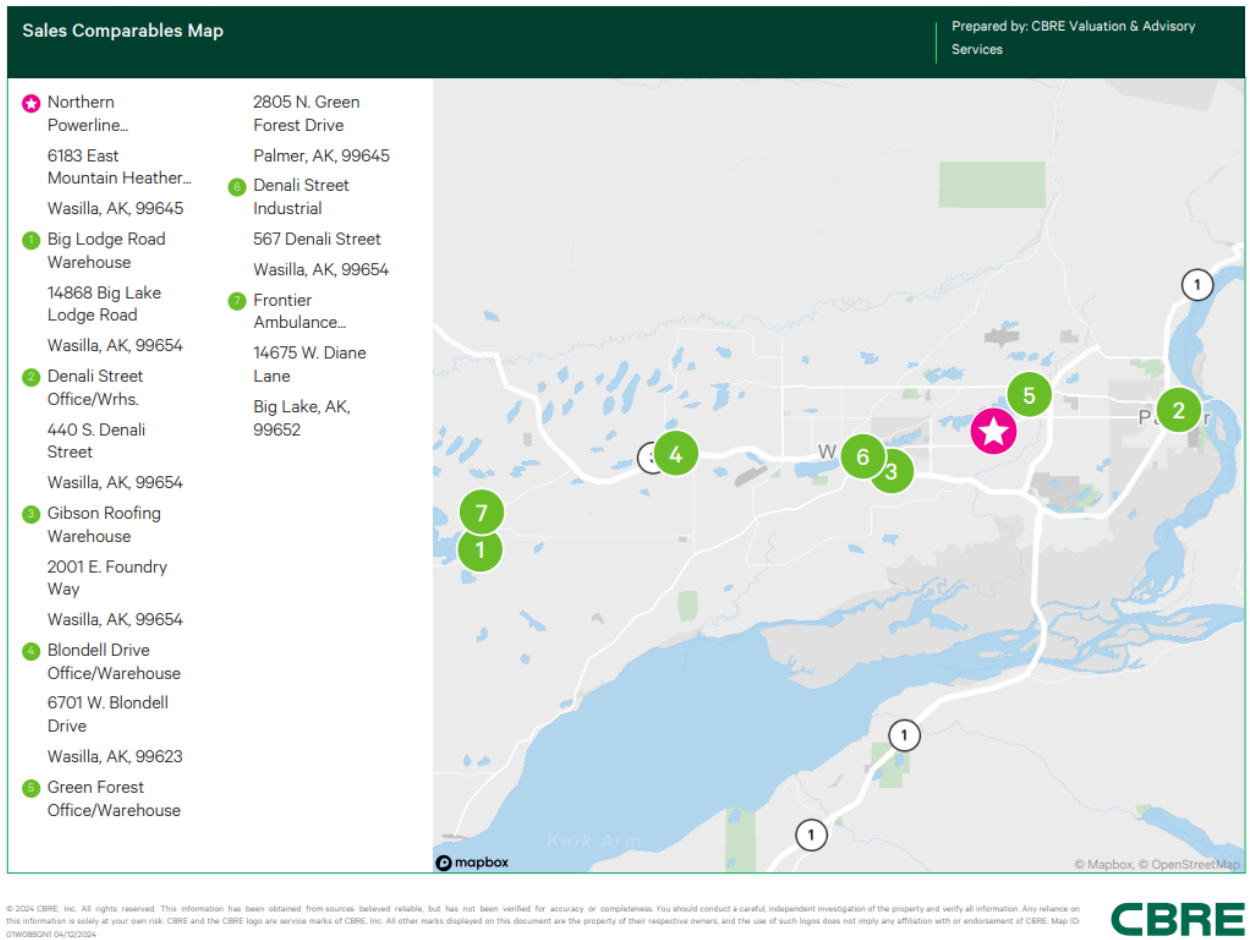
As improved, the subject involves a commercial-oriented facility. The current use is legally permissible and physically possible. The improvements continue to contribute value to the property and based on our analysis, the existing use is financially feasible and the maximally productive use. Given the property is encumbered by a long-term lease, the most likely buyer for the subject property is as follows:

- Investor-Regional

Therefore, it is our opinion that the highest and best use of the subject, as improved, is for continued use as an office/warehouse with industrial use.

## Sales Comparison Approach

The following map and table summarize the comparable data used in the valuation of the subject. A detailed description of each transaction is included in the addenda.



Summary of Copmparable Sales											
No.	Property Name	Transaction Type	Date	Land (Acres)	Land-to Bldg Rt	YOC / Reno'd	Property Type	GBA (SF)	Actual Sale Price	Price Per SF <sup>1</sup>	OAR
1	Big Lodge Road Warehouse 14868 Big Lake Lodge Road Wasilla, AK 99654	Available /Listing	Apr-24	9.00	47.81	2017	Industrial	8,200	\$2,450,000	\$298.78	- - -
2	Denali Street Office/Wrths. 440 S. Denali Street Wasilla, AK 99654	Sale	Apr-23	0.21	4.43	1978 / 2022	Industrial	2,064	\$349,900	\$169.53	7.20%
3	Gibson Roofing Warehouse 2001 E. Foundry Way Wasilla, AK 99654	Under Contract	Apr-24	1.00	7.26	2001	Industrial	6,000	\$975,000	\$162.50	8.20%
4	Blondell Drive Office/Warehouse 6701 W. Blondell Drive Wasilla, AK 99623	Sale	Jul-23	1.18	5.41	2000	Industrial	9,500	\$1,325,000	\$139.47	8.50%
5	Green Forest Office/Warehouse 2805 N. Green Forest Drive Palmer, AK 99645	Sale	Oct-23	0.68	7.24	2005	Industrial	4,091	\$560,000	\$136.89	8.75%
6	Denali Street Industrial 567 Denali Street Wasilla, AK 99654	Available /Listing	Aug-23	0.60	3.58	2000	Industrial	7,300	\$779,900	\$106.84	9.00%
7	Frontier Ambulance Warehouse 14675 W. Diane Lane Big Lake, AK 99652	Sale	Dec-22	1.03	6.80	2007	Industrial	6,600	\$635,000	\$96.21	9.50%
Subj. Pro Forma	Northern Powerline Constructors Warehouse 6183 East Mountain Heather Way Wasilla, AK 99645	Under Contract	Feb-24	7.72	20.02	2001	Industrial	16,800	\$2,100,000	\$125.00	---

<sup>1</sup> Adjusted sale price for cash equivalency, lease-up and/or deferred maintenance (where applicable)  
 Compiled by CBRE

The sales utilized represent the best data available for comparison with the subject. They were selected from our research of comparable improved sales within the greater Wasilla, Big Lake and Palmer areas. These sales were chosen based upon best available data. Discussions of the sales comparison details are provided in the Addenda.

It is our opinion that the comparables utilized in this analysis represent the best data currently available for comparison to the subject. They were selected primarily due to market timing, with as much consideration as possible given to similarities use, size, and rural/tertiary locations in the Southend market. The unit of comparison in this analysis is price per rentable square foot, with various other amenities of the site and improvements included into the adjustment and reconciliation process. Prior to making any adjustments, the comparables indicate unadjusted sale prices ranging from \$96.21/SF to \$298.78/SF of GBA.

Due to the subject's age, location and large size we place downward pressure on the PSF indicator, we would expect the subject to fall at the lower middle end of the range on a PSF basis.

## SUMMARY OF ADJUSTMENTS

All of the sales involved fee simple sites. Financing and sale terms were cash or at-market financing – no adjustments are necessary. Financing terms for the sales were cash to sellers or the equivalent. All the sales and pending sales occurred between 2022 and 2024 with one



current listing. Physical adjustments such as building age, size, construction type, quality, condition, overall appeal, site configuration and functional utility are recognized using comparative analysis. The sales range from \$96.21/SF to \$298.78/SF of GBA. Note, the subject has a very large site area with a land-to-building ratio of 20.01 to 1 which is superior to most of the comparisons except for No. 1. Overall, the comparisons provide a good value range for the subject building. We array the sales relative to the subject in the following table.

SALES ADJUSTMENT GRID								
Comparable Number	1	2	3	4	5	6	7	Subject
Transaction Type	Sale	Sale	Sale	Sale	Sale	Sale	Sale	Sale
Transaction Date	Apr-24	Apr-23	Apr-24	Jul-23	Oct-23	Aug-23	Dec-22	Pending
Interest Transferred	Fee	Fee	Fee	Fee	Fee	Fee	Fee	Fee
	Simple/Freehold	Simple/Freehold	Simple/Freehold	Simple/Freehold	Simple/Freehold	Simple/Freehold	Simple/Freehold	
Land Area (Acres)	9.00	0.21	1.00	1.18	0.68	0.60	1.03	7.72
Year Built/Renovated	2017	1978/2022	2001	2000	2005	2000	2007	2001
Property Type	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial
GBA (SF)	8,200	2,064	6,000	9,500	4,091	7,300	6,600	16,800
Actual Sale Price	\$2,450,000	\$349,900	\$975,000	\$1,325,000	\$560,000	\$779,900	\$635,000	\$2,100,000
Adjusted Sale Price <sup>1</sup>	\$2,450,000	\$349,900	\$975,000	\$1,325,000	\$560,000	\$779,900	\$635,000	---
Price Per SF <sup>1</sup>	\$298.78	\$169.53	\$162.50	\$139.47	\$136.89	\$106.84	\$96.21	---
OAR	- - -	7.20%	8.20%	8.50%	8.75%	9.00%	9.50%	---
Adj. Price Per SF	\$298.78	\$169.53	\$162.50	\$139.47	\$136.89	\$106.84	\$96.21	
Land-to-Building Ratio	47.8%	4.4%	7.3%	5.4%	7.2%	3.6%	6.8%	20.02%
Land-to-Building Ratio	Superior	Inferior	Inferior	Inferior	Inferior	Inferior	Inferior	
Location	Inferior	Inferior	Similar	Similar	Similar	Inferior	Superior	
Size	Superior	Superior	Superior	Superior	Superior	Superior	Superior	
Age/Condition	Superior	Superior	Superior	Superior	Superior	Similar	Similar	
Quality of Construction	Similar	Similar	Similar	Similar	Similar	Similar	Similar	
Absolute Adjustment	Superior	Superior	Superior	Superior	Superior	Inferior	Inferior	

<sup>1</sup> Adjusted for cash equivalency, lease-up and/or deferred maintenance (where applicable)  
Compiled by CBRE

## SALE PRICE PER SQUARE FOOT CONCLUSION

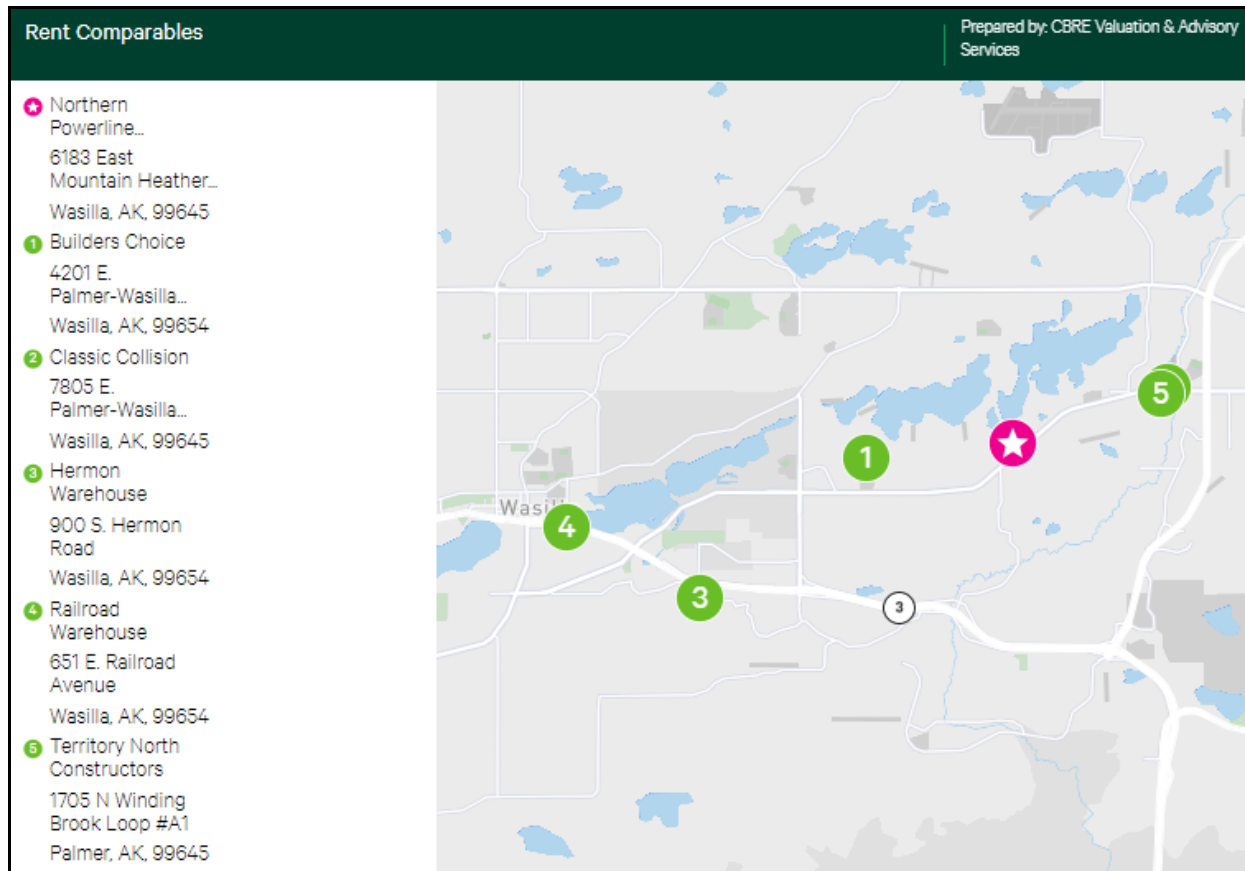
The high end of the range is No. 1 at \$298.78/SF which is a good quality building built in 2017 with a higher land-to-building ratio at 47.8% which are both superior to the subject. We would expect a lower SP/SF for the subject. The low end of the range is No. 7 at \$96.21/SF which is similar in terms of age and condition but has a superior location along a major thoroughfare. This property has an inferior land to building ratio with a far inferior land area to the subject. No. 6 at \$106.84/SF was recently renovated and has a superior condition and is smaller but has a far inferior land-to-building ratio to the subject. We would expect a higher SP/SF for the subject. Nos 2-5 at \$136.89 to \$169.53/SF are all superior to the subject in terms of size and condition and are superior to the subject in that regard. We would expect a lower SP/SF for the subject to Nos 2-5.

SALES COMPARISON APPROACH				
GLA/GBA (SF)	X	Value Per SF	=	Value
16,800	X	\$120.00	=	\$2,016,000
16,800	X	\$130.00	=	\$2,184,000
<b>VALUE CONCLUSION</b>				
As Is Market Value				\$2,100,000
<b>Rounded</b>				<b>\$2,100,000</b>
<b>Value Per SF</b>				<b>\$125.00</b>
Compiled by CBRE				

As shown, the indicated values set a range between \$2,020,000 to \$2,180,000 (slightly rounded) “as is”. This approach generally supports our Income Capitalization Approach value and we reconcile at \$2,100,000 in this approach.

## Income Capitalization Approach

The following map and table summarize the primary comparable data used in the valuation of the subject. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE RENTALS										
No.	Property Name	Location	YOC / Reno'd	Property Subtype	Expense Basis	Area (SF)	Lease Date	Lease Term	Monthly Rent	Adjusted Rent
1	Builders Choice	4201 E. Palmer-Wasilla Highway Wasilla, AK 99654	2018	WH / Distribution / Logistics	NNN	10,000	Jan-19	12.0 Yrs.	\$1.50 PSF	\$1.50 PSF
2	Classic Collision	7805 E. Palmer-Wasilla Highway Wasilla, AK 99645	2003	WH / Distribution / Logistics	NNN	11,520	Jan-22	10.0 Yrs.	\$1.15 PSF	\$1.15 PSF
3	Hermon Warehouse	900 S. Hermon Road Wasilla, AK 99654	1983	WH / Distribution / Logistics	NNN	7,620	Jan-23	5.0 Yrs.	\$1.00 PSF	\$1.00 PSF
4	Railroad Warehouse	651 E. Railroad Avenue Wasilla, AK 99654	1973	WH / Distribution / Logistics	Utilities	4,600	Mar-20	2.0 Yrs.	\$1.10 PSF	\$0.95 PSF
5	Territory North Constructors	1705 N Winding Brook Loop #A1 Palmer, AK 99645	1982	WH / Distribution / Logistics	Utilities	1,595	Jun-23	1.0 Yrs.	\$0.94 PSF	\$0.79 PSF
Subj	Northern Powerline Constructors Warehouse	6183 East Mountain Heather Way Wasilla, AK 99645	2001	Retail/Warehouse/ Office	NNN	16,800	Feb-23	9.0 Yrs.	\$0.92 PSF	\$0.92 PSF
Compiled by CBRE										

## MARKET RENT ANALYSIS

The adjusted comparisons range for \$0.79/SF to \$1.50/SF. Rent comparison No. 4 and 5, were adjusted down \$0.15/SF given the tenants only pay utility expenses for their leases and the subject is leased based on a NNN basis. The subject is generally ranked as inferior to the majority of the comparisons due to its size (larger) given, as unit size increases, rent per square foot generally decreases. The subject's exposure is generally similar to the majority of the comparisons as well as it does not front a major thoroughfare. Although Nos. 1 and 2 offer superior locations given their premium Parks Highway exposure, proximity to surrounding developments and overall position in Wasilla and are slightly superior in terms of condition and buildouts to the subject. Nos 3 and 4 are superior based on size as they are much smaller, but No. 5 is a very small unit with minimal office build-outs and no yard area which we find is inferior to the subject. Considering these issues, we would expect the subject to lease above No. 5, (\$0.79/SF), below No. 4 (\$0.95/SF). Overall, we find the subject's current contract rent is within range of market and well supported. When this lease signed the property had been exposed to the market at \$0.95/SF for several months before the starting lease was signed at \$0.89/SF.

## CURRENT LEASE

The property is currently leased to Northern Powerline Constructors for \$0.92/SF or \$15,450/month and \$185,400/year. The lease began April 1, 2023, for a starting rent of \$0.89/SF. The lease is nine-year term with eight years remaining and an expiration date of April 30, 2032. The lease increases 3% every year of the term. The current rent includes the building and all the underlying land. This is a NNN lease with the tenant paying all expenses associated with the property. We find the current contract rent is supported by market.

## POTENTIAL RENTAL INCOME CONCLUSION

Within this analysis, potential rental income is estimated based upon the forward-looking market rental rates over the next twelve months.

POTENTIAL RENTAL INCOME		
	Total	\$/SF/Yr
<b>CBRE Estimate</b>	<b>\$185,400</b>	<b>\$11.04</b>
Compiled by CBRE		

## VACANCY & CREDIT LOSS

The subject's estimated stabilized occupancy rate was previously discussed in the market analysis. The subject's vacancy and credit loss is detailed as follows:

VACANCY & CREDIT LOSS		
	Total	% of PGI
<b>CBRE Estimate</b>	<b>(\$9,270)</b>	<b>5.0%</b>
Compiled by CBRE		

We have concluded a vacancy and credit loss deduction of \$9,240/year or 5% of gross income.

## EFFECTIVE GROSS INCOME

The subject's effective gross income is detailed as follows:

EFFECTIVE GROSS INCOME		
	Total	\$/SF/Yr
<b>CBRE Estimate</b>	<b>\$176,130</b>	<b>\$10.48</b>
Compiled by CBRE		

## EXPENSES

Operating expenses include variable expenses that fluctuate with occupancy levels and other forces. Included in this category are professional management, utilities, maintenance and repairs, parking lot (snow removal and landscaping) and miscellaneous expenses. Fixed expenses include reserves for replacement, insurance and real estate taxes, and do not vary with occupancy levels. Our projections reflect only these landlord-paid expenses. In this analysis, we have projected the subject's expense structure as NNN meaning that the landlord would be responsible for management and reserve expenses and the tenants would pay all other building expenses associated with the operation of the subject.



## Management Fee

Management expenses are typically negotiated as a percentage of collected revenues (i.e., effective gross income). The comparable data and projections for the subject are summarized as follows:

MANAGEMENT FEE		
	Total	% of EGI
<b>CBRE Estimate</b>	<b>\$3,523</b>	<b>2.0%</b>
Compiled by CBRE		

## Reserves for Replacement

Reserves for replacement have been estimated based on market parameters. The comparable data and projections for the subject are summarized as follows:

REPLACEMENT RESERVES		
	Total	\$/SF/Mo
<b>CBRE Estimate</b>	<b>\$4,403</b>	<b>\$0.26</b>
Compiled by CBRE		

## OPERATING EXPENSE CONCLUSION

The comparable data and projections for the subject are summarized as follows:

TOTAL OPERATING EXPENSES		
	Total	\$/SF/Mo
<b>CBRE Estimate</b>	<b>\$7,926</b>	<b>\$0.47</b>
Compiled by CBRE		

## NET OPERATING INCOME CONCLUSION

The comparable data and projections for the subject are summarized as follows:

NET OPERATING INCOME		
	Total	\$/SF/Yr
<b>CBRE Estimate</b>	<b>\$168,204</b>	<b>\$10.01</b>
Compiled by CBRE		

## DIRECT CAPITALIZATION

Direct capitalization is a method used to convert a single year's estimated stabilized net operating income into a value indication. The following subsections represent different techniques for deriving an overall capitalization rate.

## Comparable Sales

The overall capitalization rates (OARs) confirmed for the comparable sales analyzed in the sales comparison approach are as follows:

<b>COMPARABLE CAPITALIZATION RATES</b>			
Sale	Sale Date	Sale Price \$/SF	OAR
1	Apr-24	\$298.78	- - -
2	Apr-23	\$169.53	7.20%
3	Apr-24	\$162.50	8.20%
4	Jul-23	\$139.47	8.50%
5	Oct-23	\$136.89	8.75%
6	Aug-23	\$106.84	9.00%
7	Dec-22	\$96.21	9.50%
<b>Indicated OAR:</b>			<b>7.20%-9.50%</b>
Compiled by CBRE			

The overall capitalization rates for these sales were derived based upon the actual or pro-forma income characteristics of the property. The majority of the sales occurred within the past 12 months, while Sale No 7 represents a slightly older transaction date. Therefore, primary emphasis has been placed upon the more recent data, which is generally reflective of current market trends, interest rates, and buyer's expectations and motivation in the market. Given the subject's position in the market, we would expect it to rank near the low end of the local comparisons.

## Published Investor Surveys

The results of the most recent investor surveys are summarized in the following chart.

<b>OVERALL CAPITALIZATION RATES</b>		
Investment Type	OAR Range	Average
Local Sales Comparisons	7.20% - 9.50%	8.35%
<i>RealtyRates.com</i>		
Industrial	5.91% - 13.24%	9.56%
Warehouse/Distribution	5.91% - 11.60%	8.61%
R&D/Flex	6.54% - 13.24%	9.72%
Climate Controlled/Manufacturing	6.21% - 12.53%	8.81%
-		
<i>PwC Warehouse</i>		
National Data	4.00% - 8.00%	5.38%
<b>Indicated OAR:</b>		<b>8.00%</b>
Compiled by CBRE		

Because of the subject's condition, type and flexibility towards alternative uses, an OAR near the middle of the range indicated in the preceding table is considered appropriate.

We have also considered recent events and prevailing market conditions with respect to capitalization rates. This includes a combination of inflationary pressures, higher cost of capital (considering interest rates as well as risk spreads), and the recent geopolitical events. While the overall long-term outlook for commercial real estate remains positive, the full effect of these factors may not yet be reflected in transactional data. Overall, we view uncertainty and the higher cost of capital to have an upward influence on capitalization rates which is considered with respect to our conclusion herein.

### Direct Capitalization Summary

A summary of the direct capitalization is illustrated in the following chart.

DIRECT CAPITALIZATION SUMMARY				
Income	Area - SF	Rent/Mo.	\$/SF/Mo	Total
<b>Office Warehouse</b>	16,800	\$15,450	<b>\$0.92</b>	\$185,400
Potential Rental Income				\$185,400
Vacancy & Credit Loss	5.00%		(0.55)	(9,270)
			\$/SF/Yr	
<b>Effective Gross Income</b>			<b>\$10.48</b>	<b>\$176,130</b>
Management Fee	2.00%		\$0.00	\$3,523
Utilities			0.00	0.00
General Operating			0.00	0.00
Reserves for Replacment	2.50%		\$0.00	\$4,403
Insurance			0.00	0.00
Real Estate Taxes			0.00	0.00
<b>Total Operating Expenses</b>			<b>\$0.47</b>	<b>\$7,926</b>
<b>Operating Expense Ratio</b>				4.50%
<b>Net Operating Income</b>			<b>\$10.01</b>	<b>\$168,204</b>
<b>OAR</b>				8.00%
<b>Indicated Value As Is</b>				<b>\$2,102,552</b>
<b>Rounded</b>				<b>\$2,100,000</b>
<b>Value Per Unit</b>				<b>\$2,100,000</b>
<b>Value Per SF</b>				<b>\$125.00</b>

## Reconciliation of Value

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS						
Appraisal Premise	As of Date	Excess Land Value	Cost Approach	Sales Comparison Approach	Income Approach	Reconciled Value
As Is - Total Property	April 6, 2024			\$2,100,000	\$2,100,000	\$2,100,000
Compiled by CBRE						

In valuing the subject, given the long-term lease in place, the Income Capitalization Approach is considered most reliable and has been given primary emphasis, with secondary emphasis placed on the Sales Comparison Approach. In the case of the subject, the value conclusions are the same for both analyses. The property is pending sale for \$2,100,000 which is supported by market. Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Leased Fee Interest	April 6, 2024	\$2,100,000
Compiled by CBRE			

## Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, "CBRE") has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
  - (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
  - (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
  - (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
  - (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
  - (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
  - (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
  - (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
  - (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently, nor super-efficiently.
  - (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
  - (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.



- (xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property, nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report and any conclusions stated therein. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or on behalf of the client, property owner or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report and any conclusions stated therein. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including, without limitation, any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. This Report has been prepared in good faith, based on CBRE's current anecdotal and evidence-based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this Report, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE's control. In addition, many of CBRE's views are opinion and/or projections based on CBRE's subjective analyses of current market circumstances. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections. Further, other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE's current views to later change or be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.
8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with CBRE's independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.
9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge including, but not limited to, environmental, social, and governance principles ("ESG"), beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.

10. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.
13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.
14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.
15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.

**ADDENDA**

**Addendum B**

**IMPROVED SALE DATA SHEETS**

# Available/Listing Industrial - WH / Distribution / Logistics No. 1

Property Name Big Lodge Road Warehouse  
 Address 14868 Big Lake Lodge Road  
 Wasilla, AK 99654  
 United States

Government Tax Agency Mat-Su Borough  
 Govt./Tax ID 54774B01001

## Site/Government Regulations

	Acres	Square feet
Land Area Net	9.000	392,040
Land Area Gross	9.000	392,040

Site Development Status	Semi-Finished
Shape	Irregular
Topography	Generally Level
Utilities	All

Maximum Floor Area 6,000 sf  
 Min Land to Bldg Ratio 65.34:1  
 Actual Land to Bldg Ratio 0.14:1

Zoning UNZ  
 General Plan N/A

## Improvements

Gross Building Area	8,200 sf	Floor Count	1
Gross Building Area (GBA)	8,200 sf	Parking Type	Open
Usable Area	N/A	Parking Ratio	1.83/1,000 sf
Status	Existing	Condition	Good
Occupancy Type	Owner/User	Exterior Finish	Metal
Year Built	2017	Investment Class	B
Year Renovated	N/A	Number of Buildings	1
% Office	N/A	Fire Protection	N/A
% AC	N/A	Rail Access	N/A
Clear Ceiling Height	ft	Column Spacing	N/A
		Loading	N/A

## Sale Summary

Recorded Buyer	N/A	Marketing Time	N/A
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	N/A	Seller Type	N/A
True Seller	N/A	Primary Verification	N/A

Interest Transferred	Fee Simple/Freehold
Current Use	N/A
Proposed Use	N/A
Listing Broker	N/A
Selling Broker	N/A
Doc #	N/A

Type	Available/Listing
Date	4/3/2024
Sale Price	\$2,450,000
Financing	All Cash
Cash Equivalent	\$2,450,000
Capital Adjustment	\$0
Adjusted Price	\$2,450,000





Available/Listing

Industrial - WH / Distribution / Logistics

No. 1

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/sf
04/2024	Available/Listing	N/A	N/A	\$2,450,000	\$298.78

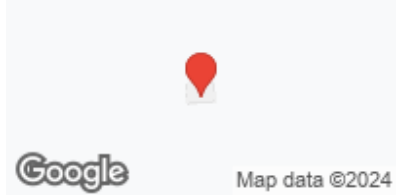
Units of Comparison

Static Analysis Method	N/A	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	N/A	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	N/A	Adjusted Price / sf	\$298.78
Projected IRR	N/A	Wtd. Avg. Lease Expiry	N/A
Actual Occupancy at Sale	N/A		

Financial

No information recorded

Map & Comments



# Sale Industrial - WH / Distribution / Logistics No. 2

Property Name Denali Street Office/Wrhs.  
 Address 440 S. Denali Street  
 Wasilla, AK 99654  
 United States

Government Tax Agency Mat-Su Borough  
 Govt./Tax ID 51032B14L002

## Site/Government Regulations

	Acres	Square feet
Land Area Net	0.210	9,148
Land Area Gross	0.210	9,148

Site Development Status	Semi-Finished
Shape	Rectangular
Topography	Generally Level
Utilities	All Public

Maximum Floor Area N/A  
 Min Land to Bldg Ratio N/A  
 Actual Land to Bldg Ratio 4.43:1

Zoning N/A  
 General Plan N/A

## Improvements

Gross Building Area	2,064 sf	Floor Count	1
Gross Building Area (GBA)	2,064 sf	Parking Type	Open
Usable Area	N/A	Parking Ratio	4.84/1,000 sf
Status	Existing	Condition	Good
Occupancy Type	Owner/User	Exterior Finish	Vinyl Siding
Year Built	1978	Investment Class	B-
Year Renovated	2022	Number of Buildings	1
% Office	N/A	Fire Protection	N/A
% AC	N/A	Rail Access	N/A
Clear Ceiling Height	ft	Column Spacing	N/A
		Loading	N/A

## Sale Summary

Recorded Buyer	Johnson Properties, LLC	Marketing Time	6 Month(s)
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	Artfully Detailed, LLC	Seller Type	N/A
True Seller	N/A	Primary Verification	N/A

Interest Transferred Fee Simple/Freehold  
 Current Use N/A  
 Proposed Use N/A  
 Listing Broker N/A  
 Selling Broker N/A  
 Doc # 2023-006046

Type	Sale
Date	4/12/2023
Sale Price	\$349,900
Financing	All Cash
Cash Equivalent	\$349,900
Capital Adjustment	\$0
Adjusted Price	\$349,900



Sale

Industrial - WH / Distribution / Logistics

No. 2

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/sf
04/2023	Sale	Johnson Properties, LLC	Artfully Detailed, LLC	\$349,900	\$169.53

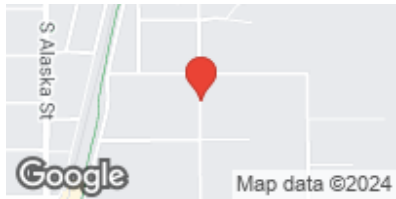
Units of Comparison

Static Analysis Method	N/A	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	N/A	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	N/A	Adjusted Price / sf	\$169.53
Projected IRR	N/A	Wtd. Avg. Lease Expiry	N/A
Actual Occupancy at Sale	N/A		

Financial

No information recorded

Map & Comments



# Under Contract Industrial - WH / Distribution / Logistics No. 3

Property Name Gibson Roofing Warehouse  
 Address 2001 E. Foundry Way  
 Wasilla, AK 99654  
 United States

Government Tax Agency Mat-Su Borough  
 Govt./Tax ID 116B03L012

## Site/Government Regulations

	Acres	Square feet
Land Area Net	1.000	43,560
Land Area Gross	1.000	43,560

Site Development Status	Semi-Finished
Shape	Irregular
Topography	Generally Level
Utilities	All available

Maximum Floor Area N/A  
 Min Land to Bldg Ratio N/A  
 Actual Land to Bldg Ratio 7.26:1

Zoning C Commercial  
 General Plan N/A

## Improvements

Gross Building Area	6,000 sf	Floor Count	2
Gross Building Area (GBA)	6,000 sf	Parking Type	Open
Usable Area	N/A	Parking Ratio	2.50/1,000 sf
Status	Existing	Condition	Average
Occupancy Type	Owner/User	Exterior Finish	Metal
Year Built	2001	Investment Class	B
Year Renovated	N/A	Number of Buildings	1
% Office	N/A	Fire Protection	N/A
% AC	N/A	Rail Access	N/A
Clear Ceiling Height	ft	Column Spacing	N/A
		Loading	N/A

## Sale Summary

Recorded Buyer	N/A	Marketing Time	N/A
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	N/A	Seller Type	N/A
True Seller	N/A	Primary Verification	N/A

Interest Transferred Fee Simple/Freehold  
 Current Use N/A  
 Proposed Use N/A  
 Listing Broker N/A  
 Selling Broker N/A  
 Doc # N/A

Type	Under Contract
Date	4/3/2024
Sale Price	\$975,000
Financing	All Cash
Cash Equivalent	\$975,000
Capital Adjustment	\$0
Adjusted Price	\$975,000



Under ContractIndustrial - WH / Distribution / LogisticsNo. 3

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/sf
04/2024	Under Contract	N/A	N/A	\$975,000	\$162.50

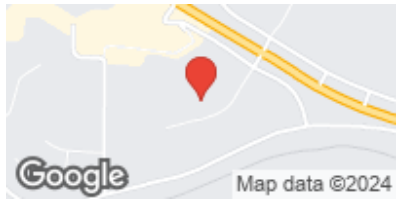
Units of Comparison

Static Analysis Method	N/A	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	N/A	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	N/A	Adjusted Price / sf	\$162.50
Projected IRR	N/A	Wtd. Avg. Lease Expiry	N/A
Actual Occupancy at Sale	N/A		

Financial

No information recorded

Map & Comments



# Sale Industrial - WH / Distribution / Logistics No. 4

Property Name Blondell Drive Office/Warehouse  
 Address 6701 W. Blondell Drive  
 Wasilla, AK 99623  
 United States

Government Tax Agency Mat-Su Borough  
 Govt./Tax ID 3080B03L007

## Site/Government Regulations

	Acres	Square feet
Land Area Net	1.180	51,401
Land Area Gross	1.180	51,401

Site Development Status	Semi-Finished
Shape	Irregular
Topography	Generally Level
Utilities	All

Maximum Floor Area N/A  
 Min Land to Bldg Ratio N/A  
 Actual Land to Bldg Ratio 5.41:1

Zoning UNZ - Not Zoned  
 General Plan N/A

## Improvements

Gross Building Area	9,500 sf	Floor Count	2
Gross Building Area (GBA)	9,500 sf	Parking Type	Open
Usable Area	N/A	Parking Ratio	0.74/1,000 sf
Status	Existing	Condition	Good
Occupancy Type	Multi-tenant	Exterior Finish	Vinyl Siding
Year Built	2000	Investment Class	B
Year Renovated	N/A	Number of Buildings	2
% Office	N/A	Fire Protection	N/A
% AC	N/A	Rail Access	N/A
Clear Ceiling Height	ft	Column Spacing	N/A
		Loading	N/A

## Sale Summary

Recorded Buyer	Tymac Holdings, LLC	Marketing Time	1 Month(s)
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	Deana and Jeffrey Lepage	Seller Type	N/A
True Seller	N/A	Primary Verification	N/A

Interest Transferred Fee Simple/Freehold  
 Current Use N/A  
 Proposed Use N/A  
 Listing Broker N/A  
 Selling Broker N/A  
 Doc # 2023-012958-0

Type	Sale
Date	7/25/2023
Sale Price	\$1,325,000
Financing	All Cash
Cash Equivalent	\$1,325,000
Capital Adjustment	\$0
Adjusted Price	\$1,325,000





SaleIndustrial - WH / Distribution / LogisticsNo. 4

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/sf
07/2023	Sale	Tymac Holdings, LLC	Deana and Jeffrey Lepage	\$1,325,000	\$139.47

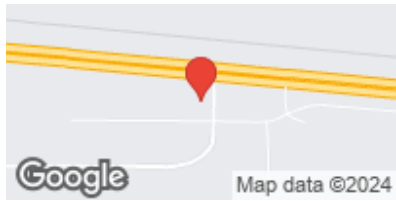
Units of Comparison

Static Analysis Method	N/A	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	N/A	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	N/A	Adjusted Price / sf	\$139.47
Projected IRR	N/A	Wtd. Avg. Lease Expiry	N/A
Actual Occupancy at Sale	N/A		

Financial

No information recorded

Map & Comments



# Sale Industrial - WH / Distribution / Logistics No. 5

Property Name Green Forest Office/Warehouse  
 Address 2805 N. Green Forest Drive  
 Palmer, AK 99645  
 United States

Government Tax Agency Matanuska-Susitna Borough  
 Govt./Tax ID 72153

## Site/Government Regulations

	Acres	Square feet
Land Area Net	0.680	29,621
Land Area Gross	0.680	29,621

Site Development Status	Finished
Shape	Rectangular
Topography	Generally Level
Utilities	N/A

Maximum Floor Area N/A  
 Min Land to Bldg Ratio N/A  
 Actual Land to Bldg Ratio 7.24:1

Frontage Distance/Street N/A N. Green Forest Dr.

Zoning UNZ  
 General Plan N/A

## Improvements

Gross Building Area	4,091 sf	Floor Count	1
Gross Building Area (GBA)	4,091 sf	Parking Type	Open
Usable Area	N/A	Parking Ratio	0.00/1,000 sf
Status	Existing	Condition	N/A
Occupancy Type	Single Tenant	Exterior Finish	N/A
Year Built	2005	Investment Class	N/A
Year Renovated	N/A	Number of Buildings	1
% Office	N/A	Fire Protection	N/A
% AC	N/A	Rail Access	N/A
Clear Ceiling Height	ft	Column Spacing	N/A
		Loading	N/A

## Sale Summary

Recorded Buyer David John Morrow & Jennifer Marie Marsh  
 True Buyer David John Morrow & Jennifer Marie Marsh  
 Recorded Seller Elbon Properties LLC  
 True Seller Elbon Properties LLC

Marketing Time N/A  
 Buyer Type N/A  
 Seller Type N/A  
 Primary Verification N/A

Interest Transferred N/A  
 Current Use N/A  
 Proposed Use N/A  
 Listing Broker N/A  
 Selling Broker N/A  
 Doc # 2023-018445-0

Type	Sale
Date	10/1/2023
Sale Price	\$560,000
Financing	N/A
Cash Equivalent	\$560,000
Capital Adjustment	\$0
Adjusted Price	\$560,000



**Sale Industrial - WH / Distribution / Logistics No. 5**

**Transaction Summary plus Five-Year CBRE View History**

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/sf
10/2023	Sale	David John Morrow & Jennifer Marie Marsh	Elbon Properties LLC	\$560,000	\$136.89

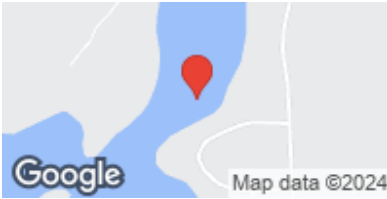
**Units of Comparison**

Static Analysis Method	N/A	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	N/A	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	N/A	Adjusted Price / sf	\$136.89
Projected IRR	N/A	Wtd. Avg. Lease Expiry	N/A
Actual Occupancy at Sale	N/A		

**Financial**

No information recorded

**Map & Comments**



Map data ©2024

This is the Green Forest Office/Warehouse located at 2805 North Green Forest Drive, Palmer. The improvements consist of a metal frame office/warehouse that is situated on concrete slab foundation. Exterior walls are painted metal paneling. This building was built in 2005. This structure is designed to accommodate a single tenant or an owner user. The gross building area is 4,091 SF. Condition of the improvements is average overall for a structure of this type and vintage. This building had an asking price was \$599,000 or \$146.42/SF and the negotiated purchase price was \$560,000 or \$136.89/SF. The property was listed for about 71 days before the agreement was made. The property sold in October 2023. The RO is estimated at 8.75% based on our income and expense projections.

## Available/Listing Industrial - WH / Distribution / Logistics No. 6

Property Name Denali Street Industrial  
 Address 567 Denali Street  
 Wasilla, AK 99654  
 United States

Government Tax Agency Matanuska-Susitna Borough  
 Govt./Tax ID 85640

### Site/Government Regulations

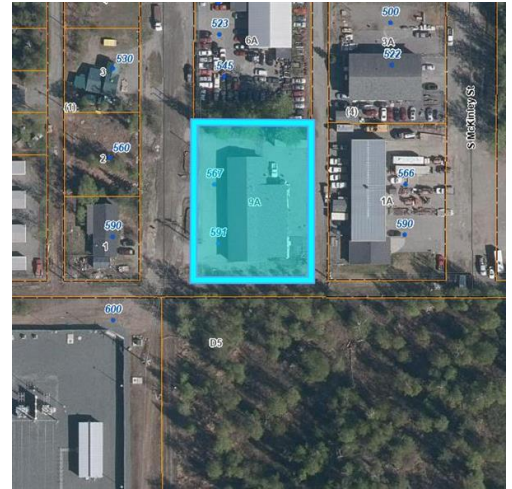
	Acres	Square feet
Land Area Net	0.600	26,136
Land Area Gross	0.600	26,136

Site Development Status	Finished
Shape	N/A
Topography	Generally Level
Utilities	All Available

Maximum Floor Area N/A  
 Min Land to Bldg Ratio N/A  
 Actual Land to Bldg Ratio 3.58:1

Frontage Distance/Street N/A Denali Street

Zoning C, Commercial (Wasilla)  
 General Plan N/A



### Improvements

Gross Building Area	7,300 sf	Floor Count	1
Gross Building Area (GBA)	7,300 sf	Parking Type	Surface
Usable Area	N/A	Parking Ratio	0.00/1,000 sf
Status	N/A	Condition	Average
Occupancy Type	Owner/User	Exterior Finish	Wood
Year Built	2000	Investment Class	N/A
Year Renovated	N/A	Number of Buildings	1
% Office	21%	Fire Protection	N/A
% AC	N/A	Rail Access	None
Clear Ceiling Height	10 - 20 ft	Column Spacing	N/A
		Loading	Yes

### Sale Summary

Recorded Buyer	TBD - Current Listing	Marketing Time	1 Month(s)
True Buyer	TBD - Current Listing	Buyer Type	N/A
Recorded Seller	TRIPLE B'S LLC	Seller Type	N/A
True Seller	TRIPLE B'S LLC	Primary Verification	CoStar and Broker

Interest Transferred	Fee Simple/Freehold
Current Use	N/A
Proposed Use	N/A
Listing Broker	Alisa Parrent - 907.864.6500
Selling Broker	N/A
Doc #	TBD - Current Listing

Type	Available/Listing
Date	8/27/2023
Sale Price	\$779,900
Financing	Not Available
Cash Equivalent	\$779,900
Capital Adjustment	\$0
Adjusted Price	\$779,900

Available/ListingIndustrial - WH / Distribution / LogisticsNo. 6

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/sf
08/2023	Available/Listing	TBD - Current Listing	TRIPLE B'S LLC	\$779,900	\$106.84

Units of Comparison

Static Analysis Method	N/A	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	Owner/Occupier	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	N/A	Adjusted Price / sf	\$106.84
Projected IRR	N/A	Wtd. Avg. Lease Expiry	N/A
Actual Occupancy at Sale	100%		

Map & Comments



# Sale Industrial - WH / Distribution / Logistics No. 7

Property Name Frontier Ambulance Warehouse  
 Address 14675 W. Diane Lane  
 Big Lake, AK 99652  
 United States

Government Tax Agency Mat-Su Borough  
 Govt./Tax ID 57660000L002A

## Site/Government Regulations

	Acres	Square feet
Land Area Net	1.030	44,867
Land Area Gross	1.030	44,867

Site Development Status	Finished
Shape	N/A
Topography	Generally Level
Utilities	All plus Well and Septic

Maximum Floor Area N/A  
 Min Land to Bldg Ratio N/A  
 Actual Land to Bldg Ratio 6.80:1

Zoning UNZ  
 General Plan N/A



## Improvements

Gross Building Area	6,600 sf	Floor Count	2
Gross Building Area (GBA)	6,600 sf	Parking Type	Open
Usable Area	N/A	Parking Ratio	1.52/1,000 sf
Status	Existing	Condition	Average
Occupancy Type	Owner/User	Exterior Finish	Metal
Year Built	2007	Investment Class	B
Year Renovated	N/A	Number of Buildings	1
% Office	N/A	Fire Protection	N/A
% AC	N/A	Rail Access	N/A
Clear Ceiling Height	ft	Column Spacing	N/A
		Loading	N/A

## Sale Summary

Recorded Buyer	FCPT Holdings, LLC	Marketing Time	9 Month(s)
True Buyer	N/A	Buyer Type	N/A
Recorded Seller	James and Diane Pankowski	Seller Type	N/A
True Seller	N/A	Primary Verification	N/A

Interest Transferred Fee Simple/Freehold  
 Current Use N/A  
 Proposed Use N/A  
 Listing Broker N/A  
 Selling Broker N/A  
 Doc # 2023-008133

Type	Sale
Date	12/27/2022
Sale Price	\$635,000
Financing	All Cash
Cash Equivalent	\$635,000
Capital Adjustment	\$0
Adjusted Price	\$635,000



SaleIndustrial - WH / Distribution / LogisticsNo. 7

Transaction Summary plus Five-Year CBRE View History

Transaction Date	Transaction Type	Buyer	Seller	Price	Cash Equivalent Price/sf
12/2022	Sale	FCPT Holdings, LLC	James and Diane Pankowski	\$635,000	\$96.21

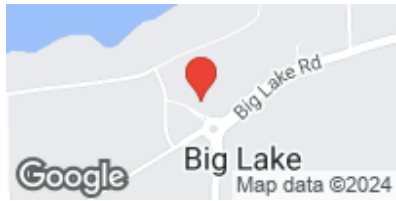
Units of Comparison

Static Analysis Method	N/A	Eff Gross Inc Mult (EGIM)	N/A
Buyer's Primary Analysis	N/A	Op Exp Ratio (OER)	N/A
Net Initial Yield/Cap. Rate	N/A	Adjusted Price / sf	\$96.21
Projected IRR	N/A	Wtd. Avg. Lease Expiry	N/A
Actual Occupancy at Sale	N/A		

Financial

No information recorded

Map & Comments



**Addendum D**

**CLIENT CONTRACT INFORMATION**



## **First National Bank A L A S K A**

MEMBER FDIC

### **APPRAISAL REQUEST FORM/INSTRUCTIONS (COMMERCIAL, MULTIFAMILY AND LAND)**

DATE: 03/26/2024

Greg Wing, MAI  
CRBE - Alaska  
200 West 34th Avenue, Suite 403  
Anchorage, AK 99503

LEGAL DESCRIPTION: Lot 5, Block 1, Mountain Ash Subdivision  
PHYSICAL ADDRESS: 6183 E. Mountain Heather Way, Wasilla, AK 99645  
BORROWER: Western Enterprises/Artcticorp  
PROPERTY DESCRIPTION: Bus Barn Facility

Dear Mr. Wing,

Please accept this letter as written authorization to proceed with your engagement to perform an appropriate "Scope of Work" analysis to develop credible assignment results of the real estate captioned above. Requested report type is checked below:

☒ APPRAISAL REPORT: with the following approaches/level of detail, if applicable:

☒ Cost Approach ☒ Sales Approach ☒ Income Approach ☐ Self Contained format per 2012-2013 USPAP guidelines

☐ MULTI FAMILY: ☐ FHLMC Form 71B ☐ Narrative

☐ LAND APPRAISAL: ☐ Commercial ☐ Residential ☐ Form Report ☐ Narrative

ADDITIONAL INTENDED USERS: ☐ AIDEA ☐ SBA ☐ BIA ☐

HARD COPIES REQUIRED: ☒ NO ☐ YES ( bound copies)

Report delivery is scheduled to be on or before **04/23/2024** with a total fee, including expenses, not to exceed **\$ 5,200.00**. Please provide a searchable PDF of the report to [Valuations@FNBAAlaska.com](mailto:Valuations@FNBAAlaska.com). The report should estimate the **MARKET VALUE** of the property and comply with the First National Bank Alaska (FNBA) appraisal instructions for commercial properties as per the attached. The report must meet the current Uniform Standards of Professional Appraisal Practice as formulated by The Appraisal Foundation, and conform to the Appraisal Standards for federally related Transactions adopted by the Office of the Comptroller of Currency (OCC) and FNBA Appraisal Policy.

The property must be appraised "**As Is**", "**At Completion**" (if appropriate) and "**At Stabilized Occupancy**" with detailed analysis and estimates of the time and cost necessary to achieve same enumerated within the appraisal, as appropriate. For tract development properties (e.g., subdivisions, condominiums), a "Gross Retail Sell-Out" value and a value "**At Completion**" reflecting the time and cost of the sell-out program must be provided. The "**As Is**" value of the property is based on its **current** physical condition **and** subject to zoning in effect as of the date of the appraisal. For proposed or partially completed properties, value "**At Completion**" represents the market value at the effective date construction is completed or the certificate of occupancy is issued. This estimate of value reflects the impact of absorption time and the costs include leasing commissions, rent loss/concessions, and tenant improvement costs on vacant or non-preleased space. Proposed developments that involve the sale of individual houses, units or lots must include an analysis of and provision for holding costs, marketing costs and

entrepreneurial profit. Discount rates, growth rates, sales or absorption rates, revenues, expenses and occupancy levels should be based on current market and economic conditions and not upon estimates or projected levels that cannot be supported by current market conditions.

Similarly, the “**Stabilized Value**” (at the effective date of stabilization) should be based upon current market and economic conditions supported by revenue, expense and occupancy levels achieved by comparable properties. The “Gross Retail Sell-Out” value utilized for tract development appraisals should also be predicated on current comparable property retail sales.

The appraisal must contain an analysis of actual income and expenses experienced by the subject property where it is an existing income-producing property and explain any anticipated deviations from the established historical trend. Market real estate taxes should be addressed and utilized appropriately. Any relevant market trend which affects the subject property or market, such as increasing or decreasing vacancy rates, greater use of rent property operating data provided to the appraiser is to be kept in strict confidence unless otherwise specifically authorized by the undersigned.

The report should be sufficiently descriptive to enable the reader to ascertain the value estimates, and the rationale for each estimate, and should provide detail and depth of analysis that reflects the complexity of the real estate appraised. In addition, the report should not incorporate by reference a document not readily available to the reader. Studies prepared by a third party should be verified to the extent the assumptions and/or conclusions are used, and the appraiser’s acceptance or rejection of a third party study and its impact on value should be fully explained.

All other values or interests appraised must be clearly labeled and segregated, (e.g., business value, fractional interests, furniture, fixtures and equipment value). The appraisal is to have a separate assessment of personal property, fixtures or intangible items that are attached to or located on real property if the personal property, fixture or intangible item affects the value of the real estate.

The retaining client is FNBA and the interest to be appraised is fee simple (and leased fee, if different). For further information regarding the subject property, such as legal description, inspection access, cost breakdown, plans and specifications, leases or lease summaries, operating expenses, etc., please contact:

Property Contact: Chad Powelson, (907)230-1706, chadp@westernak.com

FNBA Contact: Denver Hudson 907-777-5614

Reports and billing information should be addressed to First National Bank Alaska, 101 W 36<sup>th</sup> Ave, Suite 305, P.O. Box 100720, Anchorage, Alaska 99510-0720. The invoice must accompany the appraisal reports. **First National Bank Alaska reserves the right to charge a 2% per day late fee for everyday the appraisal report is over 5 days past the required completion date.**

To comply with FNBA policy, a copy of this letter and instructions must be included in the addenda and referenced in the letter of transmittal submitted with the appraisal or the reports will be returned for correction. The enclosed copy of FNBA appraisal instructions is provided for your reference. All appraisals must conform to the requirements of this letter and FNBA Appraisal Policy.

Sincerely,



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Denver Hudson, MBA  
Collateral Valuation Analyst  
907-777-5614 / DHudson@FNBAlaska.com

ADDITIONAL INSTRUCTIONS:

Buy/Sell

**FIRST NATIONAL BANK ALASKA  
INSTRUCTIONS TO APPRAISER  
(Commercial, Multifamily & Land)**

A. Appraisals shall comply with Volume 12 Code of Federal Regulations Part 34, Subpart C (12CFR 34, Subpart C) and OCC Bulletin 2010-42 Interagency Appraisal and Evaluation Guidelines.

1. Conform to generally accepted appraisal standards as evidenced by the Uniform Standards of Professional Appraisal practice (USPAP) promulgated by the Appraisal Standards Board of the Appraisal Foundation:
2. Be written and contain sufficient information and analysis to support the estimate of value:
3. Analyze and report appropriate deductions and discounts for proposed construction or renovation, partially leased buildings, non-market lease terms, and tract developments with unsold units:
4. Be based upon the definition of market value as set forth in 12 CFR 34, Subpart C: and
5. Be performed by State licensed or certified appraisers in accordance with requirements set forth in 12 CFR 34, Subpart C.
6. The appraiser(s) cannot have any direct or indirect interest, financial or otherwise, in the property or the transaction.

**\*\* Unavailability of information.** If information required or deemed pertinent to the completion of an appraisal is unavailable, that fact shall be disclosed and explained in the appraisal.

B. The following special points should be addressed in the body of your appraisal or in an addendum:

1. **Assumptions and Limiting Conditions.** Contain a summary of assumptions and limiting conditions in one physical location within the appraisal.
2. **Certifications.** All certifications should be contained in one physical location within the appraisal.
3. **Income Approach to Value.** All formulas, spreadsheets, or other analytical tools used are to be presented in the appraisal in a clear and concise manner.
4. **Comparables.** Comparables must be confirmed, analyzed and presented in appropriate detail in the report.
5. **Adjustments to Comparables.** An appropriate adjustment grid must be included showing Quantitative or Qualitative adjustments made to the comparables.
6. **Photos and Maps.** The report must contain clear color photos of the subject and pertinent street scenes. Clear photos of comparables and maps showing their relationship to the subject must be included.
7. **Flood, Slide or Seismic Conditions.** Provide information on any flood, slide or seismic conditions affecting the site.
8. **Hazardous Materials.** Include a statement regarding any evidence that may indicate the presence of toxic waste or hazardous materials on the site and in the neighborhood or applicable market area.
9. **State Certification.** Appraisers are to provide their State Certification Number within the report and qualifications within the addenda.
10. **Land Appraisals.** If property contains multiple parcels having independent Highest and Best uses, please provide a value for each parcel.

## Addendum E

# QUALIFICATIONS





VALUATION & ADVISORY SERVICES / DIVISION MOUNTAIN NORTHWEST

# Gregory S. Wing, MAI

VAS-Senior Vice President, Alaska

**M** +1 907 227 5832

**E** [Greg.wing@cbre.com](mailto:Greg.wing@cbre.com)

---

## Clients Represented

- Alaska Banks
- National Banks
- Life Insurance companies
- Core Investors
- Non-Core Investors
- Private Investors
- REITS
- Attorneys
- Development companies

## Pro Affiliations / Accreditations

- MAI Designation -Appraisal Institute
- Past President of Alaska Chapter-Appraisal Institute
- Alaska General State Certification No. 204

## Education

- Bachelor of Administration Finance – University of Alaska

## Professional Experience

Mr. Gregory S. Wing, MAI is a VAS-Senior Vice President within the CBRE Valuation & Advisory Services team located in our Mountain Northwest. Mr. Wing has been active in the real estate analysis industry since 1991 and is heading the Alaska division of CBRE. He has over 30 years of real estate appraising and consulting experience working with a wide array of clients.

His appraisal experience includes assignments in Anchorage and nearly every community throughout Alaska, as far reaching as Barrow, St. George Island, Ketchikan and Dutch Harbor. Mr. Wing has extensive experience in a wide variety of commercial property types including, hotels, multi-family, industrial, office, retail, restaurants, warehouses, seafood plants, special purpose facilities and raw land.

Prior to joining CBRE, Mr. Wing was with North Pacific Advisors, LLC, a commercial Real Estate Appraiser and Consulting firm which he opened in 2001. He has completed over 2,000 commercial appraisals in Alaska.

License #: APRG204  
Effective: 5/23/2023  
Expires: 06/30/2025

BOE HEARING APRIL 29, 2025  
APPEAL #009 - MOUNTAIN HEATHER WAY  
121 OF 150

# State of Alaska

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing

## Board of Certified Real Estate Appraisers

Licensee: **GREGORY S. WING**

License Type: **Certified General Real Estate Appraiser**

Status: **Active**

Commissioner: Julie Sande

### Relationships

No relationships found.

### Designations

No designations found.

GREGORY S. WING  
12890 Old Seward Highway  
Anchorage, AK 99515

### Wallet Card

<b>State of Alaska</b> Department of Commerce, Community, and Economic Development Division of Corporations, Business, and Professional Licensing <b>Board of Certified Real Estate Appraisers</b>  GREGORY S. WING As Certified General Real Estate Appraiser		
License APRG204	Effective 5/23/2023	Expires 06/30/2025

## **Appraiser Qualifications**

State of Alaska Certified Real Estate Appraiser – General  
License No. 105547

Shane A. Smith, an Alaska resident since 1977, is a 2003 graduate from the University of Alaska Anchorage with a Bachelor of Arts in Journalism and a Certified General Real Estate Appraiser in the State of Alaska since June 2016. He joined Howard and Wing in 2010 and continued with North Pacific Advisors in 2011 and recently joined CBRE in January of 2024.

Appraisal experience includes assignments in Anchorage, Girdwood, Fairbanks and Eagle River along with various other smaller communities such as Glenn Allen, Delta Junction and North Pole, and he has assisted Gregory S. Wing, MAI with various communities throughout Alaska such as Bethel, Homer, Dutch Harbor and Juneau. This experience involved numerous property types: apartment, office, retail and warehouse buildings, complex properties, special-purpose facilities and raw land. Previous clients include banks, insurance companies, attorneys, government agencies and private property owners.

The following list provides examples of the appraisals Mr. Smith has worked on:

### **HOTEL**

Eagles Nest	Courtyard Hotel
Black Angus Inn	Residence Inn
Comfort Inn - Fairbanks	Springhill Suites
Microtel – Eagle River	Alpine Lodge - Fairbanks

### **OFFICE**

Laurel Street Office Building	Tatitlek Office Building
Bragaw Office Center	Steward Title Office
ACS Office Building – Fairbanks	Northern Skies Office Building
KeyBank Center Midtown	KeyBank Center Plaza – Downtown
EMC Office Building – Proposed	Remax Office Building
Hearts and Hands Office/Church	

### **INDUSTRIAL**

Everts Air Cargo	Lake Hood Condo Hangar
Lifemed Condo Hangar/Office	BCI Modular Shop/Warehouse – Proposed
Craig Taylor Industrial – Fairbanks	Ship Creek Warehouse
Northern Lights Center Warehouse	Greer Tank Warehouse
Alaska Ventral Express Hangar	Airport Hangar – Proposed
Copper River Seafood	Anderson Building – St Paul Island
Cinnabar Court Warehouse	Cool Air Warehouse
NLB Office/Warehouse	Craig Taylor Industrial – Ship Creek
DBL Distribution Warehouse	Airline Support Warehouse

### **RETAIL/RESTAURANT**

Buffalo Wild Wings	La Cabana
Chepos Mexican Restaurant – Eagle River	Country Kitchen
Eagle River Alehouse	Tips Bar
Wasilla Gold Rush Liqueur	Wells Fargo Pad Site –Wasilla
Eagle River Bowl	Mobile Trailer Supply
Red White and Blue Car Dealership	Alaska Printing
AT&T Retail Center – Fairbanks	El Dorado Building – Downtown

AMD Retail Building  
BNC Center – Proposed, Bethel  
Body Renew – Proposed

Airport Business Park  
Tudor Bingo – Proposed  
Seams Like Home – Proposed

**MULTI – FAMILY PROPERTIES**

Artic Sun Apartments  
Terrace on the Lake Apartments  
Pioneer Heights Retirement Home – Ketchikan  
Resolution Pointe Subdivision  
Ingra House  
City View Apartments  
Eagle Crossing Subdivisions - Proposed

City View Apartments  
Elmwood Apartments  
Green Acres Mobile Home Park  
Northwind Apartments  
Delta Cottages – Bethel  
Legacy West Apartments

**SPECIAL PURPOSE PROPERTIES**

Eagle River Bowl  
Downtown Day Care  
Korean Church

Winterberry Charter School  
Tanglewood Golf Course  
Top Shelf Storage

The following is a partial list of previous appraisal clients:

Northrim Bank  
First National Bank Alaska  
Wells Fargo Bank  
Bank of America  
US Bank  
Mount McKinley Bank  
BBCN Bank  
Cushman & Wakefield  
NuVision Federal Credit Union

Key Bank of Alaska  
Global Credit Union  
Mat Su Valley FCU.  
Alaska USA  
Alaska Growth Capital  
Zion Bank  
Navy Federal Credit Union  
West Coast Bank  
Live Oak Bank

License #: 105547  
Effective: 5/9/2023  
Expires: 06/30/2025

BOE HEARING APRIL 29, 2025  
APPEAL #009 - MOUNTAIN HEATHER WAY  
124 OF 150

# State of Alaska

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing

## Board of Certified Real Estate Appraisers

Licensee: **Shane Alexander Smith**

License Type: **Certified General Real Estate Appraiser**

Status: **Active**

Commissioner: Julie Sande

### Relationships

No relationships found.

### Designations

No designations found.

### Wallet Card

Shane Alexander Smith  
2015 Cannoneer Cir  
Anchorage, AK 99507

<b>State of Alaska</b> Department of Commerce, Community, and Economic Development Division of Corporations, Business, and Professional Licensing <b>Board of Certified Real Estate Appraisers</b>  Shane Alexander Smith  As  Certified General Real Estate Appraiser		
<b>License</b> 105547	<b>Effective</b> 5/9/2023	<b>Expires</b> 06/30/2025



# Mat-Su Borough

## Board of Equalization

### Parcel Number/PID

5258B01L005/51070

### BOE Number

009

### Appellant

Mountain Heather Way, LLC

### Prepared By

Oliver Querin & Ryan Judd

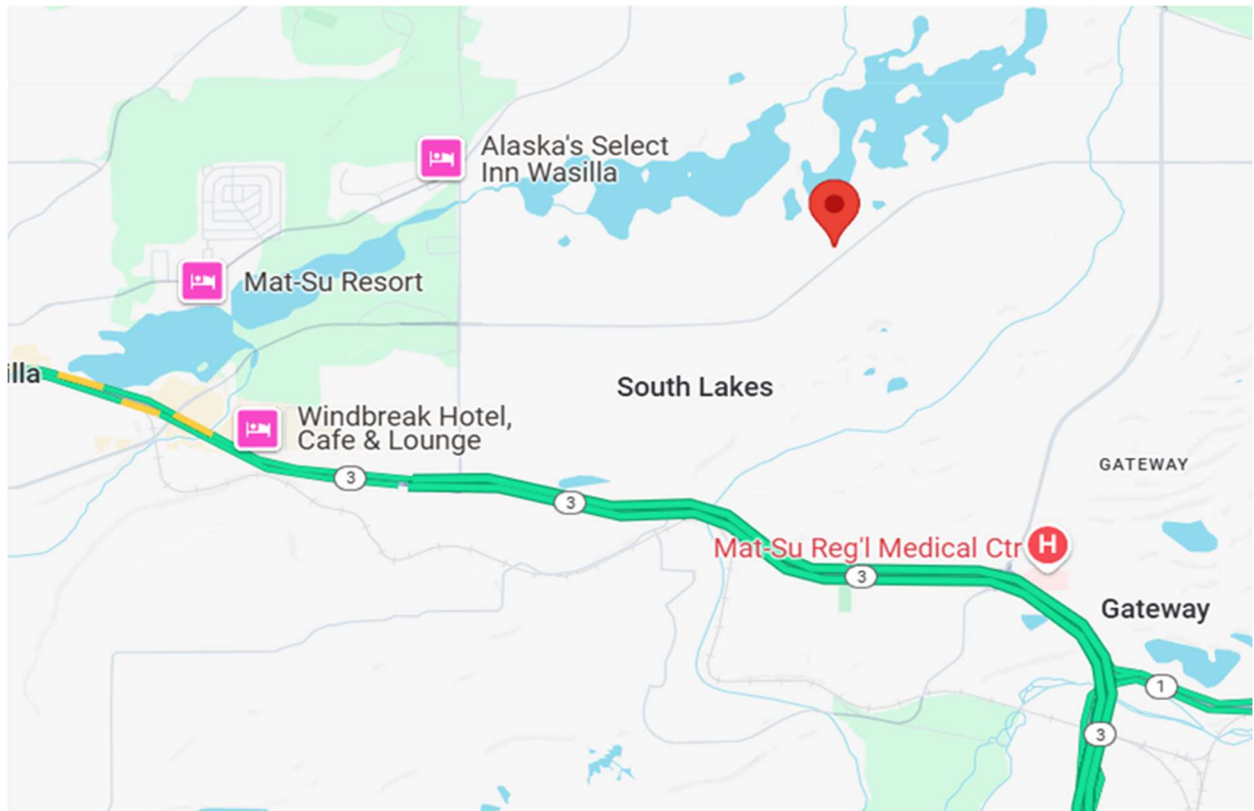


**Subject Photos**



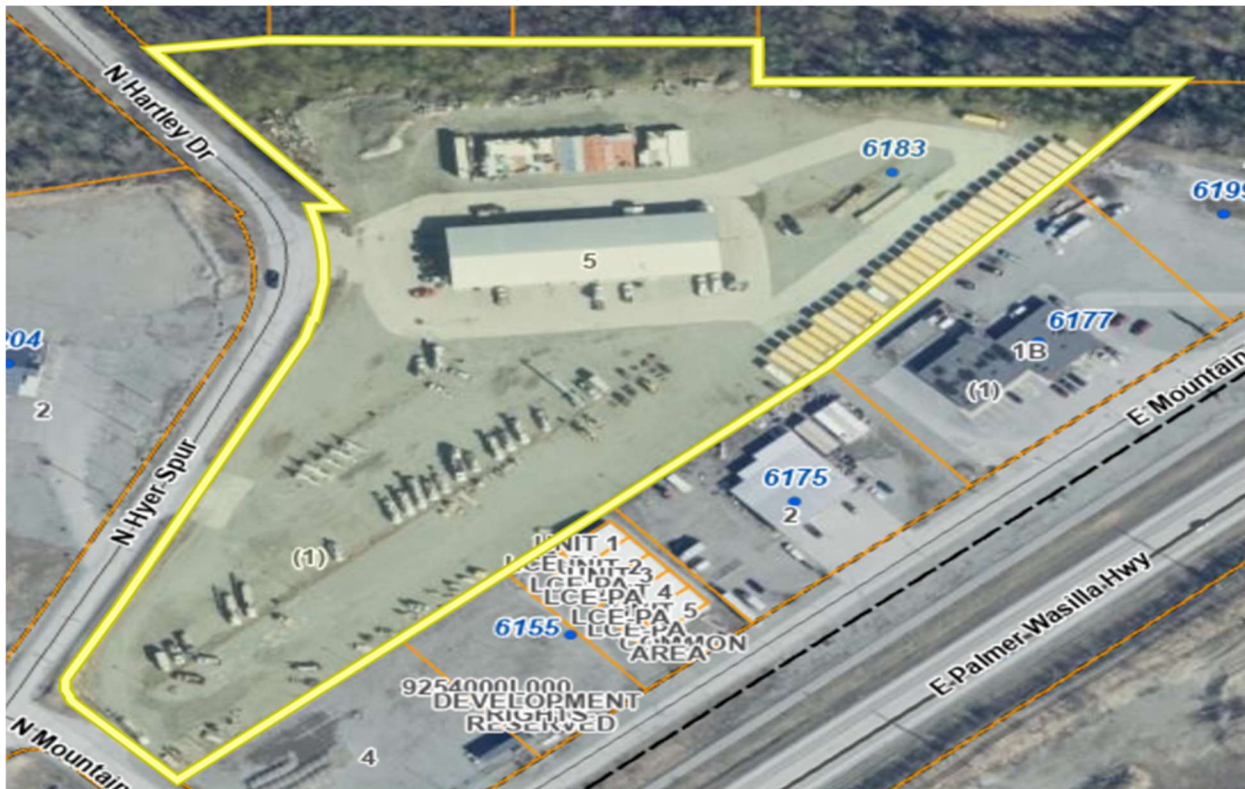


**Subject Location Map**





**Subject Overhead Photo**



## **Introduction:**

Subject property is a 336,394 square foot (7.72 acre) parcel improved with a 2001 built warehouse/office that contains 16,800 square feet of area. The warehouse portion of the structure is expansive, containing 9,744 square feet of area and is ranked good. The office portion area of the structure contains 7,056 square feet of area within two levels and is ranked average. The property has broad exposure from the Palmer-Wasilla Highway but does not front it. Nevertheless, quick access to the property is available via Hyer Spur Road.

This property was listed for \$2,300,000 with a long-term NNN lease in place and after only seven days on the market, a contract was signed for \$2,100,000. The grantor in this transaction was Laidlaw Transit, Inc and Articorp and Western Enterprises, Inc was the Grantee. Associated with this transaction, the lender ordered a MAI Fee Appraisal from Coldwell Banker Richard Ellis (CBRE) which appraised the leased fee interest subject at \$2,100,000.

The primary property rights appraised in appraisals are Fee Simple Estate or Leased Fee Estate. Fee simple includes the “full bundle” of rights while leases convey partial property rights to tenants for their use and occupancy. The following are definitions per the Appraisal of Real Estate 13<sup>th</sup> Edition.

**“Fee Simple Estate** – Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power, and escheat.”

**“Leased Fee Estate** – The ownership interest held by the lessor, which includes the right to the contract rent specified in the lease plus the reversionary right when the lease expires.”

Key to this case is establishing if lease fee and fee simple interests are equal in both the sale price and CBRE appraised value conclusions. Second, does the sale price reflect *full and true value* as defined by AS 29.45.110(a) or investor value which is defined by The Appraisal of Real Estate 13<sup>th</sup> Edition as *“The specific value of a property to a particular investor or class of investors based on individual investment requirements distinguished from market value, which is impersonal and detached.”*

## 2025

	2025 ASD	Owner's Estimate	Disputed Amount
Land	\$333,000	\$333,000	\$0
Improved	\$2,321,300	\$1,767,000	\$554,300
Total	\$2,654,300	\$2,100,000	\$554,300

The owner appeals on the grounds that the assessed value is excessive and points to both the 6/13/2024 sale of the subject for \$2,100,000 and a CBRE appraisal which supports that amount (as leased fee).

As a matter of office policy, MSB staff reviews all fee-appraisals submitted by property owners. Assessment Division staff are aware that assumptions, conclusions and even reporting requirements can differ between appraisers and this report is in no manner intended to demean the quality of the CBRE appraisal or the professionalism of its author(s).

### **Income Approach:**

The CBRE appraisal places primary emphasis on the Income approach with a concluded value of \$2,100,000.

The fact that the subject property was advertised and sold encumbered by a lease does not necessarily indicate the sale price represents only the leased fee interest and not also the fee simple interest. If the subject property’s lease terms, including rent, are reflective of the market, the interest appraised is also the fee simple interest. That is, the leased fee interest equals the fee simple interest.

It is noted that CBRE appraiser finds the current rent is supported by the market. If the current rent is in fact market rent, then the CBRE value conclusion would also be simple. However, market data contained in the CBRE appraisal does not provide adequate proof that this is in fact the case. Rather, the market data contained in the report indicates that the subject contract rent is below market rent.

The following table is from page 52 of the CBRE appraisal:

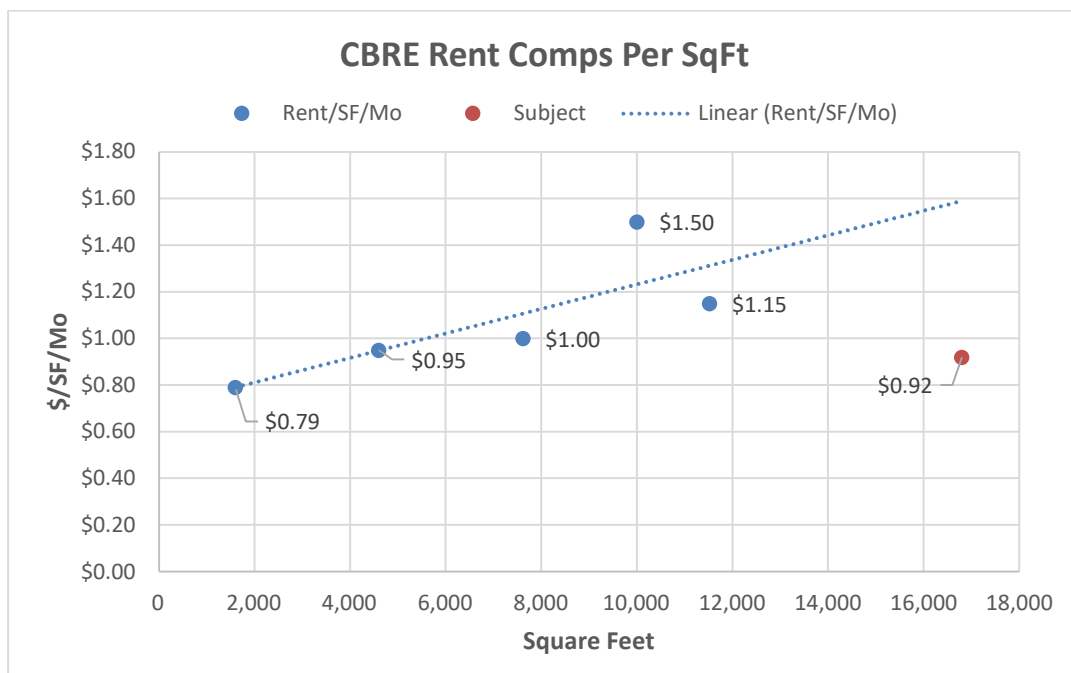
MAT-SU BUSINESS REGION WAREHOUSE SUBMARKET							
Year Ending	Inventory (SF)	Completions (SF)	Occupied Stock (SF)	Occupancy	Asking Rent (\$/SF NNN)	Asking Rent Change	Net Absorption (SF)
2014	1,045,964	21,780	976,484	93.4%	\$10.97	5.34%	31,040
2015	1,052,620	6,656	980,429	93.1%	\$11.59	5.62%	3,945
2016	1,067,620	15,000	971,754	91.0%	\$12.01	3.65%	-8,675
2017	1,089,370	21,750	991,354	91.0%	\$12.62	5.01%	19,600
2018	1,101,450	12,080	1,040,620	94.5%	\$13.32	5.61%	49,266
2019	1,101,450	0	1,070,524	97.2%	\$13.97	4.84%	29,904
2020	1,114,650	13,200	1,106,650	99.3%	\$14.63	4.73%	36,126
2021	1,114,650	0	1,114,650	100.0%	\$15.61	6.68%	8,000
Q1 2022	1,114,650	0	1,114,650	100.0%	\$15.90	1.85%	0
Q2 2022	1,114,650	0	1,114,650	100.0%	\$16.15	1.58%	0
Q3 2022	1,114,650	0	1,114,650	100.0%	\$16.38	1.45%	0
Q4 2022	1,114,650	0	1,114,650	100.0%	\$16.58	1.24%	0
2022	1,114,650	0	1,114,650	100.0%	\$16.58	6.26%	0
Q1 2023	1,114,650	0	1,114,650	100.0%	\$16.73	0.92%	0
Q2 2023	1,114,650	0	1,097,850	98.5%	\$16.84	0.65%	-16,800
Q3 2023	1,114,650	0	1,114,650	100.0%	\$16.93	0.51%	16,800
Q4 2023	1,114,650	0	1,114,650	100.0%	\$16.87	-0.35%	0
2023	1,114,650	0	1,114,650	100.0%	\$16.87	1.73%	0
2024*	1,114,384	-266	1,106,638	99.3%	\$17.08	1.23%	-7,916
2025*	1,113,890	-494	1,098,209	98.6%	\$17.71	3.74%	-8,225
2026*	1,113,399	-491	1,098,479	98.7%	\$18.56	4.77%	473
2027*	1,112,898	-501	1,098,364	98.7%	\$19.35	4.26%	97
2028*	1,112,409	-489	1,097,927	98.7%	\$20.17	4.25%	-240

\*Future Projected Data according to CoStar  
 Source: CoStar, 4th Quarter 2023

Note that Q4 2023 shows NNN asking rent for the Mat-Su business region warehouse submarket is **\$16.87** per square foot per year. For the subject, this equates to **\$1.41** per square foot per month  $((16.87 \times 16,800) \div 12) \div 16,800$ . The subject contract rent of **\$0.92** per square foot per month is significantly lower, equating to only **\$11.04** per square foot per year. Additionally, consider the following comparable rent data from page 61 of the CBRE appraisal:

SUMMARY OF COMPARABLE RENTALS										
No.	Property Name	Location	YOC / Reno'd	Property Subtype	Expense Basis	Area (SF)	Lease Date	Lease Term	Monthly Rent	Adjusted Rent
1	Builders Choice	4201 E. Palmer-Wasilla Highway Wasilla, AK 99654	2018	WH / Distribution / Logistics	NNN	10,000	Jan-19	12.0 Yrs.	\$1.50 PSF	\$1.50 PSF
2	Classic Collision	7805 E. Palmer-Wasilla Highway Wasilla, AK 99645	2003	WH / Distribution / Logistics	NNN	11,520	Jan-22	10.0 Yrs.	\$1.15 PSF	\$1.15 PSF
3	Hermon Warehouse	900 S. Hermon Road Wasilla, AK 99654	1983	WH / Distribution / Logistics	NNN	7,620	Jan-23	5.0 Yrs.	\$1.00 PSF	\$1.00 PSF
4	Railroad Warehouse	651 E. Railroad Avenue Wasilla, AK 99654	1973	WH / Distribution / Logistics	Utilities	4,600	Mar-20	2.0 Yrs.	\$1.10 PSF	\$0.95 PSF
5	Territory North Constructors	1705 N Winding Brook Loop #A1 Palmer, AK 99645	1982	WH / Distribution / Logistics	Utilities	1,595	Jun-23	1.0 Yrs.	\$0.94 PSF	\$0.79 PSF
Subj	Northern Powerline Constructors Warehouse	6183 East Mountain Heather Way Wasilla, AK 99645	2001	Retail/Warehouse/ Office	NNN	16,800	Feb-23	9.0 Yrs.	\$0.92 PSF	\$0.92 PSF
Compiled by CBRE										

The following Graph clearly shows that CBRE rent comparable data indicates that as square foot increases, rent per square foot increases. This appears contrary to the economic principle of diminishing marginal returns, but it is in fact what the CBRE data concludes. On page 61 under Market Rent Analysis, the CBRE appraisal states, “the subject is generally ranked as inferior to the majority of the Comparisons due to its size (larger) given, as unit size increases, rent per square foot decreases.” Clearly, the CBRE rent comparison data does not support this statement.





The CBRE appraisal adjusts rent comparable numbers #4 and #5 a negative \$0.05 and \$0.15 respectively and then reconciles between the two at the current contract rent of \$0.92 per square foot per month, despite the fact these are the most dissimilar to the subject in terms of size. Again, the CBRE data does not support that conclusion. Using the CBRE data, market rents at \$1.16 per square foot per month are not unreasonable. The following Direct Capitalization summary incorporates all CBRE data contained in the appraisal except for rent per square foot per month.

<b>Direct Capitalization With Rents at \$1.16/SF/Month</b>				
<b>Income</b>	<b>SqFt</b>	<b>Rent/Mo</b>	<b>\$/SF/Month</b>	<b>Total</b>
Potential Rental Income	16,800	\$19,505	<b>\$1.16</b>	\$234,061
Vacancy & Credit Loss	5.00%		\$0.70	\$11,703
			<b>\$/SF/Yr</b>	
<b>Effective Gross Income</b>			<b>\$13.24</b>	<b>\$222,358</b>
Management Fee	2.00%		\$0.26	\$4,447
Utilities			0.00	
General Operating			0.00	
Reserves for Replacement	2.50%		\$0.33	\$5,559
Insurance			0.00	
Real Estate Taxes			0.00	
<b>Total Operating Expenses</b>			<b>\$0.60</b>	<b>\$10,006</b>
<b>Operating Expense Ratio</b>				4.50%
<b>Net Operating Income</b>			<b>\$12.64</b>	<b>\$212,352</b>
<b>OAR</b>				8%
<b>Indicated Value As Is</b>				<b>2,654,400</b>
<b>Rounded</b>				<b>\$2,654,400</b>
<b>Value Per SqFt</b>				<b>\$158.00</b>

The above income approach utilizing a market supported rent of \$1.16 per square foot per month supports the 2025 assessed value of \$2,654,300 and suggests the 6/13/2024 purchase price of \$2,100,000 represents leased fee and not fee simple interest.

## **Land Valuation:**

A land valuation is appropriate to ensure the accuracy and credibility of the following cost approach. The CBRE appraisal does not provide a land valuation or a cost approach.

Land sale #1 is situated adjacent to the subject and effectively fronts the Palmer-Wasilla Highway. Access to the property is via Mountain Heather Way. This 1.34-acre parcel sold on 10/10/2022 for \$189,000 or \$3.23 per square foot. After this sale a building was moved onto this site and is currently operating as a retail cannabis store.

Land sale #2 and #3 (same parcel) are also situated adjacent to the subject and effectively front the Palmer-Wasilla Highway. Access to the property is via Mountain Heather Way. This 0.94-acre parcel sold on 11/2/2022 for \$160,000 or \$3.91 per square foot and again on 6/8/2023 (218 days later) for \$190,000 or \$4.65 per square foot. The percentage price change between these two sales is 18.75%.

Land Sale #4 is located across the Palmer-Wasilla Highway from the subject and land sales #1 through #3. This 15.39-acre parcel sold on 7/5/2023 for \$1,100,000 or \$1.64 per square foot. Shape is triangular and the parcel contains a significant amount of Palmer-Wasilla Highway frontage. The parcel is predominantly below road grade and there is currently only one DOT access point from the Palmer- Wasilla Highway. It is assumed that development of this lot will likely require significant expense for excavation in addition to possible changes to the existing traffic pattern.

Land sale #5 is located approximately 1.17 miles southwest of the subject and fronts the Palmer Wasilla Highway. Access to the property is via E Fatic Drive. This 0.92-acre parcel sold on 11/14/2022 for \$180,000 or \$4.50 per square foot.

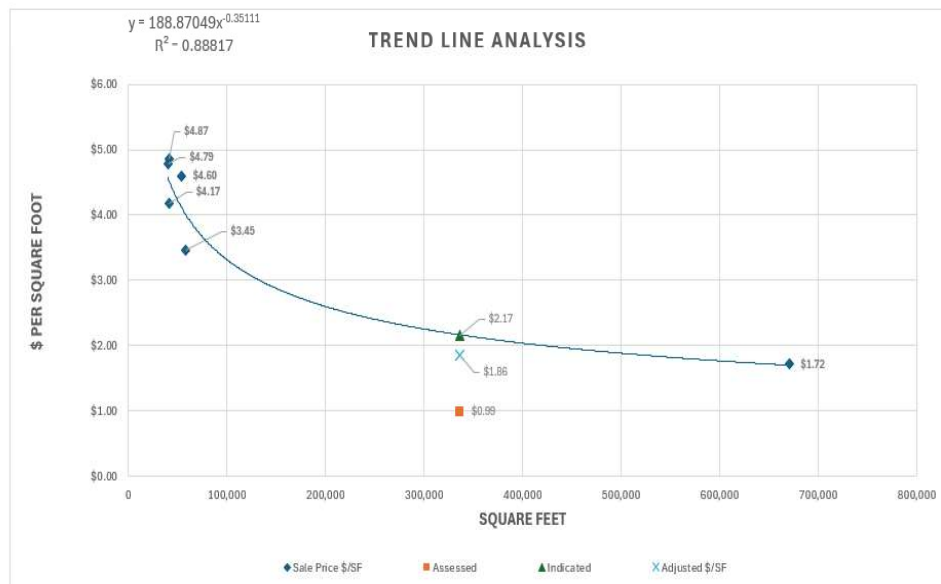
Land sale #6 is located approximately 0.37 miles SW of the subject. This parcel contains effective Palmer-Wasilla Highway frontage and access. This 1.23-acre parcel sold on 9/30/2024 for \$245,000 or \$4.56 per square foot.

### Land Valuation Adjustment and Value Conclusion:

Parcel Number	Address	Distance from Subject	PW Highway Frontage/Access	Sale Date	Square Foot	Acres	Sale Price	Time Adjusted Sale	Time Adj \$/ SF	
1. 56932B01L001A	6199 E Mountain Heather Way	Adjacent	Yes/Yes	10/10/2022	58,497	1.34	\$189,000	\$201,879	\$3.45	
2. 55258B01L004	Mountain Ash Subdivision	Adjacent	Yes/No	11/2/2022	40,897	0.94	\$160,000	\$170,585	\$4.17	% Change
3. 55258B01L004	Mountain Ash Subdivision	Adjacent	Yes/No	6/8/2023	40,897	0.94	\$190,000	\$199,024	\$4.87	16.67%
4. 117N01E04C030	6184 E PW Highway	380 Ft SE	Yes/Yes	7/5/2023	670,388	15.39	\$1,100,000	\$1,149,730	\$1.72	
5. 52795B01L004	4670 E Fatic Drive	1.17 Miles SW	Yes/No	11/17/2022	40,031	0.92	\$180,000	\$191,675	\$4.79	
6. 51223B05L001	Mayflower Lane	0.37 Miles SW	Yes/Yes	9/30/2024	53,709	1.23	\$245,000	\$246,852	\$4.60	
							Rate: 3.00%			
							Eff Date 1/1/2025			
<b>Subject</b>							<b>Assessed</b>	<b>ASD/SF</b>		
55258B01L005	6183 E Mountain Heather Way		No		336,394	7.42	\$333,000		\$0.99	
							<b>Calculated</b>			
							\$728,586	\$2.17		
							<b>Adjusted</b>	<b>Adjust %</b>		
							Rounded \$626,580	\$1.86 -14%		

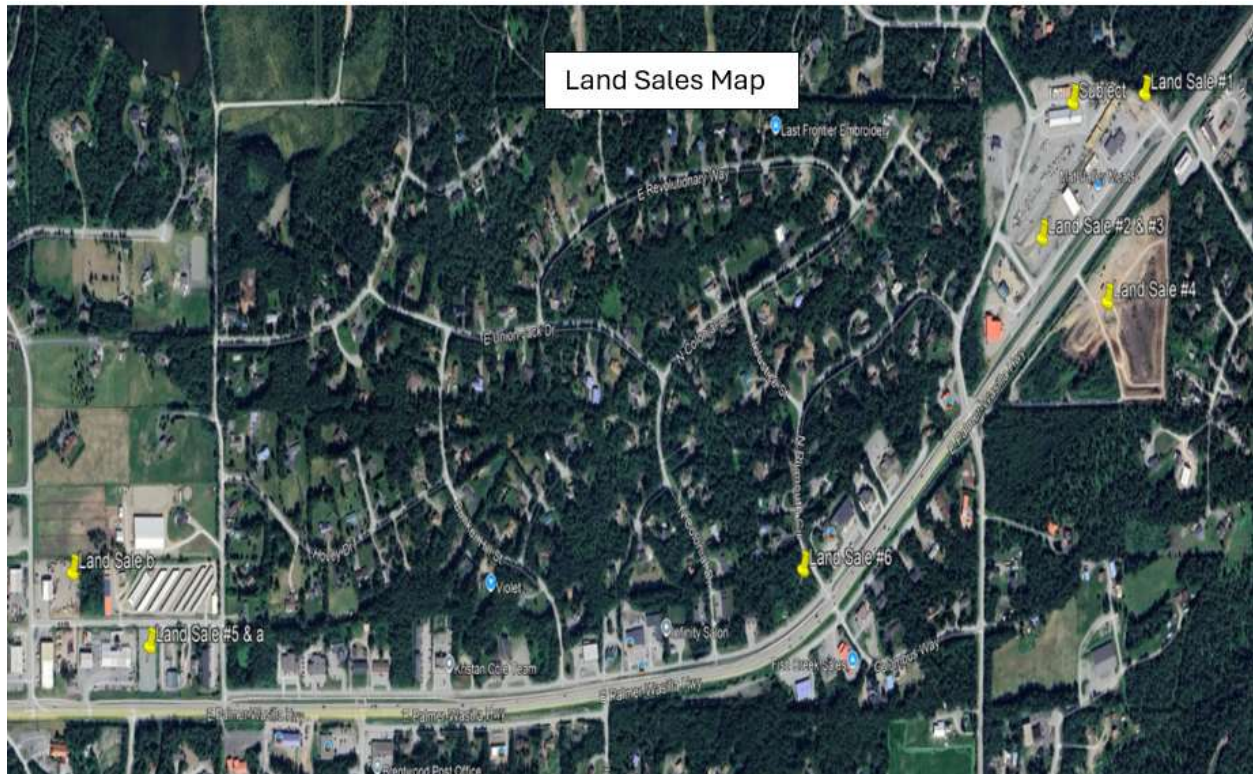
#### Paired Sales

Parcel Number	Address	Distance from Subject	PW Highway Frontage/Access	Sale Date	Square Foot	Acres	Sale Price	Time Adjusted Sale	Time Adj \$/ SF	% Change
a. 52795B01L004	4670 E Fatic Drive	1.17 Miles SW	Yes/No	11/17/2022	40,031	0.92	\$180,000	\$191,675	\$4.79	
b. 52795B02L002	4561 E Fatic Drive	1.24 Miles SW	No/No	10/6/2021	40,000	0.92	\$150,000	\$165,081	\$4.13	-14%



Sale *a* (also land sale #5) was compared with sale *b* to estimate an appropriate adjustment for no Palmer-Wasilla Highway frontage. After adjustment for time at 3% per annum, sale *b* sold for 14% less than sale *a*.

Trendline analysis of the six land sales indicates a value of \$2.17 per square foot for a 336,394 square foot parcel with an effective Palmer-Wasilla Highway frontage amenity. A negative 14% adjustment was applied to the above resulting in a subject land value estimate of \$1.86 per square foot or \$626,580.



## **Cost Approach:**

The following cost approach is developed per Marshall Valuation Service. Source documents for the various cost data are included in the addenda. Factors for entrepreneurial incentive and soft costs were derived through interviews of reputable commercial developers who are active in the Mat-Su Borough.

Page 20 of the CBRE appraisal notes, in part, *"The cost approach is based on the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when it is improved with relatively unique or specialized improvements for which there exist few sales or leases of comparable properties."*



Given that there are few sales or leases of truly comparable properties, it is reasonable to consider the cost approach in the formulation of an opinion of value.

PARCEL: 5258B01L005 / 51070  
 SUBJECT: Mountain Heather Way LLC  
 ADDRESS: 6183 E Mountain Heather Way

Replacement Cost Approach Summary

Use	STORAGE WAREHOUSE		OFFICE	
Total Square Feet		9,744		7,056
Occupancy Code	14/26	406	15/17	344
Building Class/Quality	Class S	Good	Class S	Average
Age/Year Built		2001		2001
Condition		Normal		Normal
Exterior wall		Metal		Metal
No. of stories		1		2
Height per story		16		8
Building perimeter		440		530
<b>Base Sq.ft. Costs</b>		<b>\$79.50</b>		<b>\$140.00</b>
In-Floor Heat & Ventilation	14/36	\$17.05		\$0.00
<b>Cost/SF sub-total</b>		<b>\$96.55</b>		<b>\$140.00</b>
No. of stories multiplier	N/A	1.000	15/17	1.005
Ht. per story multiplier	14/39	1.041	15/38	0.900
Area perimeter mult.	14/38	1.036	15/38	1.025
<b>Refined cost/SF</b>		<b>\$104.13</b>		<b>\$129.80</b>
Current cost multiplier	99/3	1.03	99/3	1.01
Local multiplier	99/6	1.16	99/6	1.16
Entrepreneurial Incentive	Interviews	1.10	Interviews	1.10
Soft Costs	Interviews	1.05	Interviews	1.05
<b>Final cost/SF</b>		<b>\$143.70</b>		<b>\$175.65</b>
<b>Base replacement cost</b>		<b>\$1,400,213</b>		<b>\$1,239,386</b>
Enclosed Porch/Entry (87SF @ \$35)	66/2	\$4,202		
Porch/Covered Entry (153 SF @ \$25)	66/2	\$5,278		
Paving (48,000 @ \$2.87)	66/2	\$190,108		
6' Chain Link Fence (1800LF @ \$27.75)	66/4	\$68,931		
2 - 40' Manual Operation Gates (4 @ \$1,950)	66/4	\$10,764		
20' Double Parking Lot Lights (22 @ \$4,140)	66/5	\$125,690		
Duplex Outlets - Cold Weather (67 @ \$362.50)	66/8	\$33,517		
Well (Public) & Spetic (1 @ \$5,000)	In-House	\$5,000		
<b>Total Replacement Costs</b>		<b>\$1,843,702</b>		<b>\$1,239,386</b>
Depreciation % (physical)	97/8	22.00%	97/9	28.00%
Total Depreciation		\$405,615		\$347,028
<b>Depreciated Building Costs</b>		<b>\$1,438,088</b>		<b>\$892,358</b>
<b>Total</b>		<b>\$2,330,446</b>		
Land		\$626,580		
<b>Total Value Indication</b>		<b>\$2,957,026</b>		
<b>Rounded</b>		<b>\$2,957,000</b>		

Cost approach improvement value indication is \$9,146 higher than the subject 2025 improved assessed value and \$563,446 higher than the appellant's estimate of improvement value. It is important to note that the above cost approach recognizes only the fee simple interest in the property.

## Sales Comparison Approach:

MSB Staff does not present a sales comparison approach. The CBRE appraisal does provide a sales comparison approach which concludes an estimated value of \$2,100,000, of which it places secondary weight.

The sales adjustment grid presented in the CBRE appraisal does not show any calculated adjustment amounts for any units of comparison. Indicated price per square foot amounts are calculated by simply dividing the sale price by the square foot of the respective comparison.

The Appraisal of Real Estate, 13<sup>th</sup> edition states that when analyzing industrial properties, physical elements of comparison include:

- Size (and land to building ratio)
- Ceiling Height
- Loading capacity
- Percentage of office space
- Automated operations
- Utilities
- Security
- Building management and tenant mix
- Environmental regulations

The following table shows the differences in some of the above units of comparison between the subject and the CBRE appraisal comparisons:

Account Number	Subject	1		2		3		4		5		6		7	
	55258801L005	54774801L001	Diff	51032814L002	Diff	51116803L012	Diff	53080803L007	Diff	56111000L018A	Diff	54893804L009A	Diff	57660000L002A	Diff
Office SqFt	7,056	0	(7,056.00)	1,016	(6,040.32)	2,000	(5,056.00)	3,900	(3,156.00)	900	(6,156.00)	5,606	(1,449.60)	1,800	(5,256.00)
Warehouse SqFt	9,744	8200	(1,544.00)	1,048	(8,695.68)	4,000	(5,744.00)	3,000	(6,744.00)	2,400	(7,344.00)	1,402	(8,342.40)	4,800	(4,944.00)
Total SqFt	16,800	8,200	(8,600.00)	2,064	(14,736.00)	6,000	(10,800.00)	6,900	(9,900.00)	3,300	(13,500.00)	7,008	(9,792.00)	6,600	(10,200.00)
Land SqFt	336,394	392,040	55,646.00	9,148	(327,246.00)	43,560	(292,834.00)	51,553	(284,841.00)	29,779	(306,615.00)	26,180	(310,214.00)	44,905	(291,489.00)
Acres	7.72	9.00	1.28	0.21	(7.51)	1.00	(6.72)	1.18	(6.54)	0.68	(7.04)	0.60	(7.12)	1.03	(6.69)
Land-to-Building Ratio	20.02%	47.8%	0.28	4.43%	(0.16)	7.26%	(0.13)	7.47%	(0.13)	9.02%	(0.11)	3.74%	(0.16)	6.80%	(0.13)
Warehouse Ceiling Height	16	18	2.00	16	0.00	16	0.00	16	0.00	16	0.00	12	(4.00)	22	6.00
Percentage Office Space	42.00%	0.00%	(0.42)	48.21%	0.07	33.33%	(0.09)	56.52%	0.15	27.27%	(0.15)	80.00%	0.38	27.27%	(0.15)
Year Built	2001	2017	16.00	1978/2022	(23)/21	2001	0.00	2004	3.00	2005	4.00	2000	(1.00)	2007	6.00

The CBRE appraisal does provide a narrative “**Sale Price Per Square Foot Conclusion**” which is broken down as follows:

***"The high end of the range is No. 1 at \$298.78/SF which is a good quality building built in 2017 with a higher land-to-building ratio at 47.8% which are both superior to the subject. We would expect a lower SP/SF for the subject."*** CBRE appraisal indicates that sale #1 should be adjusted down but does not indicate how much. Adjusting the sale price per square foot to \$125.00 per square foot requires a negative adjustment of 58.46% ( $\$298.78 \triangle \% \$125.00 = -58.16\%$ ).



***"The low end of the range is No. 7 at \$96.21/SF which is similar in terms of age and condition but has a superior location along a major thoroughfare. This property has an inferior land to building ratio with a far inferior land area to the subject."*** CBRE appraisal makes no narrative price per square foot adjustment for this comparison.





***“No. 6 at \$106.84/SF was recently renovated and has a superior condition and is smaller but has a far inferior land-to-building ratio to the subject. We would expect a higher SP/SF for the subject.”*** CBRE appraisal indicates that sale #6 \$/SqFt should be adjusted up but does not indicate how much ( $\$106.84 \uparrow \% \$125.00 = 17\%$ ). Also note that the MSB has no record of this sale but only of its listing (\$825,000 not \$779,000) and that the listing has expired.



***“Nos 2-5 at \$136.89 to \$169.53/SF are all superior to the subject in terms of size and condition and are superior to the subject in that regard. We would expect a lower SP/SF for the subject to Nos 2-5.”*** Once again, the CBRE appraisal does not specify the adjustment percentage or amount.









## **Comments on CBRE Sales Comparisons:**

The Appraisal of Real Estate, 13<sup>th</sup> edition by the Appraisal Institute, is considered the treatise on real estate appraisal and defines the sales comparison approach as follows:

***“The process of deriving a value indication for the subject property by comparing similar properties that have recently sold with the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices of the comparable properties based on relevant, market-derived elements of comparison.”***

The CBRE does not make adequate conclusionary adjustments to the sale prices (Price per square foot) of the comparable properties nor does it present any market-derived elements of comparison.

## **Case Facts:**

1. The CBRE appraisal indicates the interest appraised is lease fee.
2. The subject property was listed and purchased encumbered by a lease.
3. In accordance with AS 29.45.110(a), MSB staff values given properties at full and true value which is synonymous with both market value and fee simple interest.
4. CBRE rent comparisons indicate the subject’s contract rent is below current market rates.
5. The CBRE appraisal does not contain market data that supports the assertion that the subject contract rent is market rent.
6. Page 52 of the CBRE appraisal indicates asking NNN rent for the Mat-Su Business Region Warehouse Submarket during Q4 2023 was **\$16.87/Sf/YR** which for the subject equates to **\$1.41/Sf/Yr**; the subject contract rent at **\$0.92/Sf/Mo** is significantly below this amount.
7. CBRE rent comparisons show that as square footage increases, rent per square foot increases.
8. Based on CBRE rent comparisons, a market rent of \$1.16 per square foot for the subject property is reasonable.
9. MSB staff presented cost approach supports the 2025 subject assessment.
10. MSB staff presented income approach supports the 2025 subject assessment.

## **Recommendation:**

Uphold the subject 2025 assessment:

	2025 ASD
Land	\$333,000
Improved	\$2,321,300
Total	\$2,654,300

## **Addenda**

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Marshall and Swift Source Documents

Relevant Alaska Statutes



## Marshall Valuation Service Source Documents:

SECTION 14 PAGE 26  
February 2024

## CALCULATOR METHOD

## STORAGE WAREHOUSES (406)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
A	Good	Ornamental concrete or brick, small office front	Plaster or drywall with partitions, some finished ceilings	*Good lighting, plumbing, adequate restrooms	Hot water	1474.65	9.78	137.00
	Average	Brick on block or tile, concrete panels, very plain	Painted walls, few partitions, small offices	*Adequate lighting and plumbing	Space heaters	1087.15	7.21	101.00
	Low cost	Low-cost block, tile or concrete	Unfin., small office, few partitions	*Minimum lighting/plumbing	Space heaters	855.73	5.68	79.50
B	Good	Ornamental concrete or brick, small office front	Plaster or drywall with partitions, finished ceilings in most areas	*Good lighting, plumbing, adequate restrooms	Hot water	1302.43	8.64	121.00
	Average	Brick on block or tile, concrete panels, very plain	Painted walls, few partitions, small offices	*Adequate lighting and plumbing	Space heaters	947.22	6.28	88.00
	Low cost	Low-cost block, tile or concrete	Unfin., small office, few partitions	*Minimum lighting/plumbing	Space heaters	742.71	4.93	69.00
C	Excellent	Brick, concrete, good facade	Plaster or drywall, partitioned, finished ceilings in most areas	Good lighting and plumbing	Package A.C.	1442.36	9.57	134.00
	Good	Steel frame, good brick, block, or tilt-up, tapered girders	Plaster or drywall, some masonry partitions, good offices	Good lighting, adequate plumbing	Space heaters	931.08	6.18	86.50
	Average	Steel or wood frame or bearing walls, brick, block, or tilt-up	Painted walls, finished office, hardened slab	Adequate lighting, low-cost plumbing fixtures	Space heaters	656.60	4.36	61.00
C MILL	Good	Block, cheap brick, tilt-up, light construction	Unfinished, small office, shell type, minimum code	Minimum lighting and plumbing	Space heaters	462.85	3.07	43.00
	Average	Mill-type construction, brick walls, wood or steel trusses	Plaster walls, masonry partitions, painted trusses	*Good lighting, adequate plumbing	Steam	1280.90	8.50	119.00
	Low cost	Mill-type construction, brick and block, wood trusses	Painted walls, few partitions, small offices	*Adequate lighting and plumbing	Space heaters	882.64	5.85	82.00
D	Good	Heavy wood frame, wood or stucco siding	Heavy slab or mill-type floors	Good lighting, adequate plumbing	Space heaters	839.58	5.57	78.00
	Average	Stucco on wood frame, wood trusses	Small office, average slab	Adequate lighting, low-cost plumbing fixtures	Space heaters	586.63	3.89	54.50
	Low cost	Stucco or siding on wood	Unfinished, slab, utility type, minimum office	Minimum lighting and plumbing	Space heaters	417.10	2.77	38.75
D POLE	Average	Pole frame, good metal siding, insulated	Small office, some finish, slab	Adequate lighting, little plumbing	Space heaters	516.67	3.43	48.00
	Low cost	Pole frame, metal siding	Unfinished utility type, light slab, minimum office	Minimum lighting and plumbing	Space heaters	365.97	2.43	34.00
	Excellent	Heavy steel frame, insulated panels, good facade	Plaster or drywall, partitioned, finished ceilings in most areas	Good lighting and plumbing	Package A.C.	1345.49	8.93	125.00
S	Good	Good steel frame, siding and fenestration	Some good office, interior finish and floor	Good lighting, adequate plumbing	Space heaters	855.73	5.68	79.50
	Average	Rigid steel frame, siding	Small office, average slab	Adequate lighting, low-cost plumbing fixtures	Space heaters	597.40	3.96	55.50
	Low cost	Pre-engineered frame, metal siding	Unfinished utility type, light slab, minimum office	Minimum lighting and plumbing	Space heaters	417.10	2.77	38.75

NOTE: For light commodity storage, see Section 17.

MULTISTORY BUILDINGS – Add .5% (1/2%) for each story, over three above ground, to all base costs of the building, including basements but excluding mezzanines.

SPRINKLERS – Systems are not included. Costs should be added from Page 37.

DOCK-HEIGHT FLOORS – See Page 27.

WAREHOUSE SHELLS – See Page 35.

\*ELEVATORS – Buildings with base costs which include elevators are marked with an asterisk (\*). If the subject building has no elevators, deduct the following from the base costs for buildings on this page, which are so marked. For buildings not marked or for basement stops, add costs from Page 36.

	Sq. M.	Sq. Ft.		Sq. M.	Sq. Ft.		Sq. M.	Sq. Ft.
Good.....	41.33	3.84	Average .....	33.58	3.12	Low Cost ...	25.83	2.40

MARSHALL VALUATION SERVICE The data included on this page becomes obsolete after update delivery, scheduled for February 2026.  
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2/2024

SECTION 14 PAGE 36  
February 2024

## CALCULATOR METHOD

GARAGES, INDUSTRIALS, LOFTS AND WAREHOUSES  
REFINEMENTS

On this page and the next are means of making adjustments to the base costs given in this section. The component parts which are not defined, such as the roof or foundation, are considered to be commensurate with the general quality of the building. If further refinements are required or the construction is unusual, either price entirely or adjust the base costs by the Segregated Cost System, Section 44. Special items which should be added to the total cost may be added from the Unit-in-Place cost sections.

## HEATING AND COOLING

These costs are averages of the total cost of the entire heating or cooling installation, including its prorated share of the contractor's overhead and profit and the architect's fees. If the heating found in the building being appraised is different from that indicated for the base being used, take the difference between the costs of the two and add to or subtract from the base square foot cost. If a cubic foot cost is used, use one-fourteenth (1/14) the difference shown to adjust the base cubic foot cost. All of the heating costs included in the base costs are those listed under "Moderate Climate." For specific system costs not found below, see Section 44 or 53. For laminar flow clean rooms, see Section 44.

## COOLING ONLY

Cooling costs in industrial buildings are dependent on the summer heat load, types of walls and roof, type of manufacturing, number of partitions, and traffic in and out. In general, the following figures will serve as a guide for picking the proper cost of separate cooling. For cold-storage refrigeration, see Page 24 or Section 58 for greater detail.

TYPE	SQUARE METER COSTS			SQUARE FOOT COSTS		
	Mild Climate	Moderate Climate	Extreme Climate	Mild Climate	Moderate Climate	Extreme Climate
Central refrigeration with ducts and zone controls .....	83.74	122.71	179.76	7.78	11.40	16.70
Package refig. (short ductwork) .....	59.31	83.96	118.40	5.51	7.80	11.00
Central evaporative (with ducts) .....	43.30	56.51	74.16	4.03	5.25	6.09
Package refrigeration .....	341.00	2420.00	per ton of rated capacity.			
Evaporative coolers .....	560.00	3200.00	per thousand CFM of rated capacity.			

## ELEVATORS

Lump sum cost per elevator plus the cost per stop or landing, including the ground level. Use the cost per stop for basement and mezzanine stops. See Section 58 for more detailed costs, for glass observation elevators and for personnel lift costs.

TYPE	Low	Average	Good	Excellent
Passenger, 2- to 3-story .....	66250.00	78000.00	92000.00	108000.00
4-story and over .....	116000.00	133000.00	152000.00	175000.00
add cost per stop .....	9650.00	11100.00	12700.00	14600.00
Freight, base cost, 2- to 3-story .....	51250.00	67750.00	89500.00	118000.00
4-story and over .....	101000.00	127000.00	160000.00	203000.00
add, cost per stop, manual doors .....	13000.00	14100.00	15400.00	16700.00
power doors .....	22600.00	24600.00	26900.00	29300.00
Escalators, each stairway .....	270000.00	289000.00	309000.00	330000.00
Vertical wheelchair lifts, each .....	17500.00	22200.00	28300.00	36000.00

## HEATING ONLY

TYPE	SQUARE METER COSTS			SQUARE FOOT COSTS		
	Mild Climate	Moderate Climate	Extreme Climate	Mild Climate	Moderate Climate	Extreme Climate
Electric, baseboard or cable .....	44.13	65.12	96.44	4.10	6.05	8.96
radiant panel .....	41.98	54.36	70.93	3.90	5.05	6.59
Electric wall heaters (incl FWA) .....	23.14	30.14	39.29	2.15	2.80	3.65
Forced-air furnace .....	50.38	74.27	108.72	4.68	6.90	10.10
Hot water, baseboard/convactor .....	81.59	125.40	193.21	7.58	11.65	17.95
radiant floor or ceiling .....	79.11	128.09	206.67	7.35	11.90	19.20
Space heaters, with fan .....	20.45	33.37	55.00	1.90	3.10	5.11
radiant .....	24.43	38.75	61.57	2.27	3.60	5.72
Steam (incl. boiler) .....	77.93	114.64	168.46	7.24	10.65	15.65
(without boiler) .....	62.75	95.80	146.39	5.83	8.90	13.60
Wall or floor furnaces .....	24.43	32.83	44.13	2.27	3.05	4.10

## HEATING AND COOLING – EXCEPT LABORATORY BUILDINGS

Package A.C. (short ductwork) .....	92.89	140.47	212.59	8.63	13.05	19.75
Warm and cool air (zoned) .....	121.63	187.83	290.63	11.30	17.45	27.00
Hot and chilled water (zoned) .....	211.51	322.92	489.76	19.65	30.00	45.50
Heat-pump system .....	99.78	163.07	266.41	9.27	15.15	24.75
add for grnd. loop heat source .....	25.83	45.21	79.11	2.40	4.20	7.35
Individual thru-wall heat pumps .....	43.38	69.43	111.41	4.03	6.45	10.35
Small individual heat pumps cost 2330.00 to 3150.00 per ton of rated capacity.						

## VENTILATION ONLY

Ventilation (blowers and ducts) or smoke removal system .....	15.18	22.07	31.86	1.41	2.05	2.96
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2/2024R



## CALCULATOR METHOD

SECTION 14 PAGE 39  
February 2024

### GARAGES, INDUSTRIALS, LOFTS AND WAREHOUSES FLOOR AREA – PERIMETER MULTIPLIERS

AVERAGE FLOOR AREA				AVERAGE PERIMETER																AVERAGE FLOOR AREA			
Sq.M.	Sq. Ft.	M.	FT.	610	671	731	792	914	1067	1219	1372	1524	1676	1829	1981	2133	2286	2438	M.	FT.	Sq. Ft.	Sq. M.	
27,871	300,000			.849	.852	.855	.857	.863	.872	.880	----	----	----	----	----	----	----	----			300,000	27,871	
32,516	350,000			.845	.847	.850	.853	.857	.863	.871	----	----	----	----	----	----	----	----			350,000	32,516	
37,161	400,000			.841	.843	.846	.848	.853	.858	.863	.870	.875	----	----	----	----	----	----			400,000	37,161	
46,451	500,000			.835	.838	.840	.842	.846	.850	.855	.859	.863	.868	.873	----	----	----	----			500,000	46,451	
55,741	600,000			----	----	----	.837	.841	.845	.849	.853	.856	.859	.863	.867	----	----	----			600,000	55,741	
65,032	700,000			----	----	----	----	.836	.841	.845	.848	.851	.854	.857	.860	.863	.867	----			700,000	65,032	
74,322	800,000			----	----	----	----	.834	.837	.841	.844	.847	.850	.853	.856	.858	.860	.863			800,000	74,322	
83,612	900,000			----	----	----	----	.832	.835	.838	.841	.843	.847	.849	.851	.854	.856	.858			900,000	83,612	
92,902	1,000,000			----	----	----	----	----	.832	.835	.838	.841	.843	.846	.848	.850	.853	.855			1,000,000	92,902	
102,192	1,100,000			----	----	----	----	----	----	.831	.833	.835	.839	.841	.843	.846	.848	.850	.852			1,100,000	102,192
111,483	1,200,000			----	----	----	----	----	----	.832	.834	.836	.839	.841	.843	.845	.847	.849			1,200,000	111,483	
120,773	1,300,000			----	----	----	----	----	----	----	.832	.834	.836	.839	.841	.843	.845	.847			1,300,000	120,773	
130,063	1,400,000			----	----	----	----	----	----	----	.831	.833	.835	.836	.839	.841	.843	.845			1,400,000	130,063	
139,353	1,500,000			----	----	----	----	----	----	----	.830	.832	.833	.835	.837	.839	.841	.843			1,500,000	139,353	

NOTE: For larger buildings, enter the table by taking half the area and half the perimeter.

### STORY HEIGHT MULTIPLIERS

Multiply the base cost by the following multipliers for any variation in average story height from the base of 14 feet (4.27 meters). For extremely high-pitched roofs (see Section 10), use the height of the eaves plus one-half the height from the eaves to the ridge as the effective height.

In some buildings it is better to compute the total volume and divide by the total square feet of floor area to get an effective height to use.

AVERAGE WALL HEIGHT		SQUARE FOOT OR CUBIC FOOT MULT.		AVERAGE WALL HEIGHT		SQUARE FOOT OR CUBIC FOOT MULT.		AVERAGE WALL HEIGHT		SQUARE FOOT OR CUBIC FOOT MULT.	
(M.)	(FT.)	(M.)	(FT.)	(M.)	(FT.)	(M.)	(FT.)	(M.)	(FT.)	(M.)	(FT.)
2.44	8	.885	1.567	7.31	24	1.231	.718	16.76	55	2.075	.528
3.05	10	.921	1.289	7.92	26	1.281	.690	18.29	60	2.225	.519
3.66	12	.960	1.120	8.53	28	1.331	.666	21.33	70	2.530	.506
4.27	14	1.000 (base)	1.000	9.14	30	1.382	.645	24.38	80	2.845	.498
4.88	16	1.041	.911	10.67	35	1.515	.606	27.43	90	3.161	.492
5.49	18	1.086	.844	12.19	40	1.650	.577	30.48	100	3.461	.485
6.10	20	1.133	.794	13.72	45	1.788	.556	33.52	110	3.738	.476
6.71	22	1.181	.752	15.24	50	1.930	.540	36.57	120	3.977	.464

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2/2024

SECTION 14 PAGE 38  
February 2024

## CALCULATOR METHOD

### GARAGES, INDUSTRIALS, LOFTS AND WAREHOUSES FLOOR AREA – PERIMETER MULTIPLIERS

AVERAGE FLOOR AREA				AVERAGE PERIMETER																AVERAGE FLOOR AREA				
Sq.M.	Sq. Ft.	M.	FT.	30	38	46	53	61	76	91	107	122	137	152	183	213	244	274	305	M.	FT.	Sq. Ft.	Sq. M.	
93	1,000			1.252	1.360	1.468	1.576					400	450	500	600	700	800	900	1000			1,000	93	
139	1,500			1.112	1.182	1.252	1.323	1.395														1,500	139	
186	2,000				1.095	1.147	1.199	1.252	1.360													2,000	186	
232	2,500					1.083	1.125	1.168	1.252	1.340	1.430											2,500	232	
279	3,000						1.077	1.112	1.182	1.252	1.323	1.395										3,000	279	
372	4,000						1.013	1.040	1.094	1.147	1.199	1.252	1.306									4,000	372	
465	5,000							.996	1.040	1.083	1.125	1.168	1.210	1.252								5,000	465	
557	6,000								1.004	1.040	1.077	1.112	1.147	1.182	1.252							6,000	557	
650	7,000									1.008	1.040	1.071	1.102	1.132	1.192	1.252						7,000	650	
743	8,000									.984	1.013	1.040	1.068	1.094	1.147	1.199	1.252					8,000	743	
929	10,000										.972	.996	1.019	1.040	1.083	1.125	1.168	1.210				10,000	929	
1,115	12,000											.965	.984	1.003	1.040	1.077	1.112	1.147	1.182			12,000	1,115	
1,301	14,000												.945	.961	.977	1.008	1.040	1.071	1.102	1.132		14,000	1,301	
1,486	16,000													.943	.957	.984	1.013	1.040	1.068	1.094		16,000	1,486	
1,672	18,000													.929	.942	.967	.991	1.016	1.040	1.065		18,000	1,672	
1,858	20,000														.925	.949	.972	.996	1.019	1.040		20,000	1,858	
2,323	25,000															.907	.924	.942	.959	.977	.996	25,000	2,323	
2,787	30,000																.907	.921	.935	.949	.965	30,000	2,787	
3,252	35,000																.896	.907	.919	.932	.945	35,000	3,252	
3,716	40,000																	.899	.907	.916	.926	40,000	3,716	
4,181	45,000																		.898	.907	.916	45,000	4,181	
4,645	50,000																			.891	.898	.907	50,000	4,645

AVERAGE FLOOR AREA				AVERAGE PERIMETER																AVERAGE FLOOR AREA				
Sq.M.	Sq. Ft.	M.	FT.	274	305	335	366	396	427	457	488	518	549	579	610	671	731	792	914	M.	FT.	Sq. M.	Sq. Ft.	
1,858	20,000			1.019	1.040	1.062	1.083	1300	1400	1500	1600	1700	1800	1900	2000	2200	2400	2600					20,000	1,858
2,323	25,000			.977	.996	1.015	1.032	1.049	1.066														25,000	2,323
2,787	30,000			.949	.965	.980	.995	1.010	1.025	1.040													30,000	2,787
3,252	35,000			.932	.945	.957	.969	.982	.995	1.008	1.021												35,000	3,252
3,716	40,000			.916	.926	.937	.949	.961	.972	.984	.995	1.007	1.019										40,000	3,716
4,181	45,000			.907	.916	.926	.935	.945	.955	.965	.975	.985	.995	1.005	1.015								45,000	4,181
4,645	50,000			.898	.907	.916	.924	.933	.943	.950	.959	.968	.977	.986	.996	1.015							50,000	4,645
5,741	60,000			.889	.895	.901	.907	.914	.921	.928	.935	.942	.949	.957	.965	.980	.995						60,000	5,741
6,503	70,000			.877	.884	.890	.896	.902	.907	.913	.919	.925	.932	.939	.945	.957	.969	.982					70,000	6,503
7,432	80,000			.869	.875	.881	.887	.893	.898	.903	.907	.911	.916	.921	.926	.937	.949	.961	.984				80,000	7,432
9,290	100,000				.863	.868	.872	.877	.882	.887	.891	.895	.899	.903	.907	.916	.924	.933	.950				100,000	9,290
11,148	120,000				.856	.859	.863	.867	.871	.875	.879	.883	.887	.891	.895	.901	.907	.914	.928				120,000	11,148
13,006	140,000				.851	.854	.857	.860	.863	.867	.871	.874	.877	.880	.884	.890	.896	.902	.913				140,000	13,006
14,864	160,000					.850	.853	.855	.858	.860	.863	.866	.869	.872	.875	.881	.887	.893	.903				160,000	14,864
16,722	180,000					.846	.849	.851	.854	.856	.858	.860	.863	.866	.869	.874	.879	.884	.895				180,000	16,722
18,580	200,000						.846	.848	.850	.853	.855	.857	.859	.861	.863	.866	.873	.877	.887				200,000	18,580
20,903	225,000							.847	.849	.851	.853	.855	.857	.859	.861	.863	.866	.873	.877	.887			225,000	20,903
22,826	250,000								.842	.844	.846	.848	.849	.851	.853	.855	.858	.862	.866	.873			250,000	22,826
25,548	275,000								.839	.841	.843	.845	.847	.848	.850	.852	.855	.858	.862	.868			275,000	25,548
27,871	300,000									.839	.841	.842	.844	.846	.847	.849	.852	.855	.857	.863			300,000	27,871
32,516	350,000									.835	.836	.837	.840	.841	.843	.845	.848	.851	.854	.861			350,000	32,516
37,161	400,000										.835	.836	.838	.840	.841	.843	.846	.848	.853	.860			400,000	37,161
46,451	500,000											.831	.832	.833	.834	.835	.838	.840	.842	.846			500,000	46,451

## CALCULATOR METHOD

SECTION 15 PAGE 17  
November 2023

## OFFICE BUILDINGS (344)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
A	Excellent	Best metal or stone, brick or block backup, solar glass	Plaster, best veneers, vinyl wall coverings, vinyl tile, terrazzo, carpet	*Luminous ceilings, many outlets, many private restrooms	Hot and chilled water (zoned)	4348.62	33.65	404.00
	Good	Good metal and solar glass, face brick, precast concrete panels	Drywall or plaster, some wall cover, acoustic tile, vinyl tile, carpet	*Good fluorescent, high intensity lighting, good restrooms	Hot and chilled water (zoned)	3444.45	26.66	320.00
	Average	Brick, concrete or metal and glass panels, little trim	Average partitions, acoustic tile, vinyl composition, some extras	*Average intensity fluorescent lighting, average restrooms	Warm and cool air (zoned)	2594.10	20.08	241.00
	Low cost	Minimum-cost walls and fenestration, little trim	Drywall, acoustic ceilings, asphalt tile, few partitions	*Minimum office lighting and plumbing	Warm and cool air (zoned)	2066.67	15.99	192.00
B	Excellent	Best metal or stone, brick or block backup, tinted glass	Plaster, best veneers, vinyl wall coverings, vinyl tile, terrazzo	*Luminous ceilings, many outlets, many private restrooms	Hot and chilled water (zoned)	4004.17	30.99	372.00
	Good	Good metal and solar glass, face brick, precast concrete panels	Drywall/plaster, some wall cover, acoustic tile, vinyl tile, carpet	*Good fluorescent, high intensity lighting, good restrooms	Hot and chilled water (zoned)	3153.82	24.41	293.00
	Average	Brick, concrete or metal and glass panels, little trim	Average partitions, acoustic tile, vinyl composition, some extras	*Average intensity fluorescent lighting, average restrooms	Warm and cool air (zoned)	2357.29	18.24	219.00
	Low cost	Minimum-cost walls and fenestration, little trim	Drywall, acoustic ceilings, asphalt tile, few partitions	*Minimum office lighting and plumbing	Warm and cool air (zoned)	1862.15	14.41	173.00
C	Excellent	Steel frame, masonry and glass, stone ornamentation, top quality	Plaster, paneling, carpet and terrazzo, suspended ceilings	*Best fluorescent ceiling panels, tiled restrooms, good fixtures	Warm and cool air (zoned)	3412.16	26.41	317.00
	Good	Steel frame or bearing walls, brick/conc. panels, some ornamentation	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.	2378.82	18.41	221.00
	Average	Steel or concrete frame, or bearing walls, some trim	Paint, drywall partitions, acoustic tile, vinyl composition	*Fluorescent lighting, adequate outlets and plumbing	Forced air	1689.93	13.08	157.00
	Low cost	Masonry bearing walls, light rafters, very plain	Paint, few low-cost partitions, acoustic tile, asphalt tile	*Minimum office lighting and plumbing	Wall furnace	1140.97	8.83	106.00
D	Excellent	Studs or steel columns, bar or web joists, brick or stone veneer, EIFS	Best plaster, paneling, carpet and vinyl tile	*Fluorescent panels, many outlets, good tiled restrooms	Warm and cool air (zoned)	3250.70	25.16	302.00
	Good	Best stucco on good frame, brick or stone trim, good front	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.	2260.42	17.49	210.00
	Average	Stucco or wood siding on wood or steel studs, some trim	Drywall, acoustic tile, low-cost carpet or vinyl composition	*Adequate lighting and plumbing	Forced air	1603.82	12.41	149.00
	Low cost	Light stucco or siding on wood or steel studs, very plain	Drywall, few partitions, acoustic tile, asphalt tile	*Minimum lighting and plumbing	Wall furnace	1071.01	8.29	99.50
DPOLE	Good	Good metal panels, fenestration, some brick or stone trim	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.	2131.25	16.49	198.00
	Average	Pole frame, insulated metal panels, some ornamentation	Drywall, acoustic tile, low-cost carpet or vinyl composition	*Adequate lighting and plumbing	Forced air	1453.13	11.25	135.00
	Low cost	Pole frame, finished interior, some insulation	Drywall, few partitions, acoustic tile, asphalt tile	*Minimum lighting and plumbing	Wall furnace	984.90	7.62	91.50
	Good	Good sandwich panels and fenestration, some brick or stone	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.	2185.07	16.91	203.00
S	Average	Insulated wall or sandwich panels, adequate fenestration	Drywall, acoustic tile, low-cost carpet or vinyl composition	*Adequate lighting and plumbing	Forced air	1506.95	11.66	140.00
	Low cost	Steel or aluminum on light frame, finished interior, some insulation	Drywall, few partitions, acoustic tile, asphalt tile	*Minimum lighting and plumbing	Wall furnace	1017.19	7.87	94.50

**MULTISTORY BUILDINGS** – Add .5% (1/2%) for each story, over three, above ground, to all base costs, including basements but excluding mezzanines, up to 30 stories; over 30 add .4% (4/10%) for each additional story.

**SPRINKLERS** – Systems are not included. Costs should be added from Page 37.

**BALCONIES** – Exterior balconies see Page 37, or they may be computed from the Segregated Costs.

**CANOPIES** – For large entrance marquees or carport canopies, see Page 37.

**\*ELEVATORS** – Base costs of buildings marked with an asterisk (\*) include elevator costs. If the subject building has no elevators, deduct the following from the base costs for buildings on this page. See Notes on Page 19.

		Sq. M.	Sq. Ft.		Sq. M.	Sq. Ft.
Classes A & B	Excellent.....	189.98	17.65	Average.....	88.69	8.24
	Good.....	129.71	12.05	Low cost.....	60.60	5.63
Classes C/D/S	Excellent.....	95.91	8.91	Average.....	34.77	3.23
	Good.....	57.69	5.36			

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11/2023

SECTION 15 PAGE 38  
November 2023

## CALCULATOR METHOD

OFFICES, MEDICAL AND PUBLIC BUILDINGS  
FLOOR AREA – PERIMETER MULTIPLIERS

AVERAGE				AVERAGE PERIMETER																AVERAGE			
FLOOR AREA		M.	38	46	53	61	76	91	122	152	183	213	244	305	366	427	488	549	610	M.	FLOOR AREA		
Sq. M.	Sq. Ft.	FT.	125	150	175	200	250	300	400	500	600	700	800	1000	1200	1400	1600	1800	2000	FT.	Sq. Ft.	Sq. M.	
93	1,000		1.168	1.235	1.299	1.364	1.494	1.624	1.884	---	---	---	---	---	---	---	---	---	---		1,000	93	
139	1,500		1.061	1.105	1.146	1.191	1.277	1.364	1.537	---	---	---	---	---	---	---	---	---	---		1,500	139	
186	2,000		1.007	1.040	1.072	1.105	1.168	1.235	1.364	---	---	---	---	---	---	---	---	---	---		2,000	186	
232	2,500			1.000	1.027	1.052	1.105	1.155	1.259	---	---	---	---	---	---	---	---	---	---		2,500	232	
279	3,000			.975	.997	1.018	1.061	1.105	1.191	---	---	---	---	---	---	---	---	---	---		3,000	279	
372	4,000				.958	.975	1.007	1.040	1.105	1.168	---	---	---	---	---	---	---	---	---		4,000	372	
465	5,000					.936	.949	.975	1.000	1.052	1.105	1.155	---	---	---	---	---	---	---		5,000	465	
557	6,000						.932	.952	.975	1.018	1.061	1.105	1.146	---	---	---	---	---	---		6,000	557	
743	8,000							.926	.942	.975	1.007	1.040	1.072	1.105	---	---	---	---	---		8,000	743	
929	10,000							.910	.923	.949	.975	1.000	1.027	1.052	1.105	1.155	---	---	---		10,000	929	
1,115	12,000								.910	.932	.952	.975	.997	1.018	1.061	1.105	1.146	---	---		12,000	1,115	
1,301	14,000								.900	.920	.938	.956	.975	.993	1.030	1.067	1.105	1.140	---		14,000	1,301	
1,486	16,000									.910	.926	.942	.958	.975	1.007	1.040	1.075	1.105	---		16,000	1,486	
1,672	18,000									.903	.918	.932	.946	.960	.990	1.018	1.046	1.076	1.105	---	18,000	1,672	
1,858	20,000										.910	.923	.936	.949	.975	1.000	1.027	1.052	1.078	1.105	20,000	1,858	
2,323	25,000									.897	.908	.918	.928	.948	.969	.990	1.011	1.032	1.052	---	25,000	2,323	
2,787	30,000										.897	.906	.915	.932	.949	.965	.983	1.000	1.018	---	30,000	2,787	
3,252	35,000											.897	.904	.919	.934	.949	.963	.978	.993	---	35,000	3,252	
3,716	40,000												.890	.897	.910	.923	.936	.949	.962	.975	---	40,000	3,716
4,645	50,000													.887	.897	.908	.918	.928	.938	.948	---	50,000	4,645
6,968	75,000													.873	.879	.885	.892	.900	.908	.915	---	75,000	6,968
9,290	100,000													.866	.871	.876	.881	.887	.892	.897	---	100,000	9,290

NOTE: For small buildings, enter the table by doubling the average floor area and doubling the perimeter. For larger buildings, take half the area and half the perimeter.

## STORY HEIGHT MULTIPLIERS

Multiply base cost by following multipliers for any variation in average story height from the base of 12 feet (3.66 meters). For extremely high-pitched roofs (see Section 10), use the height of the eaves plus one-half the height from the eaves to the ridge as the effective height. In some

buildings or for a complete facility average, it is better to compute the total cubage and divide by the total square footage of floor area to get an effective height to use.

AVERAGE WALL HEIGHT	SQ. FOOT OR SQUARE METER MULTIPLIER	CUBIC FOOT MULTIPLIER	AVERAGE WALL HEIGHT	SQ. FOOT OR SQUARE METER MULTIPLIER	CUBIC FOOT MULTIPLIER	AVERAGE WALL HEIGHT	SQ. FOOT OR SQUARE METER MULTIPLIER	CUBIC FOOT MULTIPLIER
(M.)	(FT.)		(M.)	(FT.)		(M.)	(FT.)	
2.44	8	.900	3.96	13	1.023	6.10	20	1.184
2.74	9	.928	4.27	14	1.046	7.31	24	1.276
3.05	10	.953	4.57	15	1.069	8.53	28	1.367
3.35	11	.977	4.88	16	1.092	9.75	32	1.459
3.66	12	1.000 (base)	5.49	18	1.138	10.97	36	1.552

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11/2023



MONTHLY GREEN  
SUPPLEMENT

## CURRENT COST MULTIPLIERS

SECTION 99 PAGE 3  
July 2024

These multipliers bring costs from preceding pages up to date. Also apply Local Multipliers, Section 99, Pages 5 through 10.

CALCULATOR COST SECTIONS										SEGREGATED COST SECTIONS									
(Effective Date of Cost Pages)	11	12	13	14	15	16	17	18		(Effective Date of Cost Pages)	41	42	43	44	45	46	47	48	
	(11/22)	(8/22)	(5/24)	(2/24)	(11/23)	(8/23)	(5/23)	(2/23)			(12/22)	(9/22)	(6/24)	(3/24)	(12/23)	(9/23)	(6/23)	(3/23)	
EASTERN	A	1.06	1.08	1.02	1.00	1.03	1.04	1.06	1.08	EASTERN	A	1.06	1.08	1.02	1.00	1.03	1.04	1.06	1.08
	B	1.05	1.07	1.00	1.03	1.00	1.01	1.04	1.05		B	1.05	1.07	1.00	1.03	1.00	1.01	1.04	1.05
	C	1.01	1.00	1.02	1.01	1.03	1.03	1.04	1.00		C	1.01	1.00	1.02	1.01	1.03	1.03	1.04	1.00
	D	0.97	0.98	1.01	0.99	1.00	1.01	0.99	0.98		D	0.97	0.98	1.01	0.99	1.00	1.01	0.99	0.98
	S	1.03	1.03	1.03	1.01	1.03	1.01	1.00	1.03		S	1.03	1.03	1.03	1.01	1.03	1.01	1.00	1.03
CENTRAL	A	1.01	1.02	0.96	0.98	0.98	1.00	1.00	1.00	CENTRAL	A	1.01	1.02	0.96	0.98	0.98	1.00	1.00	1.00
	B	0.99	1.01	0.96	0.98	1.00	0.98	0.97	0.97		B	0.99	1.01	0.96	0.98	1.00	0.98	0.97	0.97
	C	0.97	0.98	0.98	0.98	0.98	0.97	0.97	0.97		C	0.97	0.98	0.98	0.98	0.98	0.97	0.97	0.97
	D	0.94	0.96	0.98	0.98	1.01	1.01	0.96	0.96		D	0.94	0.96	0.98	0.98	1.01	1.01	0.96	0.96
	S	0.92	0.96	0.94	0.98	0.97	0.96	0.98	0.96		S	0.92	0.96	0.94	0.98	0.97	0.96	0.98	0.96
WESTERN	A	1.01	1.07	1.03	1.05	1.04	1.03	1.04	1.00	WESTERN	A	1.01	1.07	1.03	1.05	1.04	1.03	1.04	1.00
	B	1.00	1.03	1.04	1.03	1.03	1.05	1.04	1.00		B	1.00	1.03	1.04	1.03	1.03	1.05	1.04	1.00
	C	0.99	1.03	1.01	1.05	1.03	1.04	1.02	1.03		C	0.99	1.03	1.01	1.05	1.03	1.04	1.02	1.03
	D	1.00	0.99	1.02	1.04	1.01	1.00	1.05	1.01		D	1.00	0.99	1.02	1.04	1.01	1.00	1.05	1.01
	S	0.96	0.98	1.04	1.03	1.01	1.06	1.03	0.97		S	0.96	0.98	1.04	1.03	1.01	1.06	1.03	0.97

## UNIT-IN-PLACE COST SECTIONS (51 – 70)

This page supervised

Sec.	Page	Date		Eastern	Central	Western	Sec.	Page	Date		Eastern	Central	Western
51 -	2-3	(3/23)	Concrete Foundations.....	1.02	0.98	1.03	61 -	1-8	(12/22)	Tanks.....	0.97	0.97	1.01
51 -	4	(3/23)	Pillings.....	1.02	0.97	1.03	62 -	1	(6/24)	Industrial Pumps & Boilers.....	1.01	0.93	1.07
51 -	7-8	(3/23)	Steel and Concrete Frame.....	1.02	0.97	1.03	62 -	2-3, 6	(6/24)	Piping.....	1.01	0.93	1.07
51 -	3-7	(3/23)	Wood Foundations, Frame.....	0.96	0.96	1.03	62 -	4	(6/24)	Electrical Motors.....	1.01	0.93	1.07
52 -	1-4, 6	(3/23)	Interior Construction.....	1.00	1.00	1.03	62 -	5	(6/24)	Steel Stacks, Chutes.....	1.01	0.93	1.07
52 -	5	(3/23)	Bank Vaults and Equipment.....	1.02	0.97	1.00	62 -	5	(6/24)	Masonry & Concrete Chimneys.....	0.99	0.95	1.06
53 -	1-8	(6/23)	Heating, Cooling & Ventilating.....	1.01	0.99	1.05	62 -	6	(6/24)	Compactors, Incinerators.....	1.01	0.93	1.07
53 -	9-12	(6/23)	Plumbing, Fire Protection, etc.....	1.01	0.96	1.05	63 -	1-4	(9/22)	Trailer and Mfg. Housing Parks.....	0.98	0.98	1.05
54 -	1-6	(6/23)	Electrical, Security.....	1.03	1.07	1.03	63 -	5-10	(9/22)	Manufactured Housing.....	0.95	0.96	1.00
55 -	3-7	(8/23)	Wall Costs.....	1.00	0.98	1.05	64 -	1-6	(3/24)	Service Stations, Car Washes.....	1.03	0.98	1.01
56 -	1-2	(8/23)	Stained Glass.....	1.00	0.99	1.04	64 -	7-9	(3/24)	Prefabricated Metal Structures.....	1.01	0.96	1.04
56 -	3-6	(8/23)	Storefronts.....	1.00	0.99	1.04	64 -	7-8	(3/24)	Prefab. Wood & Air Structures.....	1.00	0.99	1.03
56 -	7	(8/23)	Stonework.....	0.98	1.00	1.06	65 -	1-12	(3/24)	Equipment Costs.....	1.00	1.00	1.01
56 -	8	(8/23)	Columns, Stone & Concrete.....	0.98	1.00	1.06	66 -	1	(12/23)	Subdivision Costs.....	1.01	0.98	1.05
56 -	8	(8/23)	Columns, Wood & Aluminum.....	0.99	0.98	1.04	66 -	2-9	(12/23)	Yard Improvements.....	1.00	0.97	1.06
57 -	1-6	(9/23)	Roofs.....	0.99	1.00	1.04	66 -	10-11	(12/23)	Demolition & Remediation.....	0.99	0.99	1.05
58 -	1	(9/23)	Cold Storage.....	0.99	0.98	1.05	67 -	1-2	(12/23)	Golf Courses.....	0.99	1.01	1.03
58 -	2-8	(9/23)	Elevators, Conveying Systems...	1.03	1.00	1.05	67 -	3-7	(12/23)	Recreational Facilities.....	0.99	0.99	1.05
						70 -	1-32	(1/24)	Green Section.....	0.98	0.99	1.05	

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7/2024

SECTION 99 PAGE 6  
July 2024

## LOCAL MULTIPLIERS

Apply to costs brought up-to-date from preceding pages. Do not apply to Section 98 or any other indexes.

UNITED STATES																	
CLASS	A	B	C	D	S	CLASS	A	B	C	D	S	CLASS	A	B	C	D	S
ALABAMA	0.91	0.92	0.89	0.88	0.90	ARKANSAS	0.88	0.88	0.87	0.87	0.89	CALIFORNIA (Continued)					
Anniston	0.90	0.91	0.88	0.84	0.88	Blytheville	0.80	0.81	0.79	0.80	0.81	Maricopa County	1.13	1.15	1.16	1.15	1.14
Auburn	0.85	0.88	0.85	0.82	0.84	Fayetteville	0.92	0.93	0.92	0.93	0.94	Mendocino County	1.10	1.13	1.11	1.12	1.13
Bessemer	0.94	0.94	0.92	0.91	0.91	Fort Smith	0.86	0.86	0.86	0.85	0.88	Merced	1.12	1.12	1.12	1.12	1.12
Birmingham	0.94	0.94	0.92	0.93	0.94	Hot Springs	0.91	0.89	0.90	0.89	0.92	Modesto	1.20	1.21	1.23	1.22	1.23
Dothan	0.96	0.98	0.95	0.95	0.95	Jonesboro	0.81	0.81	0.80	0.81	0.82	Modoc County	1.18	1.17	1.17	1.18	1.19
Florence	0.89	0.90	0.87	0.85	0.86	Little Rock	0.92	0.90	0.92	0.92	0.94	Mono County	1.20	1.20	1.22	1.22	1.22
Gadsden	0.93	0.94	0.93	0.93	0.94	Texarkana	0.90	0.88	0.86	0.85	0.90	Monterey	1.28	1.29	1.26	1.24	1.29
Huntsville	0.93	0.92	0.93	0.93	0.93	West Memphis	0.94	0.95	0.93	0.93	0.93	Napa County	1.26	1.26	1.26	1.23	1.25
Mobile	0.94	0.94	0.91	0.90	0.94							Nevada County	1.16	1.16	1.18	1.17	1.17
Montgomery	0.85	0.88	0.85	0.82	0.84	CALIFORNIA	1.19	1.20	1.19	1.19	1.20	Newport Beach	1.23	1.25	1.21	1.22	1.23
Opelika	0.86	0.89	0.85	0.83	0.85	Alameda County	1.36	1.38	1.39	1.37	1.35	Orange Co. (x/beaches)	1.21	1.23	1.20	1.20	1.23
Phenix City	0.86	0.89	0.85	0.83	0.85	Alpine County	1.18	1.19	1.19	1.18	1.19	Oxnard	1.19	1.16	1.18	1.20	1.21
Sheffield	0.89	0.90	0.87	0.86	0.86	Amador County	1.18	1.18	1.18	1.18	1.19	Palm Springs	1.20	1.20	1.16	1.20	1.22
Tuscaloosa	0.93	0.93	0.88	0.85	0.89	Antelope Valley	1.13	1.15	1.14	1.14	1.16	Paso Robles	1.14	1.17	1.14	1.15	1.16
ALASKA	1.23	1.25	1.27	1.25	1.28	Atascadero	1.14	1.16	1.15	1.15	1.17	Placer County	1.17	1.18	1.18	1.18	1.19
Anchorage	1.13	1.17	1.19	1.19	1.21	Bakersfield	1.14	1.17	1.18	1.19	1.18	Plumas County	1.15	1.17	1.18	1.16	1.17
Fairbanks	1.12	1.16	1.19	1.19	1.19	Barstow	1.14	1.16	1.14	1.15	1.15	Redding	1.30	1.29	1.29	1.30	1.30
Juneau	1.28	1.27	1.34	1.28	1.30	Big Bear	1.18	1.20	1.18	1.19	1.19	Riverside	1.15	1.17	1.16	1.18	1.16
Kenai Peninsula	1.13	1.16	1.18	1.18	1.20	Bishop	1.24	1.24	1.27	1.26	1.26	Sacramento	1.21	1.23	1.25	1.21	1.22
Ketchikan	1.29	1.30	1.30	1.27	1.32	Blythe	1.08	1.15	1.15	1.13	1.11	Salinas	1.21	1.21	1.19	1.16	1.22
Kodiak	1.27	1.31	1.30	1.28	1.34	Butte County	1.16	1.15	1.18	1.17	1.18	San Benito County	1.25	1.25	1.25	1.23	1.25
Mat-Su Valley	1.09	1.13	1.14	1.12	1.16	Calaveras County	1.09	1.12	1.14	1.14	1.12	San Bernardino	1.13	1.14	1.15	1.14	1.13
Sitka	1.31	1.29	1.31	1.30	1.34	Coalinga	1.18	1.17	1.19	1.19	1.20	San Clemente	1.23	1.24	1.22	1.23	1.25
ARIZONA	0.98	0.99	0.98	0.97	1.00	Colusa County	1.13	1.15	1.17	1.16	1.15	San Diego	1.18	1.18	1.18	1.16	1.20
Apache County	0.86	0.87	0.86	0.87	0.88	Contra Costa County	1.34	1.37	1.36	1.36	1.36	San Francisco	1.41	1.44	1.44	1.43	1.39
Bullhead City	0.94	0.96	0.97	0.96	0.98	Del Norte County	1.20	1.25	1.27	1.25	1.26	San Jose	1.34	1.36	1.36	1.37	1.33
Casa Grande	0.94	0.94	0.96	0.96	0.96	El Dorado County	1.22	1.23	1.22	1.21	1.24	San Luis Obispo	1.15	1.16	1.16	1.17	1.18
Cochise County	0.96	0.97	0.95	0.94	0.99	Eureka	1.15	1.20	1.22	1.20	1.20	San Mateo County	1.34	1.38	1.35	1.36	1.34
Coconino County	0.98	0.99	0.97	0.93	0.95	Fresno	1.25	1.22	1.25	1.24	1.24	Santa Barbara	1.20	1.22	1.22	1.22	1.22
Douglas	0.97	0.95	0.95	0.94	1.00	Gilroy	1.13	1.15	1.15	1.14	1.14	Santa Clara County	1.33	1.33	1.31	1.30	1.30
Flagstaff	1.01	1.04	1.02	1.00	1.04	Glenn County	1.21	1.23	1.24	1.24	1.23	Santa Cruz County	1.24	1.25	1.25	1.22	1.24
Gila County	0.92	0.92	0.90	0.90	0.91	Goleta	1.15	1.18	1.17	1.17	1.19	Santa Maria	1.22	1.24	1.22	1.22	1.26
Graham County	0.93	0.95	0.94	0.92	0.94	Hanford	1.13	1.13	1.13	1.13	1.13	Santa Rosa	1.26	1.27	1.25	1.23	1.27
Greenlee County	0.92	0.93	0.91	0.89	0.92	Hesperia	1.11	1.12	1.10	1.11	1.11	Sierra County	1.16	1.17	1.19	1.17	1.16
Kingman	0.94	0.98	0.97	0.96	0.99	Huntington Beach	1.23	1.24	1.21	1.22	1.23	Siskiyou County	1.26	1.29	1.29	1.28	1.28
La Paz County	0.93	0.95	0.96	0.95	0.95	Imperial County	1.11	1.16	1.15	1.15	1.14	Solano County	1.28	1.29	1.28	1.26	1.30
Lake Havasu	0.95	0.97	0.99	0.97	0.98	Indio	1.15	1.17	1.15	1.16	1.16	Stockton	1.17	1.20	1.18	1.18	1.20
Maricopa County	0.95	0.99	0.98	0.96	0.98	Laguna Beach	1.24	1.24	1.24	1.24	1.24	Susvanille	1.17	1.17	1.17	1.17	1.19
Mohave County	0.95	0.97	0.98	0.96	0.98	Lake Arrowhead	1.19	1.21	1.18	1.16	1.19	Tehama County	1.28	1.29	1.28	1.28	1.29
Navajo County	0.94	0.95	0.96	0.91	0.92	Lake County	1.19	1.21	1.23	1.23	1.22	Trinity County	1.24	1.24	1.26	1.26	1.26
Nogales	0.98	0.98	0.97	0.95	1.01	Lake Tahoe	1.21	1.23	1.25	1.20	1.23	Thurston	1.15	1.15	1.15	1.15	1.15
Nogales	0.99	1.00	0.97	0.97	1.01	Lompoc	1.16	1.18	1.17	1.19	1.19	Tuolumne County	1.12	1.15	1.15	1.15	1.13
Pima County	0.98	0.98	0.97	0.92	0.98	Los Angeles	1.18	1.20	1.19	1.19	1.22	Ventura County	1.19	1.19	1.21	1.22	1.23
Pinal County	0.92	0.93	0.95	0.96	0.94	Madera	1.12	1.12	1.10	1.11	1.11	Victorville	1.13	1.16	1.14	1.16	1.15
Prescott	0.97	1.01	1.01	1.01	0.99	Manmoth Lakes	1.21	1.22	1.25	1.25	1.23	Watsonville	1.22	1.21	1.20	1.18	1.24
San Diego County	0.95	0.95	0.93	0.93	0.97	Marin County	1.33	1.36	1.36	1.35	1.35	Yolo County	1.14	1.14	1.16	1.16	1.17
Sedona	1.02	1.05	1.06	1.04	1.04	Mariposa County	1.16	1.16	1.15	1.16	1.17	Yuba City	1.13	1.13	1.15	1.15	1.16
Tucson	1.01	0.98	0.97	0.96	1.02												
Yavapai County	0.94	0.98	0.96	0.96	0.92												
Yuma	0.98	1.00	0.97	0.97	1.02												
Yuma County	0.95	0.97	0.94	0.92	0.99												



SECTION 66 PAGE 2  
December 2023

## YARD IMPROVEMENTS

## PAVING – DECKING

Typical costs per square foot, except as otherwise specified. For paved areas of 750 square feet, deduct 10%; 2,000 square feet, deduct 20%. Over 3,000 square feet, use Subdivision costs. Small separate pours of 100 square feet or less may run 25% higher. Hand mixed and spread could cost 75% more.

For complete plaza cost, see Open Malls, Section 13.

	COST RANGE
2" asphalt on 2" base	2.87 – 4.24
add per additional inch	0.87 – 0.85
2" aggregate base	0.93 – 1.60
add per additional inch	0.22 – 0.32
4" concrete, unreinforced	6.42 – 9.58
add or deduct per inch of variation	0.58 – 0.85
add for mesh reinforcing	0.58 – 1.52
bar reinforcing	0.67 – 3.38
exposed aggregate	1.09 – 4.24
brick ribbons	1.44 – 4.74
detectable warning surface (ADA), stamped	3.38 – 7.42
decorative pattern finish, stamped	7.61 – 15.00
surface formed	6.17 – 11.40
thin-set synthetic overlay	9.33 – 20.80
color or grits	0.93 – 2.03
epoxy with stone or shell	6.68 – 9.48
salt finish (cool deck)	0.58 – 1.01
deck channel drain and grate, per lin. ft.	20.80 – 81.00
catch basins, small, up to 24", each	376.00 – 750.00
4" sand base	1.44 – 2.03
4" gravel base	1.60 – 2.22
add or deduct per inch of variation	0.31 – 0.39
add for 1" stone dust base	0.32 – 0.53
Open grid blocks for grass on sand base	9.33 – 12.75
Asphalt block pavers on concrete base*	12.30 – 20.25
Brick on concrete base, grouted, flat*	16.20 – 26.25
on edge	22.90 – 39.00
Concrete pavers on concrete base*	13.90 – 22.90
Flagstone on concrete base, grouted*	18.15 – 32.75
Tile, quarry on concrete base*	16.20 – 23.50
*For sand bed in place of concrete, deduct	4.05 – 7.42
Snow melting, including controls, electric	17.70 – 21.35
hydronic, large areas (excluding heat source)	9.33 – 25.00
Wood, on grade (posts, beams and joists not included)	8.55 – 13.90
2" x 4" flat	13.00 – 20.80
2" x 4" on edge	13.00 – 20.80
Steps on ground, per lin. ft. of tread, brick on concrete	64.50 – 132.00
concrete	49.25 – 82.50
Approach apron, concrete	7.42 – 12.30
Concrete curb, 4" x 6", per lin. foot	17.05 – 26.50
Concrete sidewalk	6.84 – 10.35
Handicap ramps, sidewalks (retrofit, add 400%)	9.96 – 15.60
buildings, concrete (remodel, add 200%)	29.25 – 59.50
add for railing, per lin. ft.	55.50 – 78.00
wood	38.25 – 55.50
add for railing, per lin. ft.	21.95 – 46.75
for portable ramps, see Section 58.	
For synthetic surfaces, pathways, see Section 67. Special stone paving, see Section 56.	

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12/2023

SECTION 66 PAGE 4  
December 2023

## YARD IMPROVEMENTS

## QUANTITY DEDUCTIONS

For large installations greater than 400 linear feet of fencing or walls, such as industrial or subdivision uses, farms and highways, deduct the following:

600 linear feet	5%	4,500 linear feet	15%
2,000 linear feet	10%	6,000 linear feet	20%

## CHAIN LINK FENCES

Average cost per linear foot of galvanized steel fence, including complete installation on 2" round or "H" posts set in concrete, 10' on centers. Rails, barbed wire and gates are given as additives to the base costs. Gates are priced on a per-gate basis.

TYPE OF MATERIAL	4'	6'	8'	10'	12'
2" mesh, #7 wire	19.05	27.75	36.25	44.50	52.50
#9 wire	16.35	23.75	31.25	38.75	45.50
#11 wire	14.05	20.25	26.50	33.00	39.00
Add for rails	3.12	3.12	3.38	3.38	3.38
Add for 3-strand barbed wire	4.05	4.05	4.55	4.55	4.55
Add for barbed coils	15.60	15.60	16.65	16.65	16.65
Add for privacy slats	9.48	14.45	19.45	24.85	29.75
Add 14% for aluminum or add 20% for vinyl-covered wire.					
For fabric wind screen, add 0.77 – 1.52 per square foot.					
For security micro-mesh, add 1.09 – 2.11 per square foot.					
Gates, 3' wide	369.00	473.00	555.00	—	—
5' wide	480.00	660.00	810.00	990.00	—
10' wide	795.00	990.00	1140.00	1290.00	1450.00
15' wide	1080.00	1280.00	1500.00	1690.00	1880.00
20' wide	1230.00	1560.00	1810.00	2070.00	2290.00
25' wide	—	—	1940.00	2250.00	2450.00

Add 25% for sliding gates.

## SECURITY GATE TURNSTILES

(Cost each, including installation.)

	COST RANGE
One-way, manual operation, galvanized	8600.00 – 10000.00
aluminum	11400.00 – 15300.00
stainless steel	14900.00 – 17800.00
pedestal-type arm turnstile	2220.00 – 6400.00
Handicap gate	5400.00 – 8600.00
Add 100% for tandem gates, 25% for polycoated gates, 30% for electrically operated gates.	

## METAL FENCES, RAILING AND GRILLS

(Cost ranges per square foot.)

Hand forged wrought iron or modular, steel or aluminum	10.15 – 30.75
Gates	15.25 – 37.50
Add for bronze anodized or powder coated	7.61 – 14.90
For window grills and ornamental driveway gates, see Section 55.	
Custom ornamental work can run two to three times the listed costs.	

## KENNEL RUNS

(Cost ranges per square foot of fencing.)

Wire mesh on steel posts (wall area)	4.74 – 8.85
Mesh cover (roof area)	5.91 – 10.85
Add for gates, each	248.00 – 473.00
For panelized self-supporting partitions, deduct 20%.	

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12/2023

## RAISED PATIO DECKS

Typical cost ranges per square foot of deck area, including supports. For custom installations with complex shapes, built-in planters and seats can run 50% to 100% more.

TYPE	≤ 25 Sq. Ft.	50 Sq. Ft.	100 Sq. Ft.	≥ 300 Sq. Ft.
Decks:				
softwood, fir, pine, etc.	39.50 – 47.50	28.75 – 34.75	21.05 – 26.00	12.80 – 16.40
cedar, redwood or metal	53.00 – 63.50	40.50 – 49.50	30.75 – 38.25	20.25 – 25.25
Railings:				
softwood, fir, pine, etc.	12.45 – 15.60	8.42 – 10.55	5.79 – 6.73	2.96 – 3.82
cedar, redwood or metal	17.50 – 21.70	12.45 – 14.95	8.42 – 10.35	4.85 – 5.79
Steps:				
softwood, fir, pine, etc.	11.65 – 14.25	5.85 – 7.35	3.15 – 3.69	0.96 – 1.31
cedar, redwood or metal	17.15 – 21.30	8.63 – 10.65	4.35 – 5.32	1.50 – 1.81

For each foot of height above 3 feet, increase costs by 5%.

For treated softwoods increase cost by 25%.

For wood polymer composite, add 30% to softwood costs.

For vinyl and tropical hardwoods, add 15% to cedar/redwood costs.

## PATIO ROOF

(Typical costs per square foot of covered area, including supports)

TYPE	COST RANGE
Awning, fabric	16.65 – 37.50
Aluminum or steel, baked enamel	11.25 – 20.80
Fiberglass or screen only	8.06 – 15.00
Wood, including built-up, composition	13.30 – 32.00
Open lattice, metal, vinyl or wood	9.10 – 27.75
Architectural columns, open lattice or trellis	37.50 – 128.00
Picnic shelters	24.85 – 63.00
Add for insulated metal panels	5.40 – 7.42
Add for lighting fixtures, each	123.00 – 338.00
For Carports, see Section 63 or Section 12.	
For small Prefabricated Storage Structures, see Section 63 or Section 17.	

## PATIO ENCLOSURES

Typical cost ranges per linear foot of wall, 84" high, including one exterior door. Use high end of range for insulated panels or knee walls. Add for roof above.

Glassine windows or decorative wood with screen	116.00 – 203.00
Acrylic windows	195.00 – 241.00
Screened only, fiberglass	39.00 – 64.00
steel or aluminum	63.00 – 82.50
bronze	81.00 – 122.00
Add for extra door, each	150.00 – 300.00

GAZEBOS: Typical cost each for 8' to 20' wood units including minimal foundation but excluding floors.

Standard	4950.00 – 26100.00
Deluxe	23200.00 – 62750.00

For Solar rooms and greenhouses, see Section 64. Pool enclosures, see Section 67.

TEMPLES: Typical cost each, 8' to 12' high (to bottom of dome) cast stone units with top ring up to 12" in diameter.

Cost does not include floors or other ornamentation	25700.00 – 69250.00
Add for fiberglass dome	7500.00 – 13300.00
Add for masonry paver floor with no steps	5200.00 – 10400.00
Add for floor with steps	5850.00 – 13300.00

PAVILIONS: Typical cost each for cast stone units

For individual stone columns, see Section 56. For finials, urns, statues, see Page 7.

## MASONRY WALLS

(Cost ranges per square foot, including normal foundations.)

	COST RANGE
4" concrete block with pilasters, reinforced	12.60 – 15.70
6" concrete block, reinforced	14.50 – 17.85
8" concrete block, reinforced	15.45 – 20.80
6" block piers or pilasters, each	195.00 – 500.00
Ornamental screen block	12.85 – 20.80
Add for each wythe of face block	1.52 – 4.30
Add for stucco finish, each side	3.63 – 5.91
Common brick, 8" thick	27.75 – 36.00
8" block back-up	23.75 – 31.75
add for each additional 4" thickness of common brick	7.35 – 10.85
6" brick piers or pilasters, each	369.00 – 1500.00
Add for each wythe of face brick	3.47 – 5.40
Concrete, precast, posts and solid panels	11.40 – 20.80
Add for wood grain or split face	3.38 – 8.06

NOTE: For light residential subdivision installations using unskilled laborers, costs may be 25% lower.

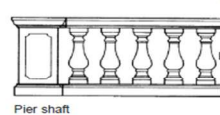
For retaining walls, gabions, see Section 51. For stone walls, see Section 56.

## CONCRETE RAIL FENCES

(Cost ranges per linear foot of post and split rail prefabricated concrete fences, installed.)

4' high, one rail	11.35 – 16.75
5' high, two rails	16.35 – 25.00
6' high, three rails	22.60 – 34.00
6' high, four rails	27.75 – 42.25

## BALUSTRADING



Precast stone balustrading found in ornamental railings around pools, patios, garden paths, stairs, etc., will cost 271.00 to 895.00 per linear foot installed, excluding urns, statuary, etc. Because of the various styles and lengths of balustrades, costs should be built up individually.

## UNIT COSTS

Pier shaft, pedestal, pilaster, etc. (including cap and base), each	263.00 – 2825.00
Gate, fence piers, 8' each	3275.00 – 20000.00
Pier or bottom rail, per lin. ft.	47.50 – 95.00
Baluster, each	158.00 – 525.00
Ornamental block parapet screening, per lin. ft.	128.00 – 203.00
Top rail, per lin. ft.	92.00 – 131.00
add for lighting under rail, per lin. ft.	90.50 – 129.00
For curved or stepped balustrading, add 135% to the cost.	
For finials, urns, vases, statuary, etc., see Page 8. For lanterns, see Page 5.	
For high-density foam polymer plastic, deduct 50%.	

## TRASH ENCLOSURES

Masonry-walled dumpster enclosures, each	3200.00 – 6300.00
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## CONCRETE EQUIPMENT PADS

Package air conditioning compressor pads, each	263.00 – 745.00
Transformer pads, reinforced, each	1010.00 – 3000.00



## YARD IMPROVEMENTS

SECTION 66 PAGE 5  
December 2023

WOOD FENCES

(Cost ranges per linear foot including complete installation.)

TYPE	COST RANGE	
4' solid prefabricated panels, lattice top.....	22.60 -	31.75
6' solid prefabricated panels, lattice top.....	27.50 -	38.25
6' solid board, horizontal or vertical.....	29.25 -	44.50
5' solid board.....	26.50 -	39.50
Add for batts.....	2.61 -	9.41
6' split redwood, solid palings, (grape stake).....	28.75 -	45.50
5' split redwood.....	27.00 -	40.50
6' stockade, half pole.....	21.95 -	29.00
whole.....	31.00 -	37.25
6' basketweave.....	34.25 -	49.50
5' basketweave.....	33.25 -	46.75
12" - 24" wood picket.....	15.70 -	25.75
30" - 40" wood picket.....	20.80 -	30.75
50" - 60" wood picket.....	28.75 -	40.50
24" - 50" lattice, framed.....	11.00 -	20.80
Two rails, split, 24" - 36" high.....	14.45 -	20.80
Three rails, split, 36" - 48" high.....	15.95 -	23.25
Four rails, split, 42" - 54" high.....	19.45 -	29.00
Lattice, arbor, per square foot.....	6.26 -	11.90
trellis (no frame).....	0.93 -	1.95
Wooden gates, per square foot.....	15.60 -	23.75
Paint, per square foot, each coat.....	0.58 -	0.85
For treated wood, add 10% to the cost range.		

FARM AND RANCH FENCING

(Cost ranges per linear foot, maximum height 5', subject to quantity deductions.)

Barbed wire on steel posts, three strands.....	4.48 -	6.34
four strands.....	4.81 -	7.19
five strands.....	5.66 -	7.42
Wire mesh on steel posts.....	6.14 -	8.14
snow fence.....	6.17 -	10.60
Add for wooden posts.....	0.67 -	0.85
For stock corrals and fencing, see Section 17.		

VINYL FENCES

(Cost ranges per linear foot including installation.)

6' spaced slat panels.....	33.25 -	64.00
4' - 5' spaced slat panels.....	31.75 -	57.50
5' basketweave.....	46.25 -	75.00
6' solid board panels.....	36.00 -	66.00
4' - 5' solid board panels.....	33.00 -	60.50
For lattice top, add.....	7.01 -	10.80
36" - 48" picket.....	22.30 -	39.75
24" - 50" lattice, framed.....	12.30 -	24.05
Two rails, 36" - 48" high.....	15.55 -	22.90
Three rails, 60" high.....	19.85 -	26.50
Four rails, 60" high.....	20.80 -	30.00
Lattice, arbor, per square foot.....	6.68 -	14.05
trellis (no frame).....	1.60 -	2.80

Gates, each	3'	4'	5'	6'
3' wide.....	421.00	440.00	473.00	540.00
4' wide.....	435.00	456.00	500.00	590.00
5' wide.....	473.00	480.00	650.00	685.00

OUTDOOR LIGHTING

	COST RANGE	
Floodlights, per fixture, high-pressure sodium.....	1500.00 -	3075.00
mercury vapor.....	1280.00 -	2490.00
metal halide.....	1440.00 -	2875.00
fluorescent or quartz-iodine.....	1230.00 -	1720.00
incandescent.....	580.00 -	1040.00
Spotlights or luminaires, decorative, each.....	241.00 -	705.00
underwater lighting.....	840.00 -	2010.00
low voltage, residential.....	68.00 -	195.00
Poles, steel, per lin. ft. (ornamental, add 100%).....	84.00 -	181.00
concrete.....	51.00 -	203.00
fiberglass.....	110.00 -	241.00
add per arm bracket (aluminum, add 85%).....	119.00 -	263.00
Post lantern, residential.....	279.00 -	800.00
decorative pier lanterns.....	119.00 -	1170.00
Athletic fields (total floodlight system costs).....		
football fields, high school or park, minimum.....	19700.00 -	312000.00
good lighting.....	312000.00 -	484000.00
softball diamonds, minimum lighting.....	70250.00 -	119000.00
good lighting.....	141000.00 -	222000.00

SCOREBOARDS

The costs per square foot of face are for electronic scoreboards hung or mounted flush on gymnasiums walls without extra structure or foundation. See Section 64 for pole costs and Section 56 for extra signage.

	AREA IN SQUARE FEET			
TYPE	Under 35	35 to 75	Over 75	
Outdoor.....	181.00 -	203.00	93.50 -	84.00 - 93.50
Indoor.....	203.00 -	279.00	144.00 -	203.00 110.00 - 158.00

ITEM

	COST RANGE
Add for each controller.....	500.00 -1260.00
horn.....	800.00 -1130.00
shot clock, penalty timer.....	1880.00 -3225.00
separate game timer, shots on goal.....	3275.00 -3750.00
separate goal lights.....	500.00 -1000.00

For four-faced scoreboards, add 27% to the single-face costs and apply to the area of all sides.

SOFT MODULAR PLAY SYSTEMS

Modular play systems are found in fast food chains, retail stores and pay-per-play amusement centers. Generally they consist of a padded tube frame, net walls, padded floors and a variety of playing components. The following costs are typical cost ranges for most common systems and include assembly. Ball baskets, including frame, shoe cubby, entry/exit tubes and pads.

6- to 10-user capacity.....	9100.00 -	17200.00
15- to 25-user capacity.....	20300.00 -	38500.00
30- to 50-user capacity.....	32700.00 -	86750.00
Add for super slide, per unit.....	7150.00 -	11100.00
ball hoop, per unit.....	1400.00 -	2975.00
bumper bridge, per unit.....	9700.00 -	17800.00
Air bounce, 10- to 20-user capacity.....	38200.00 -	61250.00

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12/2023

SECTION 66 PAGE 8  
December 2023

## YARD IMPROVEMENTS

LANDSCAPING

The square foot costs below are to be applied to the entire landscaped area and are used when actual unit pricing is not feasible. Costs for new landscaping will vary greatly due to the number of variables involved. The cost ranges include soil preparation and some post-installation maintenance commensurate with the quality, excluding extremes.

LOW-COST areas have a minimum number of 1- to 5-gallon shrubs, small trees and ground-cover plants proportioned for a light visual effect, manual irrigation and seeded lawn.

AVERAGE-COST areas include an average number of 3- to 5-gallon shrubs, small to large trees, closer spacing of small ground-cover plants, automatic irrigation and seeded lawn.

HIGH-COST areas will have a high visual content of 5- to 15-gallon shrubs, a greater proportion of large trees, closely spaced ground-cover with top dressing, automatic irrigation, seeded lawn and sodded turf areas.

For pathway costs, see golf course unit costs in Section 67.

AREAS	OCCUPANCIES	LOW	AVERAGE	HIGH
Small areas: single-family dwellings including multiple/residential developments.....	6.84	9.10	12.05	
Medium areas: office complexes, shopping centers, etc.....	5.91	7.93	10.60	
Large areas: industrial parks and educational/institutional facilities.....	3.12	4.30	5.57	
UNIT COSTS				
Soil preparation, per sq. ft., fine grading.....	0.23	0.39	0.54	
mulching.....	0.36	0.60	1.11	
top dressing or bedding.....	3.57	4.26	5.13	
Lawns, per sq. ft., seeding, with dressing.....	0.44	0.58	0.88	
hydroseeding only.....	0.15	0.23	0.50	
sodded.....	0.82	1.37	2.30	
Ground cover, per sq. ft., gravel or wood chips.....	2.61	3.38	4.30	
spreading plants.....	0.85	1.52	2.73	
Edging, per lin. ft., masonry.....	20.55	27.00	34.50	
cast stone.....	30.00	33.50	37.50	
metal.....	4.55	7.19	11.00	
redwood.....	3.56	4.81	6.68	
timber or ties.....	8.06	12.05	17.70	
Shrubs and hedges, each, small.....	21.20	28.25	39.00	
medium.....	50.50	72.50	104.00	
large.....	158.00	226.00	300.00	
Trees, each, small 15 gal. - 20" box.....	144.00	271.00	525.00	
medium, 24" - 36" box.....	615.00	1000.00	1620.00	
large, 42" box and larger.....	1560.00	2725.00	4450.00	
Tree grates, including frame, per sq. ft.....	35.00	46.25	61.50	
Planter boxes, per sq. ft., concrete, precast.....	32.50	64.50	128.00	
cast stone, ornate troughs.....	405.00	580.00	745.00	
fiberglass.....	56.50	110.00	217.00	
wood.....	119.00	217.00	346.00	
Planters, each, round, concrete, 24" diameter.....	286.00	480.00	800.00	
48" diameter.....	421.00	705.00	1100.00	
tree size, 3" - 10" diameter.....	1690.00	2725.00	4050.00	
Bollards, each, wood.....	76.50	158.00	226.00	
concrete.....	421.00	800.00	1230.00	
add for lighting.....	286.00	398.00	525.00	

WATERSCAPING

The square foot costs apply to the entire waterscaped area and include excavation, rockscapes and all recirculation equipment. Add appropriate liner costs for lakes and streams.

	LOW	COST RANGE AVERAGE	HIGH
Lakes.....	1.60	3.47	7.42
Collection ponds.....	3.50	79.50	102.00
Streams.....	10.80	15.00	21.35
Add for liner, asphalt.....	2.87	4.30	6.42
clay.....	0.93	1.60	2.61
concrete.....	6.17	9.10	13.25
plastic and sand.....	1.87	3.38	6.68
Waterfalls, complete, per sq. ft. of face.....	64.00	92.00	129.00
small, under 50 sq. ft.....	165.00	248.00	360.00

LAWN SPRINKLERS

Costs per square foot, completely installed, including trenching and backfill. Intricate shrub-type strip areas may be twice as high as conventional systems. For automatic controllers add 226.00 to 293.00 per station.

Conventional, residential and small commercial..... 0.92 1.28 1.69

commercial, medium areas..... 0.86 1.12 1.47

Rain Bird or Rain Jet systems, large areas..... 0.60 0.71 0.85

UNIT COSTS

Sprinkler heads, impact or rotary.....	54.00	139.00	286.00
pop-up or shrub.....	10.60	27.75	69.00
Control valve, manual, 1/2" - 1".....	64.00	86.00	106.00
1 1/2" - 2".....	150.00	195.00	241.00
for remote control, add.....	43.00	64.00	86.00
Gate valve, 1/2" - 1".....	75.00	96.50	139.00
1 1/2" - 2".....	203.00	279.00	398.00
Valve boxes.....	64.00	106.00	195.00
Atmospheric vacuum breaker, 1/2" - 1".....	86.00	106.00	158.00
1 1/2" - 2".....	181.00	248.00	346.00
Pressure backflow preventer, 1/2" - 1".....	745.00	800.00	875.00
1 1/2" - 2".....	935.00	1100.00	1280.00
PVC pipe, Schedule 40, 1/2" - 3/4", per linear foot.....	2.36	2.61	2.80
1" - 1 1/2".....	3.05	3.98	4.74
2".....	5.57	6.17	6.68

BENCH AND PICNIC UNITS

	COST RANGE
Park bench, 6'.....	525.00 - 2360.00
deluxe.....	2070.00 - 4925.00
precast stone.....	1230.00 - 2420.00
ornate.....	7250.00 - 17200.00
Picnic table, 6' portable.....	413.00 - 965.00
stationary.....	935.00 - 2575.00
wheelchair accessible.....	1390.00 - 3075.00
precast stone.....	2420.00 - 6150.00
For 8' units, add.....	119.00 - 293.00
Metal cooking grills.....	279.00 - 935.00
Campfire rings.....	72.00 - 369.00
Trash receptacle with cover.....	360.00 - 1280.00
Drinking fountains, outdoor, steel.....	2800.00 - 8600.00
precast concrete.....	1280.00 - 2490.00
add for freezeproof valve.....	99.00 - 1620.00
Foot and body shower tower.....	1560.00 - 7500.00
Pet fountain.....	1450.00 - 5400.00

For outdoor furniture, see Section 65, Page 4.

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12/2023



SECTION 97 PAGE 8  
 December 2022

## DEPRECIATION

### Life-Cycle Depreciation Table I (Low finish Type Buildings)

The Life-Cycle depreciation tables are based on framing type and building or occupancy attended usage.  
 Low finish type buildings would consist of those occupancies with very few interior finishes such as a parking ramps, light and heavy commercial / industrial buildings, airplane hangers, and warehousing.

Framing Type D					
Age	Excel	Good	Avg	Poor	V-Poor
1	1	4	4	5	
2	5	5	9	8	10
3	7	8	12	13	15
4	9	10	14	16	18
5	11	12	15	18	21
6	12	13	17	20	24
7	13	14	18	22	26
8	14	15	19	24	28
9	15	16	20	25	30
10	15	17	20	26	32
11	16	17	21	27	34
12	16	18	22	28	35
13	17	18	22	29	36
14	17	19	23	30	37
15	18	19	23	31	38
16	18	20	24	31	38
17	19	20	24	32	39
18	19	21	24	33	39
19	19	21	25	33	40
20	20	21	25	34	40
21	20	22	26	35	41
22	20	22	26	35	41
23	21	22	26	36	42
24	21	23	27	36	42
25	21	23	27	36	43
26	21	23	27	37	43
27	22	23	27	37	44
28	22	24	28	38	44
29	22	24	28	38	45
30	22	24	28	39	45
31	23	24	28	39	45
32	23	25	29	39	46
33	23	25	29	40	46
34	23	25	29	40	46
35	23	25	29	40	46
36	24	25	29	41	47
37	24	26	30	41	47
38	24	26	30	41	47
39	24	26	30	41	47
40	24	26	30	42	48
41	24	26	30	42	48
42	25	26	30	42	48
43	25	27	31	43	48
44	25	27	31	43	49
45	25	27	31	43	49
46	25	27	31	43	49
47	25	27	31	44	49
48	25	27	31	44	50
49	26	27	32	44	50
50	26	28	32	44	50

Framing Type C & S					
Age	Excel	Good	Avg	Poor	V-Poor
1	0	1	3	4	5
2	5	5	8	6	9
3	7	8	10	10	14
4	9	10	12	13	16
5	11	12	13	16	22
6	12	13	15	17	24
7	13	14	16	19	25
8	14	15	17	20	26
9	14	15	17	21	27
10	15	16	18	22	28
11	16	17	19	23	29
12	16	17	19	24	30
13	17	18	20	25	30
14	17	18	20	26	31
15	18	19	21	26	32
16	18	19	21	27	32
17	19	20	21	28	33
18	19	20	22	28	33
19	19	20	22	29	34
20	20	21	22	29	34
21	20	21	23	30	35
22	20	21	23	30	35
23	21	22	23	31	35
24	21	22	24	31	36
25	21	22	24	32	36
26	21	23	24	32	36
27	22	23	24	32	37
28	22	23	25	33	37
29	22	23	25	33	37
30	22	24	25	33	38
31	22	24	25	34	38
32	23	24	26	34	38
33	23	24	26	34	38
34	23	24	26	35	39
35	23	25	26	35	39
36	23	25	26	35	39
37	24	25	26	35	39
38	24	25	27	36	40
39	24	25	27	36	40
40	24	25	27	36	40
41	24	26	27	36	40
42	24	26	27	37	41
43	25	26	28	37	41
44	25	26	28	37	41
45	25	26	28	37	41
46	25	26	28	38	41
47	25	27	28	38	42
48	25	27	28	38	42
49	25	27	28	38	42
50	26	27	28	38	42

Framing Type A & B					
Age	Excel	Good	Avg	Poor	V-Poor
1	0	0	1	2	4
2	4	4	6	7	9
3	7	7	9	11	13
4	8	9	11	13	16
5	10	11	12	14	18
6	11	12	13	16	20
7	12	13	14	17	21
8	13	14	15	18	22
9	13	15	16	19	24
10	14	15	17	20	25
11	14	16	17	20	25
12	15	17	18	21	26
13	15	17	18	22	27
14	16	18	19	22	28
15	16	18	19	23	28
16	17	19	20	23	29
17	17	19	20	24	30
18	17	19	20	24	30
19	18	20	21	25	31
20	18	20	21	25	31
21	18	21	22	25	32
22	18	21	22	26	32
23	19	21	22	26	32
24	19	21	22	26	33
25	19	22	23	27	33
26	19	22	23	27	34
27	20	22	23	27	34
28	20	22	23	27	34
29	20	23	24	28	35
30	20	23	24	28	35
31	21	23	24	28	35
32	21	23	24	28	36
33	21	24	25	29	36
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37	22	24	25	30	37
38	22	24	25	30	37
39	22	25	26	30	37
40	22	25	26	30	38
41	22	25	26	30	38
42	22	25	26	30	38
43	22	25	26	31	38
44	23	26	26	31	39
45	23	26	27	31	39
46	23	26	27	31	39
47	23	26	27	31	39
48	23	26	27	32	39
49	23	26	27	32	40
50	23	26	27	32	40

MARSHALL VALUATION SERVICE  
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12/2022

## DEPRECIATION

SECTION 97 PAGE 9  
 December 2022

### Life-Cycle Depreciation Table II (High finish Type Buildings)

The Life-Cycle depreciation tables are based on framing type and building or occupancy attended usage.  
 High finish type buildings would consist of those occupancies with lots of interior finishes such as floor, wall and ceiling finishes.  
 Other high impact areas would consist of high partition density do to many rooms. High plumbing density do to full kitchens or bathrooms, and requirements. Typical building occupancies that would be found in the Table II category would be: apartments, offices, hotels, restaurants and medical occupancies.

Framing Type D					
Age	Excel	Good	Avg	Poor	V-Poor
1	1	2	3	4	5
2	4	4	5	6	8
3	5	6	7	9	12
4	7	8	10	12	16
5	9	10	12	15	19
6	10	12	14	18	22
7	12	14	17	21	26
8	14	16	19	24	28
9	17	18	22	27	32
10	18	20	23	28	35
11	19	21	24	30	37
12	20	21	25	31	38
13	21	22	26	32	39
14	21	23	27	33	40
15	22	23	27	33	41
16	23	24	28	34	41
17	23	24	29	35	42
18	24	25	29	36	43
19	24	25	30	36	43
20	25	26	30	37	44
21	25	26	31	37	44
22	26	27	31	38	45
23	26	27	32	38	46
24	26	27	32	39	46
25	27	28	33	39	47
26	27	28	33	40	47
27	27	28	33	40	47
28	28	29	34	41	48
29	28	29	34	41	48
30	28	29	34	42	49
31	29	29	35	42	49
32	29	30	35	42	49
33	29	30	35	43	50
34	30	30	36	43	50
35	30	31	36	43	50
36	30	31	36	44	51
37	30	31	37	44	51
38	31	31	37	44	51
39	31	31	37	45	52
40	31	32	37	45	52
41	31	32	38	45	52
42	31	32	38	46	53
43	32	32	38	46	53
44	32	33	39	46	53
45	32	33	39	46	53
46	32	33	39	47	54
47	32	33	39	47	54
48	33	33	39	47	54
49	33	33	39	47	54
50	33	34	40	48	55

Framing Type C & S					
Age	Excel	Good	Avg	Poor	V-Poor
1	0	0	1	3	4
2	3	4	5	6	7
3	7	9	10	12	13
4	11	13	15	16	18
5	11	13	15	17	18
6	13	14	16	19	20
7	14	16	18	21	22
8	15	17	19	22	24
9	16	17	20	24	26
10	17	18	21	25	27
11	17	19	21	26	29
12	18	20	22	27	30
13	19	20	23	28	31
14	19	21	24	28	32
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16	20	22	25	30	34
17	21	22	25	31	35
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25	24	25	28	35	41
26	24	26	29	35	41
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29	25	27	30	36	43
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36	27	28	32	39	46
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42	28	29	33	40	48
43	28	30	33	41	49
44	28	30	33	41	49
45	29	30	34	41	49
46	29	30	34	41	50
47	29	30	34	41	50
48	29	30	34	42	50
49	29	31	34	42	51
50	29	31	34	42	51

**Relevant Alaska Statutes:**

**Sec. 29.45.110(a) - Full and true value.** The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS 29.45.060, and 29.45.230. The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

**Sec. 29.45.130(b) - Independent investigation.** For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.

**Sec. 29.45.210(a)&(b) - Hearing.** (a) If an appellant fails to appear, the board of equalization may proceed with the hearing in the absence of the appellant. (b) The appellant bears the burden of proof. The only grounds for adjustment of assessment are proof of unequal, excessive, improper, or under valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing. The board of equalization may not raise the assessment in the current year unless requested to do so by the appellant.

**AS 29.45.190(b) – Appeal.** The appellant shall, within 30 days after the date of mailing of notice of assessment, submit to the assessor a written appeal specifying grounds in the form that the board of equalization may require. Otherwise, the right of appeal ceases unless the board of equalization finds that the taxpayer was unable to comply.

## ***2025 Board of Equalization Formal Appeal***

Appeal #	011
Account Number	53763000T00G
Owner	KALENKA BIRGITTA
Map Number	BL3
Appraiser	Charley Spannagel



FEB 21 2025

For Office Use Only : Rcv' d By AMC JCS



**11. Check the appropriate blank:**

- ☐ a. I am the owner of record for the account number appealed.
- ☐ b. I am the attorney for the owner of record for the account number appealed.
- ☐ c. The owner of record for this account is a business, trust or other entity for which I am an owner or officer, trustee, or otherwise authorized to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*
- ☐ d. The owner of record is deceased and I am the personal representative of the estate. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*
- ☐ e. I am not the owner of record for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*

**12. Signed Statement of Appeal to the MSB Board of Equalization (BOE):**

I hereby appeal the determination of assessed value of the aforementioned property to the Matanuska-Susitna Borough Board of Equalization. My appeal is based on the grounds identified in Item #7 of this appeal form. I have discussed opinions of value with an appraiser representing the Assessment Division. Appraiser's name: \_\_\_\_\_

I understand that I bear the burden of proof for this appeal and that I must provide evidence to support my appeal. I also understand that all documentation that will be used to support my appeal should be submitted within 15 days of the close of the appeal period or as provided in (MSB 3.15.225(E)(5)). I further warrant that all statements contained in this appeal form and its attachments are true to the best of my knowledge.

Signature

Printed Name

Mailing address

City

State

Zip

Phone Number(s) -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

E-mail address -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

**MUST BE FILED BY FEBRUARY 28, 2025 OR WITHIN 30 DAYS OF ADJUSTED ASSESSMENT NOTICE.**

**BEFORE YOU FILE:**

Did you remember to include your attachments? Attachments may include such items as an appraisal of your property, valuation information regarding similar properties in your area, Attachment A (for commercial properties), or other additional information to support your appeal.

Did you provide the required documentation to prove your right of appeal for this property? (See Item #11 above.)



**SALES CONTRACT**

This agreement is made December 19, 2019 by and between Uwe Kalenka of Anchorage as Seller and Israel Aaron Haase of Wasilla as buyer of remote parcel ASLS 87-056 Tract F for the sum of \$ 4000.00.

Seller acknowledges receipt of fourthousand dollars. There are no further claims.

  
\_\_\_\_\_  
Uwe Kalenka

  
\_\_\_\_\_  
Israel Aaron Haase



## MATANUSKA-SUSITNA BOROUGH

### Department of Finance

### Division of Assessment

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-8642 • Fax (907) 861-8693

[www.matsugov.us](http://www.matsugov.us)

**To:** 2025 Board of Equalization

**Thru:** Art Godin, Acting Assessor

**From:** Charlyn Spannagel, Appraiser

**Re:** Appeal #011

**Property Owner:** Birgitta Kalenka

**Account/Legal:** 53763000T00G

**Map No.:** BL 03

**Date of Appraisal:** 1/1/2025

**Hearing Date:** 4/29/2025

**2025 Assessed Value:** Improvements: \$0

Land: \$19,500

Total: \$19,500

### Purpose of Report:

- Validation of the 2025 assessed value of the subject property generated by the mass appraisal process and confirmed using ratio studies.

## **Introduction:**

- The subject property is an unimproved 38.93 acre remote parcel located 11.65 northeast of Skwentna.
- The subject parcel is approximately .75 miles west of the Kahiltna River.
- Per Imagery review, the subject property is heavily treed with very little swamp or lowland.
- The subject parcel is adjacent to a seismic line easement and public access easement on the east boundary per Alaska State Land Survey No. 87-56, recorded at plat 90-74, 12/17/1990, Talkeetna recording district.

## **Basis of the Appeal:**

☒ Excessive    ☐ Unequal    ☐ Improper    ☐ Undervalued

## **Concerns brought forth by the appellant:**

- The appellant checked the box that the property value is excessive.
- The appellant disclosed that this parcel was staked in 1990 with a purchase price of zero dollars.
- The appellant has indicated that his estimate of the land value is \$5,000.
- The appellant attached a copy of a sales contract for Tract F of ASLS 87-056 for a sum of \$4,000 dated December 19, 2019 between two different people, Uwe Kalenka and Israel Aaron Haase.
- During a phone conversation the appellant expressed that he had spoken with a realtor regarding properties in this area and was told that properties were not selling, therefore the appellant believes the assessed value is excessive.

## **Discussion:**

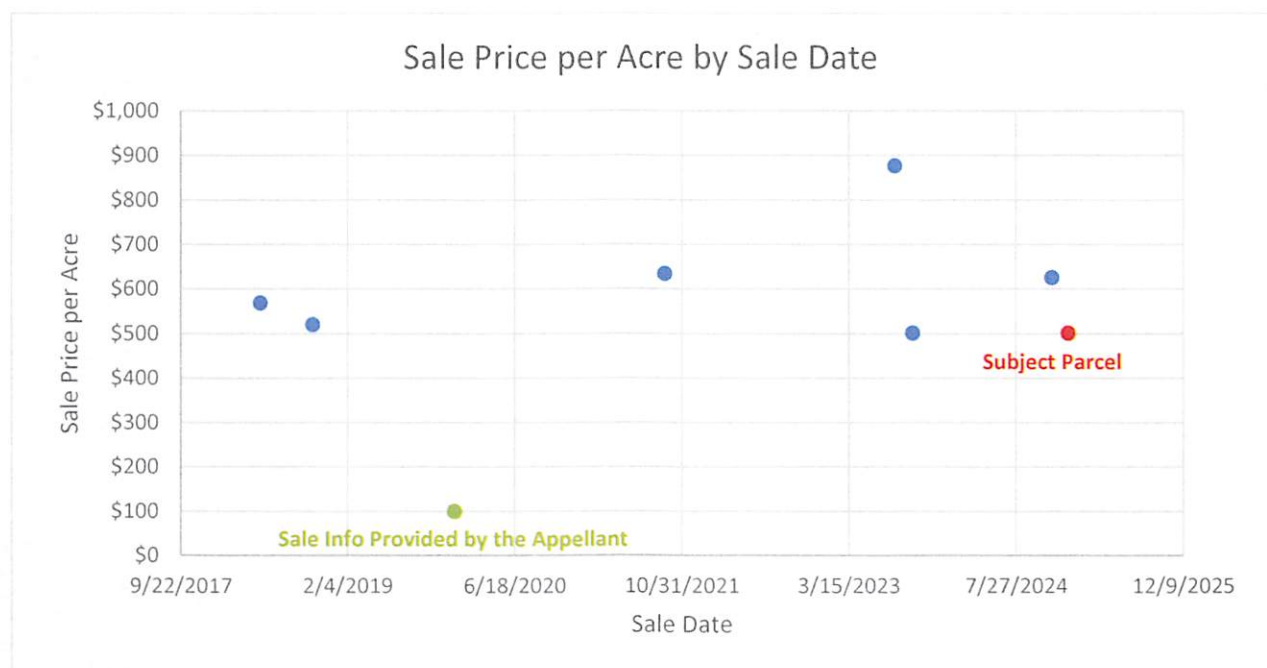
- A comparable search of similar remote properties was conducted in the general area of the subject property.
- Properties with similar attributes as the subject property included remote, heavily treed lots, little to no swamp land, relatively same size, near a creek, stream, seismic line, or trail easement.
- In reviewing the creation and history of this parcel I have verified that this parcel was conveyed by the State of Alaska, to the current owner Birgitta Kalenka, October 6<sup>th</sup> 1993, for a consideration of \$2,700, with restrictions, that have since expired. The patent was recorded at Book 145, Page 365, October 25, 1993 in the Talkeetna Recording District.

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## Comparable Sales:

The comparable sales below are listed by sale date (oldest to newest). The sale prices are not adjusted for time, however the data indicates that sale prices are increasing with time.

	PARCEL NUMBER	ACRES	SALE DATE	SALE PRICE	SALE PRICE PER ACRE	NOTES
1	53482000T00C	33.46	5/18/2018	\$19,000	\$568	
2	53482000T00D	40	10/22/2018	\$20,801	\$520	
3	53481000T00B	39.45	9/10/2021	\$25,000	\$634	
4	53317000T00E	39.94	7/31/2023	\$35,000	\$876	
5	53317000T00C	39.89	9/22/2023	\$20,000	\$501	Personal Rep Deed *
6	53556000T00C	40	11/12/2024	\$25,000	\$625	
	SUBJECT PARCEL			ASSESSED VALUE	ASSESSED VALUE PER ACRE	
	53763000T00G	38.93	1/1/2025	\$19,500	\$501	
	SALE INFO PROVIDED BY APPELLANT			SALE PRICE	SALE PRICE PER ACRE	
	53763000T00F	39.99	12/19/2019	\$4,000	\$100	Non-typical sale



## **Comparable Sales Summary:**

- Sale #1 and #2 are heavily treed parcels, little to no swamp or lowland, and adjacent to a creek and drainage area.
- Sale #3 is heavily treed with approximately 5% swamp or lowland area. This parcel has an unnamed stream with a 50' public access easement running through the northern portion.
- Sale #4 is heavily treed, adjacent to a creek and drainage area. This parcel also has a seismic line/60' trail easement located on its north boundary.
- Sale #5 is heavily treed and adjacent to a small creek and drainage area. This parcel also has a 60' seismic line/trail easement running through the center from the northeast corner to the southwest corner. \*The sale of this parcel was through a Personal Representative deed. The property owner had passed and through the estate the personal representative, who lives out of state, sold the property. This sale may not represent a typical sale. This transaction may not be a full arms-length transaction, thus its low value indication.
- Sale #6 is heavily treed but not as many trees as the other comparables. This parcel has very little swamp or lowland. The northern border of this parcel is 100' from the centerline of an unnamed creek.

## **Comments on basis for appeal:**

- The property owner staked the parcel in 1990 and per the recoded patent the purchase price was \$2,700.00.
- The six comparable sales of remote properties with similar attributes in this area support the assessed value of the subject property.
- Though the appellant has supplied a copy of a sales agreement for a nearby parcel, the contract price is substantially lower than the typical current market sale prices of similar properties. The sale of this property on October 6, 1993 is significantly lower than all the other sales in the area and therefore was given no weight as a market indicator of the subject value.
- The property owner checked that the assessed value of the property is excessive but the sales comparison indicates this parcel is valued at the low end in comparison to other parcels.

## **Case facts:**

- Sales data shows that sale prices in this area are increasing with time.
- The assessed value generated by the mass appraisal process of the subject is supported by the MSB comparative market analysis.
- Properties of similar size and attributes were used in the comparative analysis which support the current assessed value.

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**Conclusion:**

- The comparable sales analysis supports the assessed value.
- The assessed value is not excessive based on sales.

**Recommendation:**

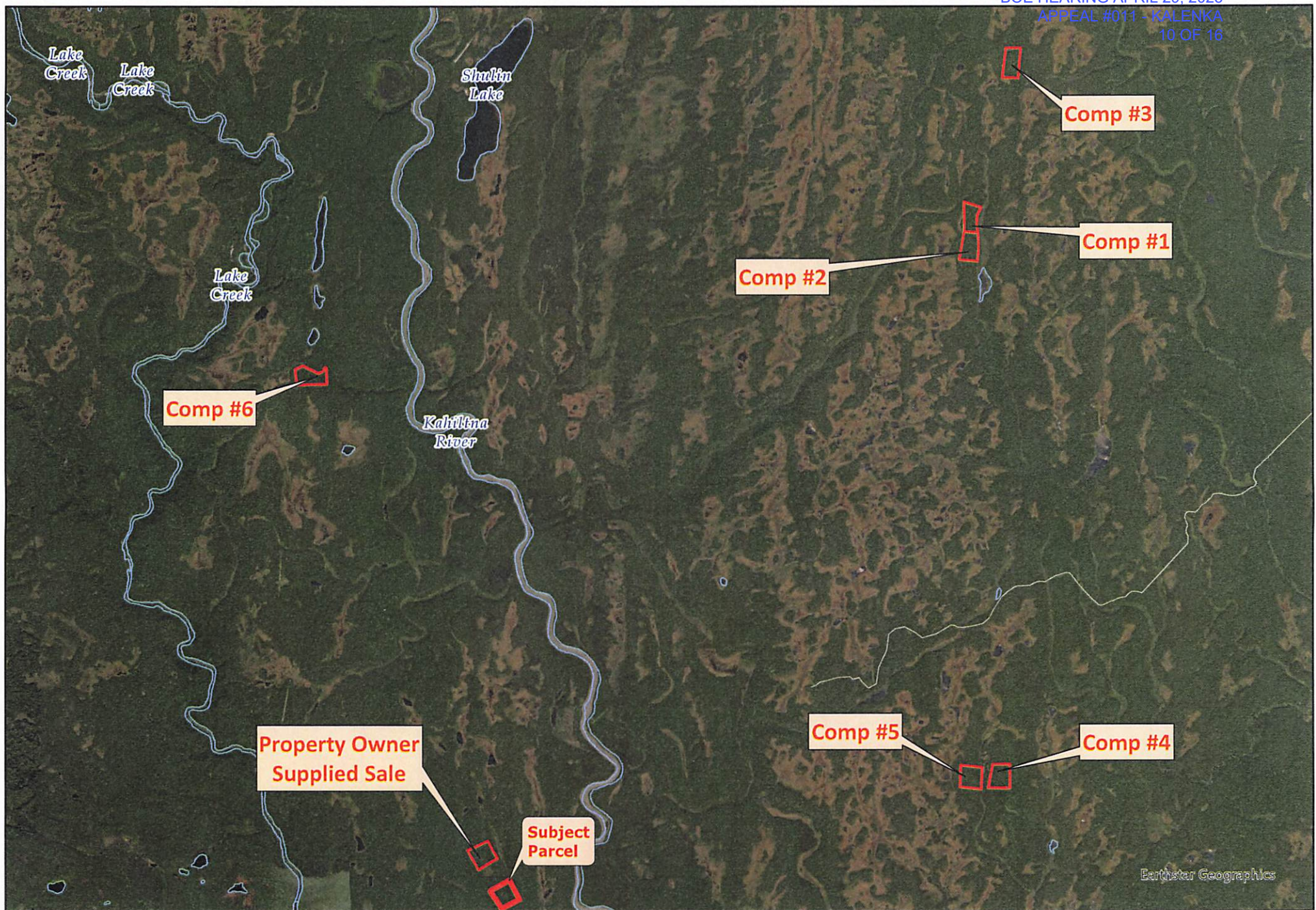
- Retain the assessed value of \$19,500 for the land.

**Attachments:**

**Map of Comps & subject (Zoom out)**

**Map of Comps & subject (Zoom in)**





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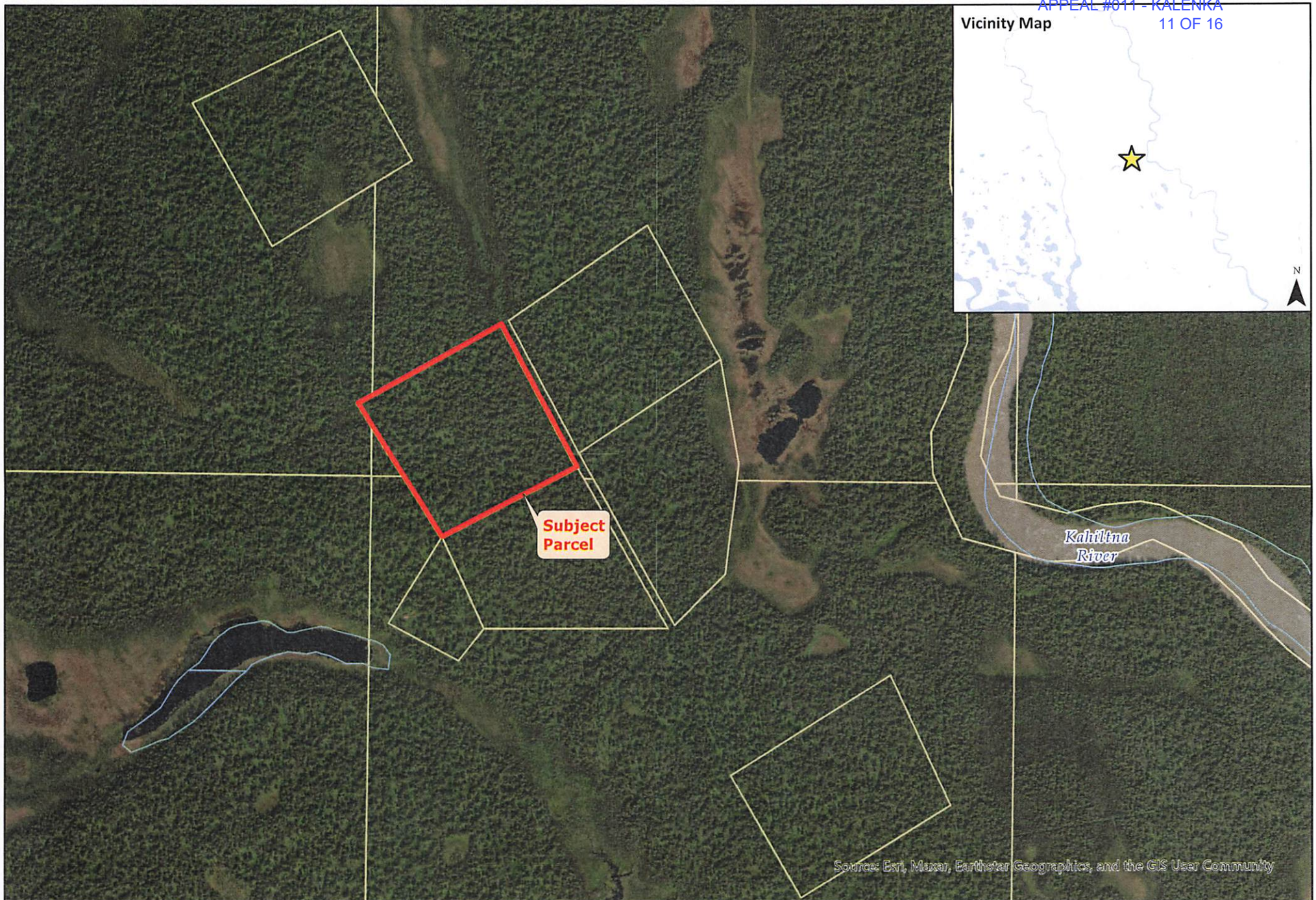
## Comp Land Overview

ASLS 87-056 TRACT G

0 0.85 1.7  
Miles







Vicinity Map

Kahiltna  
River

Subject  
Parcel

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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**Subject Parcel**  
ASLS 87-056 TRACT G

0 590 1,180  
Feet





18N02E36C018

Vicinity Map



Comp #1

Comp #2

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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## Legal Description

Comp #1 ASLS 85-208 TRACT C

Comp #2 ASLS 85-208 TRACT D



0 250 500



18N02E36C018

Vicinity Map



Comp #3

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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**Legal Description**  
ASLS 85-044 TRACT B



0 250 500





18N02E36C018

Vicinity Map



Comp #5

Comp #4

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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**Legal Description**  
Comp #4 ASLS 85-221 TRACT E  
Comp #5 ASLS 85-221 TRACT C



0 250 500



18N02E36C018



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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# Legal Description

## ASLS 87-300 TRACT C



18N02E36C01B

Vicinity Map



Property Owner  
Supplied Sale

Subject  
Parcel

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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**Legal Description**  
ASLS 87-056 TRACT F C



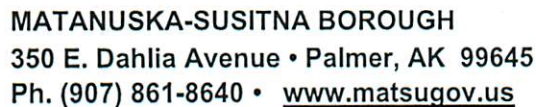
0 250 500



## ***2025 Board of Equalization Formal Appeal***

Appeal #	012
Account Number	53254000T00D
Owner	KALENKA TRUST
Map Number	BL2
	BUD HILTY/CHARLYN
Appraiser	SPANNAGEL





DATE REC'D (stamp)

FEB 21 2025

RECEIVED

Must be postmarked or delivered by February 28, 2025 or within 30 days of adjusted assessment notice mailing.

1. OWNER NAME: KALENKA TRUST, R+M KALENKA  
2. ACCOUNT NO: 5325400000

Note: A separate form is required for each appeal; do not submit multiple account numbers on the same form.

3. Value from Assessment Notice: Land 34,200; Buildings 60,800; Total 95,000,-  
4. Owner's Estimate of Value: Land 5,000; Buildings 15,000; Total 20,000

a. What was the purchase price of your property? 4,200.-

b. What year did you purchase your property? 12, 30, 2015

c. Was any personal property included in the purchase? Yes ☐ No ☒

⇒ If so, please itemize:

- d. Date property was last offered for sale: N/A Price asked: \_\_\_\_\_
- e. Type of mortgage: N/A
- f. Has a fee appraisal been done on the property within the past 5 years? \_\_\_\_ Yes ☒ No

⇒ If yes, please attach a copy.

a. Have improvements been made since taking ownership? Yes ✓ No       
 ➡ If yes, please describe: FENCE INSTALLED

⇒ If yes, please describe:

☒ My property value is excessive.

☐ My property value is unequal to similar properties.

☐ My property was valued improperly (fraud or using an unrecognized appraisal method).

☐ My property has been undervalued.

The above are the only grounds for adjustment allowed by Alaska Statute 29.45.210(b). (See attached.)

8. Please provide specific reasons and evidence supporting the item(s) checked above:

THERE IS NO MARKED FOR REMOTE PROPERTY, IT TAKES 8 HOURS IN WINTER TO GET THERE WITH ITS SNOW-MACHING AND \$1600.- TO FLY IN. NO SERVICES PROVIDED BY THE BOROUGH EXCEPT PROPERTY TAX ASSESSMENTS.

9. ☐ Please check here if you have attached additional information to support your appeal.  
☐ Please check here if you intend to submit additional evidence within the required time limit.  
 (See Page 3, Item #5 regarding the required time limit.)

**10. Commercial Property Owners:** Please include Attachment A.



11. Check the appropriate blank:

- ☐ a. I am the owner of record for the account number appealed.
- ☐ b. I am the attorney for the owner of record for the account number appealed.
- ☐ c. The owner of record for this account is a business, trust or other entity for which I am an owner or officer, trustee, or otherwise authorized to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*
- ☐ d. The owner of record is deceased and I am the personal representative of the estate. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*
- ☐ e. I am not the owner of record for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*

12. Signed Statement of Appeal to the MSB Board of Equalization (BOE):

I hereby appeal the determination of assessed value of the aforementioned property to the Matanuska-Susitna Borough Board of Equalization. My appeal is based on the grounds identified in Item #7 of this appeal form. I have discussed opinions of value with an appraiser representing the Assessment Division. Appraiser's name: \_\_\_\_\_

I understand that I bear the burden of proof for this appeal and that I must provide evidence to support my appeal. I also understand that all documentation that will be used to support my appeal should be submitted within 15 days of the close of the appeal period or as provided in (MSB 3.15.225(E)(5)). I further warrant that all statements contained in this appeal form and its attachments are true to the best of my knowledge.

Signature

Printed Name

Mailing address

City

State

Zip

Phone Number(s) -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

E-mail address -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

**MUST BE FILED BY FEBRUARY 28, 2025 OR WITHIN 30 DAYS OF ADJUSTED ASSESSMENT NOTICE.**

**BEFORE YOU FILE:**

Did you remember to include your attachments? Attachments may include such items as an appraisal of your property, valuation information regarding similar properties in your area, Attachment A (for commercial properties), or other additional information to support your appeal.

Did you provide the required documentation to prove your right of appeal for this property? (See Item #11 above.)



## MATANUSKA-SUSITNA BOROUGH

### Department of Finance

### Division of Assessment

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-8642 • Fax (907) 861-8693

[www.matsugov.us](http://www.matsugov.us)

**To:** 2025 Board of Equalization

**Thru:** Art Godin, Acting Assessor

**From:** Bud Hilty, Appraiser  
Charlyn Spannagel, Appraiser

**Re:** Appeal #012

**Property Owner:** Ralf Kalenka

**Account/Legal:** 53254000T00D

**Map No.:** BL 02

**Date of Appraisal:** 1/1/2025

**Hearing Date:** 4/29/2025

**2025 Assessed Value:** Improvements: \$60,800  
Land: \$34,200  
Total: \$95,000

### Purpose of Report:

- Validation of the 2025 assessed value of the subject property generated by the mass appraisal process and confirmed using ratio studies.

### **Introduction:**

- The subject property is a 23.56 acre remote property in the Bulchitna Lake Area, 12.5 northeast of Skwentna, and is set on a small no-name lake 1 mile west of the Kahiltna river.
- The subject is considered an above average cabin with two stories that was built in 2004. The structure has 800 square feet of living area, 120 square feet of open porch and 120 square feet of deck without railing.
- The subject is heated with a woodstove.
- The subject property has 155 feet of frontage on a small no name lake (approximate size of lake = 2200' x 1200')

### **Basis of the Appeal:**

☒ Excessive    ☐ Unequal    ☐ Improper    ☐ Undervalued

### **Concerns brought forth by the appellant:**

- Owner states Property value is excessive.
- The property owner states on his appeal, "There is no market for remote property, it takes 8 hours in winter to get there with a snow-machine and \$1,600 to fly in. No services provided be the Borough except property tax assessments".
- Owner states that the property was purchased 12/30/2015 for \$4,200 and estimates the land value to be \$5,000.

### **Discussion:**

- The property owner has not provided any information that shows the property value is excessive compared with other remote properties in the MSB. The owner stated there is no market for remote properties. No evidence has been provided to support this claim.
- An expanded comparable search was necessary due to a lack of comparable sales in the subject's area. This search included remote properties in the Yetna and Kahiltna river drainage, with water frontage & no road access.

*Providing Outstanding Borough Services to the Matanuska-Susitna Community.*



- Mat-Su Borough provides four comparable properties in support of the current assessed value of the subject. All comparable properties that were chosen have water access that compete with the subject on the open market and require snow-machine, boat or plane to access.
- Mat-Su Borough provides a ratio study analysis of ten remote properties in the Yetna and Kahiltna drainages indicating that properties in this area are not overvalued or excessive.
- Mat-Su Borough provides a Land Valuation comparison of six remote lake front properties.

### Comparable Improved Parcel Sales:

Comparable Sales	Sale Price	Sale Date	Indicated Value
1. 52048B02L006	\$90,000	3/14/2023	\$119,000
2. 53070000T00D	\$75,000	8/1/2022	\$100,400
3. 56501000T00D	\$90,000	12/20/2021	\$136,000
4. 56521P0BL009	\$60,000	5/22/2023	\$100,300
<b>Subject Property</b>			<b>Assessed Value</b>
53234000T00D			\$95,000

### Comparable Improved Parcel Sales Summary:

- Sale #1 is located off Hewitt Creek just west of the Yetna River and Hewitt Creek confluence. This comparable sold on 3/14/2023 for \$90,000 and is currently being listed (listing 25-2932) for \$160,000. Quality and condition are similar to the subject. This comparable contains 960 square feet of living space with 32 square feet of open porch. The structure is situated on 4.82-acre lot by Hewitt Creek/Yetna River.
- Sale #2 is located on a small lake west of the Yetna river. This comparable sold on 8/1/2022 for \$75,000. Quality and condition are similar to the subject. Living area contains 384 less square feet than the subject. The structure is situated on 38.09-acre lot with lake frontage.

- Sale #3 is located on the Yetna River near Lake Creek confluence. This comparable sold on 12/20/2021 for \$90,000. Quality and condition are similar to the subject. This comparable contains 40 square feet more than subject with 148 square foot deck. The structure is situated on 3.03-acre lot on Yetna River.
- Sale #4 is located on Shulin Lake off the Kahiltna River. This comparable sold on 5/22/2023 for \$60,000. Quality and condition are similar to the subject. This comparable contains 384 square feet of living space with 192 square foot open porch. The structure is situated on 2.48-acre lot on Shulin Lake.

### Improved Remote Parcel Sales Analysis Ratio:

#### Assessed/Sale RATIO

Sale #	Account	Assessed Value	Sales Price	Sale Date	Ratio
1	2048B02L006	\$61,400	\$90,000	3/14/2023	68%
2	3070000T00D	\$60,100	\$75,000	8/1/2022	80%
3	6501000T00D	\$36,000	\$90,000	12/20/2021	40%
4	6521P0BL009	\$29,200	\$60,000	5/22/2023	49%
5	1668000T00B	\$21,700	\$115,000	10/7/2021	19%
6	3560000T00K	\$99,400	\$275,000	5/31/2022	36%
7	2413000T00A	\$40,700	\$60,000	1/14/2025	68%
8	6502000T00G	\$19,600	\$35,000	6/5/2024	56%
9	38280000000	\$29,200	\$79,000	2/7/2023	37%
10	2094000T00B	\$26,800	\$49,900	3/2/2022	54%

51% Mean

51% Median

- A ratio study of assessed values for remote cabins located near the Yetna and Kahiltna drainages is provided on the chart above.

- Analysis of the study show an average assessed value of 51%. This indicated that on average the remote cabins in this area are assessed at 51% of their full market value.

## Land Valuation Comparables

	PARCEL NUMBER	ACRES	SALE DATE	SALE PRICE	SALE PRICE PER ACRE
1.	52094000T00E	3.94	5/16/2022	\$17,900	\$4,543
2.	56584000T00B	3.95	7/14/2022	\$18,000	\$4,557
3.	56585000T00B	4.6	11/4/2021	\$17,500	\$3,804
4.	52995000T00G	25.43	7/20/2021	\$23,500	\$924
5.	53466000T00C	29.91	5/12/2022	\$22,900	\$766
6.	58069000L002	64.64	1/5/2021	\$75,000	\$1,160
	SUBJECT PARCEL			ASSESSED VALUE	ASSESSED VALUE PER ACRE
	53254000T00D	23.56		\$34,200	\$1,452



- All comparable land sales are lake front properties within the same general area. Due to a limited number of comparable sales of remote parcels in the same acreage range, on similar size lakes, a range of lot sizes were used.

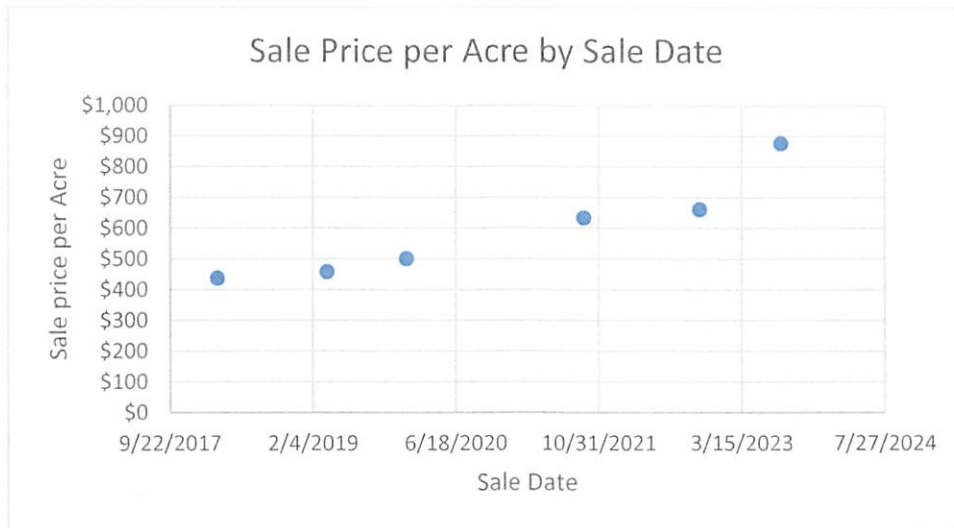
*Providing Outstanding Borough Services to the Matanuska-Susitna Community.*

- These Land Valuation Comparables have not been time adjusted for time or for being inferior/superior.
- Comparable 4 is closest to the subject in acreage size. The lake is longer but has a curved shape. This comparable parcel has approximately 450 feet of lake frontage on a narrow portion at the end of the lake. This area of the lake has a lot of foliage and may be shallow in that area. This parcel has approximately 25% lowland or swamp area and is also bordered by a small stream and drainage area. This parcel is inferior to the subject parcel, no adjustment has been made to the above sale price.
- Comparable 5 is next closest in size of both acreage of and lake size to the subject. This parcel has 42% lowland or swamp area with 500 feet of very swampy lake frontage on an odd-shaped lake. This property is inferior to the subject, no adjustment has been made to the above sale price.
- On the appeal form the property owner indicated that the purchase price of the property was \$4,200 and the date of purchase was 12/30/2015. Through research it was discovered that the property owners actually purchased the property 9/7/1996, was unable to verify the sale amount. The property owners then transferred it into their trust 12/30/2015.

### **Sales indicating the sale prices are increasing with time**

	TAX ACCOUNT NUMBER	ACRES	SALE DATE	SALE PRICE	SALE PRICE PER ACRE
1	53317000T00C	39.38	3/7/2018	\$17,250	\$438
2	53481000T00B	39.28	3/26/2019	\$18,000	\$458
3	53482000T00C	39.90	12/30/2019	\$20,000	\$501
4	53482000T00D	39.45	9/10/2021	\$25,000	\$634
5	53526000T00B	39.35	10/20/2022	\$26,000	\$661
6	53556000T00C	39.94	7/31/2023	\$35,000	\$876





- The sales above are listed by sale date (oldest to newest). The sale prices are not adjusted for time, however the data indicates that sale prices are increasing with time.
- The sales above are of remote properties from the same general area and of similar size as each other.

### **Case facts:**

- The property owner has not submitted any information indicating that the subject property is overvalued.
- The ratio study analysis of remote properties in the Yetna and Kahiltna drainages indicates that properties in this area are not overvalued or excessive.
- The sales over time are of similar remote properties, relatively same size, and in the same general area, show that sale prices in this area are increasing with time.
- The assessed value generated by the mass appraisal process of the subject is supported by the MSB comparative market analysis.

## **Conclusion:**

- The property owner has not supplied any evidence to indicate that the assessed value is excessive.
- The comparable improved parcel sales indicate that the subject is not overvalued and is equitable with remote structures in the MSB.
- The assessed value of the land for the subject property is supported by the land sales analysis.

## **Recommendation:**

- Uphold the 2025 Assessed Value
- Land: \$34,200
- Improvements: \$60,800
- Total: \$95,000

## **Attachments:**

**Comp Spreadsheet**

**Comp Pictures**

**Map of Comps & subject (Zoom out)**

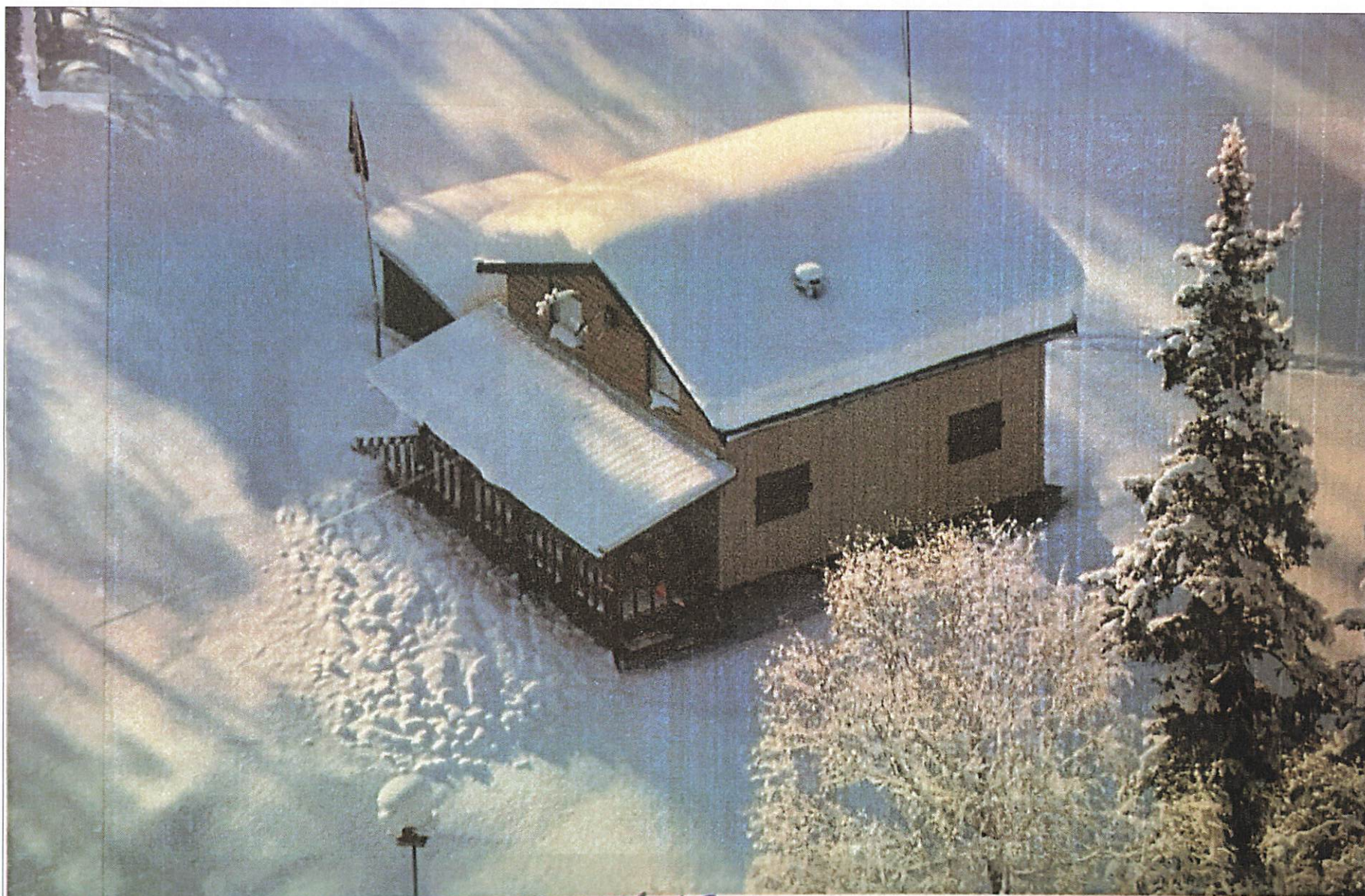
**Map of Comps & subject (Zoom in)**

**Comp Land Overview of Comp & Subject (Zoom out)**

**Comp Land Overview of Comps & Subject (Zoom out)**

APPELLANT'S NAME	RALF KALENKA	COMP #1	COMP #2	COMP #3	COMP #4
ADDRESS	0	0 <a href="#">Pic</a>	0 <a href="#">Pic</a>	0 <a href="#">Pic</a>	0 <a href="#">Pic</a>
SUBDIVISION	BACK COUNTRY EST	SKWENTNA STA ASLS 79-205	ASLS 84-152	ASLS 71-013	SHULIN LK SM TR ASLS 74-11
ACCOUNT_NO.	53254000T00D	52048B02L006 <a href="#">Map</a>	53070000T00D <a href="#">Map</a>	56501000T00D <a href="#">Map</a>	56521P0BL009 <a href="#">Map</a>
MAP	BL 7	SK 6 <a href="#">Srch</a>	YA 13 <a href="#">Srch</a>	BL 12 <a href="#">Srch</a>	SH 6 <a href="#">Srch</a>
SALE_PRICES		\$90,000	\$75,000	\$90,000	\$60,000
\$/GROSS_LIV_AREA		\$94.00	\$180.00	\$107.00	\$156.00
LAND_ASSESSED_VALUE	\$34,200	\$9,600	\$32,400	\$13,600	\$12,400
SALE_DATE	1/1/2025	3/14/2023	8/1/2022	12/20/2021	5/22/2023
SALES/FINANCING_CONC TIME					
		\$6,800	\$11,500	\$20,800	\$3,100
LOCATION	BULCHITNA LK AREA	SKWENTNA AREA	MOUNT YENLO AREA	BULCHITNA LK AREA	SHULIN LK AREA
SITE_(ACRES)	23.56	4.82	38.09	3.03	2.48
VIEW					
DESIGN(STYLE)	CABIN	CABIN	CABIN	CABIN	CABIN
CONST_TYPE	FRAME	FRAME	FRAME	FRAME	FRAME
CONST_QUAL	AVERAGE	SIMILAR	SIMILAR	SIMILAR	SIMILAR
AGE	2004	1995	2000	1992	2003
CONDITION	S	S	S	S	S
GROSS_LIVING_AREA	800	960	416	840	384
BASEMENT_UNFINISHED	0	0	0	0	0
BASEMENT_FINISHED	0	0	0	0	0
BATHS	0	0	0	0	0
HALF_BATHS	0	0	0	0	0
JACUZZI/SAUNA	0	0	0	0	0
FUCTIONAL_UTILITY					
HEATING_FUEL_TYPE	WOODSTOVE	WOODSTOVE	WOODSTOVE	WOODSTOVE	WOODSTOVE
GARAGE	0	0	0	0	0
CARPORT	0	0	0	0	0
PORCH/DECK	240	32	148	200	192
FIREPLACE	0	0	0	0	0
WOODSTOVE	1	1	1	1	1
PAVED_DRIVEWAY	\$0	0	0	0	0
OUTBUILDINGS / WELL & SEPTIC	\$0	\$3,200	\$4,000	\$1,000	\$0
OTHER		\$0	\$0	\$0	\$0
NET_ADJUSTMENT_\$		0	0	0	0
NET_ADJ_%		32.3%	33.9%	51.2%	67.1%
GROSS_ADJ_%		51.8%	44.5%	56.5%	67.1%
ADJUSTED_SALE_PRICE_OF_COMPARABLES		0	0	0	0
SUBJECT_ASSESSED_VALUE	\$95,000	\$119,000	\$100,400	\$136,000	\$100,300





2-14-12

Subject





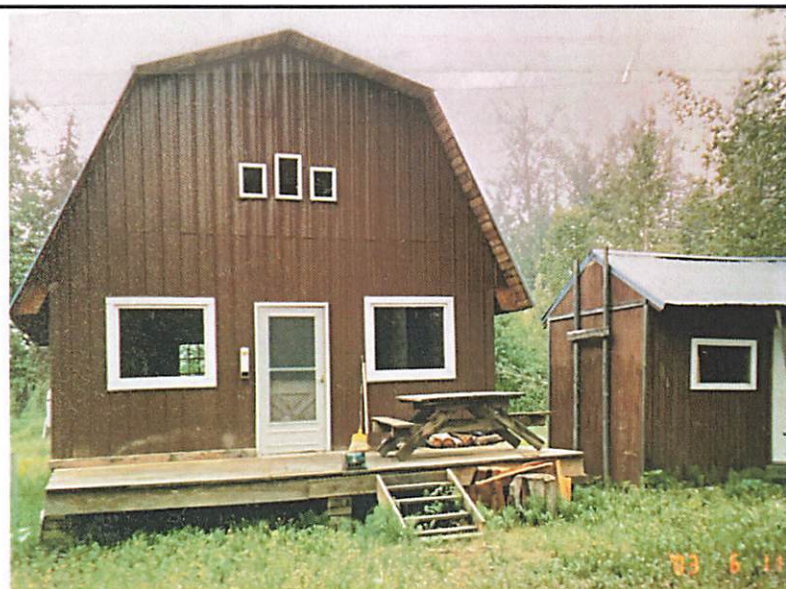
7103

Comp #1



02 10 2009

Comp #2



03 6 11

Comp #3



2/17/04

Comp #4





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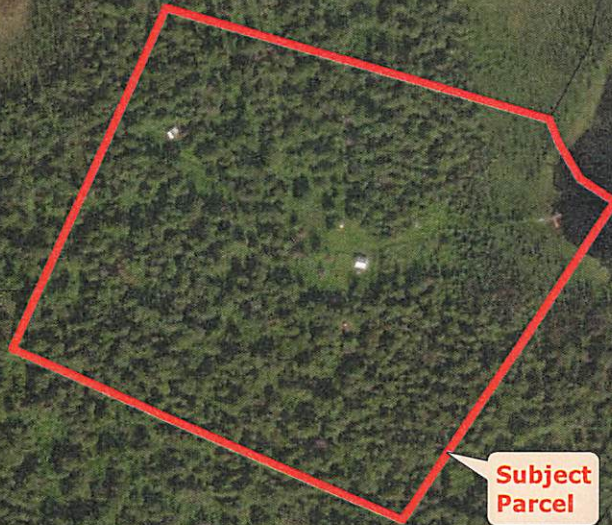
## Comparables & Locations

0 1.5 3  
Miles





Vicinity Map



Subject  
Parcel

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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**Subject Parcel**  
3254000T00D

0 275 550  
Feet





Vicinity Map



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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**Tax ID**  
52048B02L006



0 250 500



Vicinity Map



Comp #2



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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**Tax ID**  
53070000T00D



0 250 500



Vicinity Map



Yentna River

N

Comp #3



Matanuska-Susitna Borough



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Tax ID

56501000T00D



0 250 500



Vicinity Map



Comp #4

Matanuska-Susitna Borough



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**Tax ID**  
56521P0BL009



0 250 500





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## Comp Land Overview

ASLS 85-057 TRACT D





Vicinity Map



Subject  
Parcel

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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**Subject Parcel**  
ASLS 85-057 TRACT D

0 275 550  
Feet







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## Comp Land Overview

ASLS 85-057 TRACT D





Vicinity Map



Land  
Subject  
Parcel

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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## Subject Land Parcel

ASLS 85-057 TRACT D

0 275 550  
Feet







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## Land Legal Description

ASLS 73-129 TRACT E

0

250

500





18N02E36C018

Vicinity Map



Land Comp #2

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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## Land Legal Description

ASLS 74-071 TRACT B

0

250

500





13N02E36C018



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## Land Legal Description

ASLS 74-072 TRACT B



0 250 500



18N02E36C018

Vicinity Map



Land Comp #4

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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## Land Legal Description

ASLS 84-014 TRACT G



0 250 500



18N02E36C018

Vicinity Map



Land Comp #5

Matanuska-Susitna Borough



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## Land Legal Description

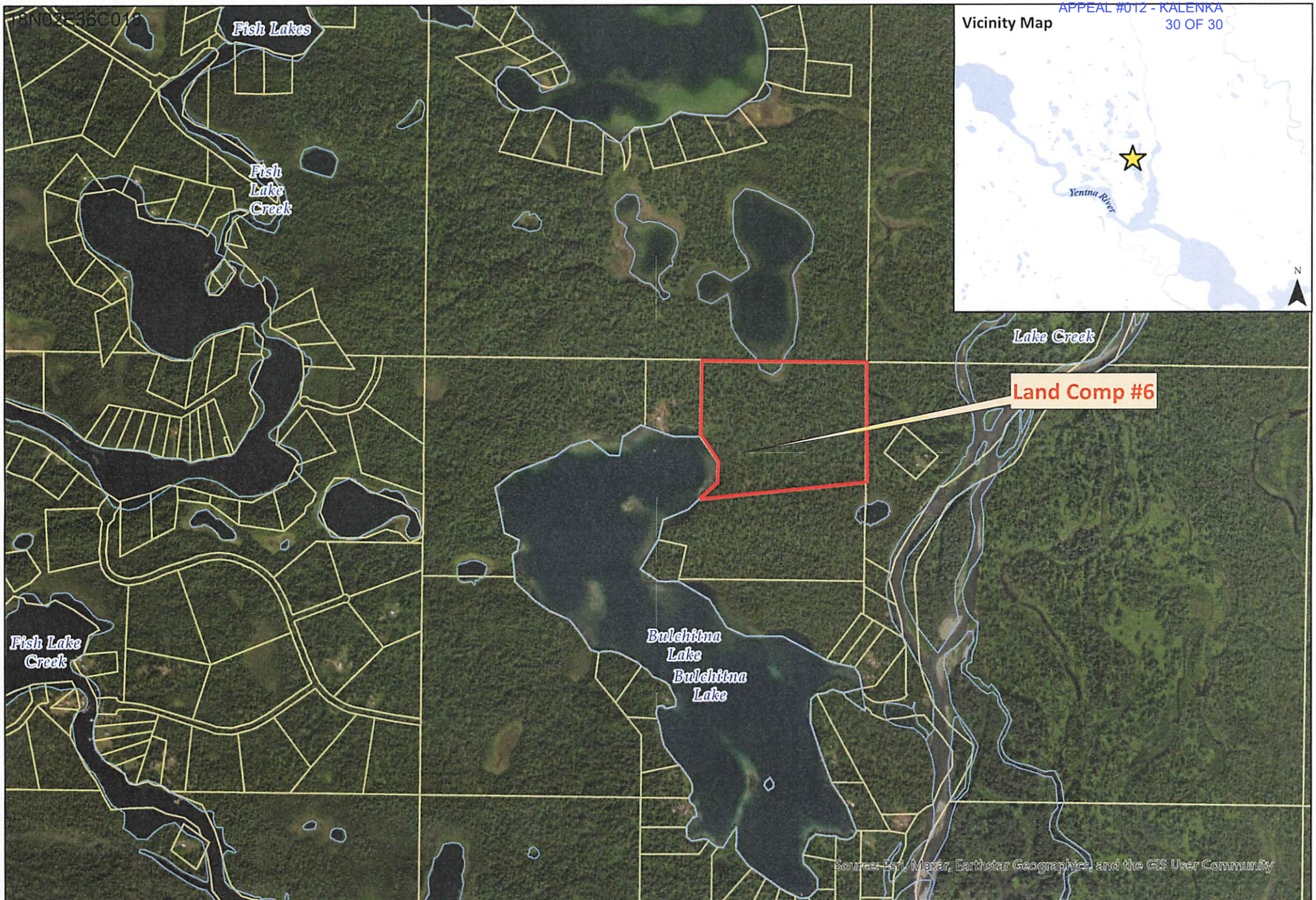
ASLS 86-217 TRACT C



0 250 500







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## Land Legal Description

J & R BULCHITNA N LOT 2



021500





## ***2025 Board of Equalization Formal Appeal***

Appeal #	013
Account Number	53526000T00A
Owner	KALENKA TRUST
Map Number	BL2
Appraiser	Charley Spannagel





MATANUSKA-SUSITNA BOROUGH  
350 E. Dahlia Avenue • Palmer, AK 99645  
Ph. (907) 861-8640 • [www.matsugov.us](http://www.matsugov.us)

**NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION**

Must be postmarked or delivered by February 28, 2025 or within 30 days of adjusted assessment notice mailing.

1. OWNER NAME: KALENIKA TRUST, R+M KALENKA  
2. ACCOUNT NO: 53526000T00A

Note: A separate form is required for each appeal; do not submit multiple account numbers on the same form.

3. Value from Assessment Notice: Land 20,000; Buildings N/A; Total 20,000  
4. Owner's Estimate of Value: Land 5,000; Buildings N/A; Total 5,000

**5. Property Market Data:**

- a. What was the purchase price of your property? STIPKED IN 1990 \$0  
b. What year did you purchase your property? 11/19/1990  
c. Was any personal property included in the purchase? Yes ☐ No ☒

⇒ If so, please itemize: \_\_\_\_\_

- d. Date property was last offered for sale: N/A Price asked: \_\_\_\_\_

- e. Type of mortgage: \_\_\_\_\_

- f. Has a fee appraisal been done on the property within the past 5 years? Yes ☐ No ☒

⇒ If yes, please attach a copy.

**6. Property Inventory Data:**

- a. Have improvements been made since taking ownership? Yes ☐ No ☒

⇒ If yes, please describe: \_\_\_\_\_

**7. Why are you appealing your assessed property value?**

- ☐ My property value is excessive.  
☐ My property value is unequal to similar properties.  
☐ My property was valued improperly (fraud or using an unrecognized appraisal method).  
☐ My property has been undervalued.

The above are the only grounds for adjustment allowed by Alaska Statute 29.45.210(b). (See attached.)

**8. Please provide specific reasons and evidence supporting the item(s) checked above:**

SEE ATTACHMENT

9. ☐ Please check here if you have attached additional information to support your appeal.  
☐ Please check here if you intend to submit additional evidence within the required time limit.  
(See Page 3, Item #5 regarding the required time limit.)

**10. Commercial Property Owners: Please include Attachment A.**



**11. Check the appropriate blank:**

- ☐ a. I am the owner of record for the account number appealed.
- ☐ b. I am the attorney for the owner of record for the account number appealed.
- ☐ c. The owner of record for this account is a business, trust or other entity for which I am an owner or officer, trustee, or otherwise authorized to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*
- ☐ d. The owner of record is deceased and I am the personal representative of the estate. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*
- ☐ e. I am not the owner of record for this account, but I wish to appeal on behalf of the owner. I have attached a notarized Power of Attorney document signed by the owner of record. *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*

**12. Signed Statement of Appeal to the MSB Board of Equalization (BOE):**

I hereby appeal the determination of assessed value of the aforementioned property to the Matanuska-Susitna Borough Board of Equalization. My appeal is based on the grounds identified in Item #7 of this appeal form. I have discussed opinions of value with an appraiser representing the Assessment Division. Appraiser's name: \_\_\_\_\_

I understand that I bear the burden of proof for this appeal and that I must provide evidence to support my appeal. I also understand that all documentation that will be used to support my appeal should be submitted within 15 days of the close of the appeal period or as provided in (MSB 3.15.225(E)(5)). I further warrant that all statements contained in this appeal form and its attachments are true to the best of my knowledge.

Signature

*Ralf Kalenka*

Printed Name

*RALE KALENKA*

Mailing address

*6221 TRAPPERS TRAIL RD*

City

*ANCHORAGE*

State

*AK*

Zip

*99516*

*907 382-6962*

Phone Number(s) -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

E-mail address -- Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

**MUST BE FILED BY FEBRUARY 28, 2025 OR WITHIN 30 DAYS OF ADJUSTED ASSESSMENT NOTICE.**

**BEFORE YOU FILE:**

Did you remember to include your attachments? Attachments may include such items as an appraisal of your property, valuation information regarding similar properties in your area, Attachment A (for commercial properties), or other additional information to support your appeal.

Did you provide the required documentation to prove your right of appeal for this property? (See Item #11 above.)

**SALES CONTRACT**

This agreement is made December 19, 2019 by and between Uwe Kalenka of Anchorage as Seller and Israel Aaron Haase of Wasilla as buyer of remote parcel ASLS 87-056 Tract F for the sum of \$ 4000.00.

Seller acknowledges receipt of fourthousand dollars. There are no further claims.

  
\_\_\_\_\_  
Uwe Kalenka

  
\_\_\_\_\_  
Israel Aaron Haase





## MATANUSKA-SUSITNA BOROUGH

### Department of Finance

### Division of Assessment

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-8642 • Fax (907) 861-8693

[www.matsugov.us](http://www.matsugov.us)

**To:** 2025 Board of Equalization

**Thru:** Art Godin, Acting Assessor

**From:** Charlyn Spannagel, Appraiser

**Re:** Appeal #013

**Property Owner:** Kalenka Trust, Ralf & Marianne T. Kalenka Trustees

**Account/Legal:** 53526000T00A

**Map No.:** BL 02

**Date of Appraisal:** 1/1/2025

**Hearing Date:** 4/29/2025

**2025 Assessed Value:** Improvements: \$0

Land: \$20,000

Total: \$20,000

### Purpose of Report:

- Validation of the 2025 assessed value of the subject property generated by the mass appraisal process and confirmed using ratio studies.

## **Introduction:**

- The subject property is an unimproved 40 acre remote parcel located 13.2 miles northeast of Skwentna.
- The subject parcel is approximately 425' west of the Kahiltna River per aerial imagery (parcel proximity to the river is inconclusive on the Alaska State Land Survey 84-165).
- Per imagery review, the subject property is heavily treed with very little swamp or lowland.

## **Basis of the Appeal:**

☐ Excessive    ☐ Unequal    ☐ Improper    ☐ Undervalued

## **Concerns brought forth by the appellant:**

- Owner did not check any of the boxes for the basis of appeal.
- The property owner disclosed that this parcel was staked in 1990 with a purchase price of zero dollars.
- The property owner has indicated that his estimate of the land value is \$5,000.
- The property owner attached a copy of a sales contract for Tract F of ASLS 87-056 for a sum of \$4,000 dated December 19, 2019 between two different people, Uwe Kalenka and Israel Aaron Haase.
- During a phone conversation the appellant expressed that he had spoken with a realtor regarding properties in this area and was told that properties were not selling, therefore the appellant believes the assessed value is excessive.

## **Discussion:**

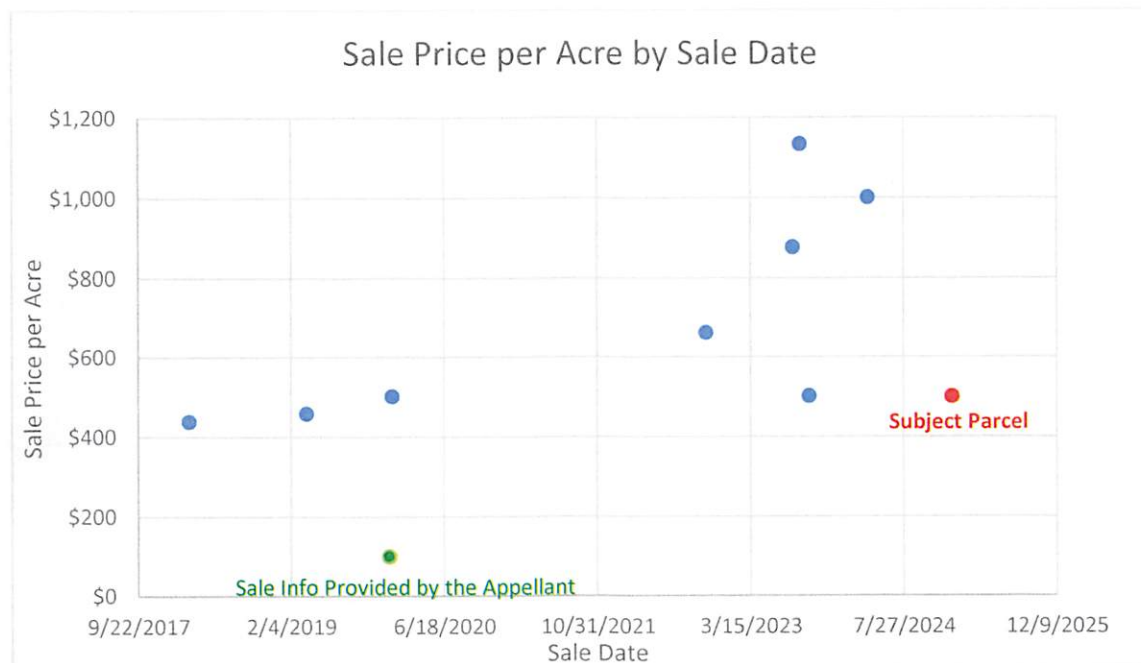
- A comparable search of similar remote properties was conducted in the general area of the subject property.
- Properties with similar attributes as the subject property included remote, heavily treed lots, little to no swamp land, relatively same size, and near a river, creek, stream, or slough.
- In reviewing the creation and history of this parcel I have verified that this parcel was conveyed by the State of Alaska, to prior owner Uwe Kalenka, by patent in May 1993 for consideration of \$1,900, with restrictions that expired April 23, 2000, per Patent recorded at Book 131 Page 632, 9/20/1990, Talkeetna Recording District.

*Providing Outstanding Borough Services to the Matanuska-Susitna Community.*

## Comparable Sales:

The comparable sales below are listed by sale date (oldest to newest). The sale prices are not adjusted for time, however the data indicates that sale prices are increasing with time.

	TAX ACCOUNT NUMBER	ACRES	SALE DATE	SALE PRICE	SALE PRICE PER ACRE	NOTES
1.	53526000T00B	39.38	3/7/2018	\$17,250	\$438	
2.	538310000000	39.28	3/26/2019	\$18,000	\$458	
3.	53401000T00C	39.90	12/30/2019	\$20,000	\$501	
4.	543190000000	39.35	10/20/2022	\$26,000	\$661	
5.	53317000T00E	39.94	7/31/2023	\$35,000	\$876	
6.	54011000T00B	39.62	8/24/2023	\$44,900	\$1,133	
7.	53317000T00C	39.89	9/22/2023	\$20,000	\$501	Personal Rep. Deed *
8.	543220000000	39.97	4/2/2024	\$40,000	\$1,001	
	<b>SUBJECT PARCEL</b>			<b>ASSESSED VALUE</b>	<b>ASSESSED VALUE PER ACRE</b>	
	53526000T00A	40	1/1/2025	<b>\$20,000</b>	<b>\$500</b>	
	<b>SALE INFO PROVIDED BY APPELLANT</b>			<b>SALE PRICE</b>	<b>SALE PRICE PER ACRE</b>	
	53763000T00F	39.99	12/19/2019	\$4,000	\$100	Non-typical sale





## **Comparable Sales Summary:**

- Sales #1, #2, #3, & #4 are all heavily treed parcels near the west bank ranging from a few feet to 170' west of the Kahiltna River..
- Sales #5 is a heavily treed parcel adjacent to a creek and drainage area. This parcel also has a seismic line/60' trail easement located on its north boundary.
- Sale #6 is heavily treed with roughly 20% swamp or low land which includes a small pond (380'x180'). This parcel is also adjacent to a small creek and drainage area.
- Sale #7 is heavily treed adjacent to a small creek and drainage area. This parcel also has a 60' seismic line/trail easement running through the center from the northeast corner to the southwest corner. \*The sale of this parcel was through a Personal Representative deed. The property owner had passed and through the estate the personal representative, who lives out of state, sold the property. This sale may not represent a typical sale. This transaction may not be a full arms-length transaction, this its low value indication.
- Sale #8 is heavily treed with no apparent swamp land. The east boundary of this parcel is adjacent to a slough or drainage area off the Yentna River.

## **Comments on basis for appeal:**

- The property owner staked the parcel in 1990 and per the recorded patent the purchase price was \$1,900.00.
- The eight comparable sales of remote properties with similar attributes in this area support the assessed value of the subject property.
- Though the appellant has supplied a copy of a sales agreement for a nearby parcel the contract price is substantially lower than the typical current market sale prices of similar properties. The sale of this property on December 19, 2019 is significantly lower than all the other sales in the area and therefore was given no weight as a market indicator of the subject value.
- Though the owner did not check any boxes on the appeal form, per our conversation he believed the assessed value to be excessive. The sales comparison indicates this parcel is valued at the low end in comparison to other parcels.

## **Case facts:**

- Sales data shows that sale prices in this area are increasing with time.
- The assessed value generated by the mass appraisal process of the subject is supported by the MSB comparative market analysis.

- Properties in similar size and attributes were used in the comparative analysis that support the current assessed value.

**Conclusion:**

- The comparable sales analysis supports the assessed value.
- The assessed value is not excessive based on sales.

**Recommendation:**

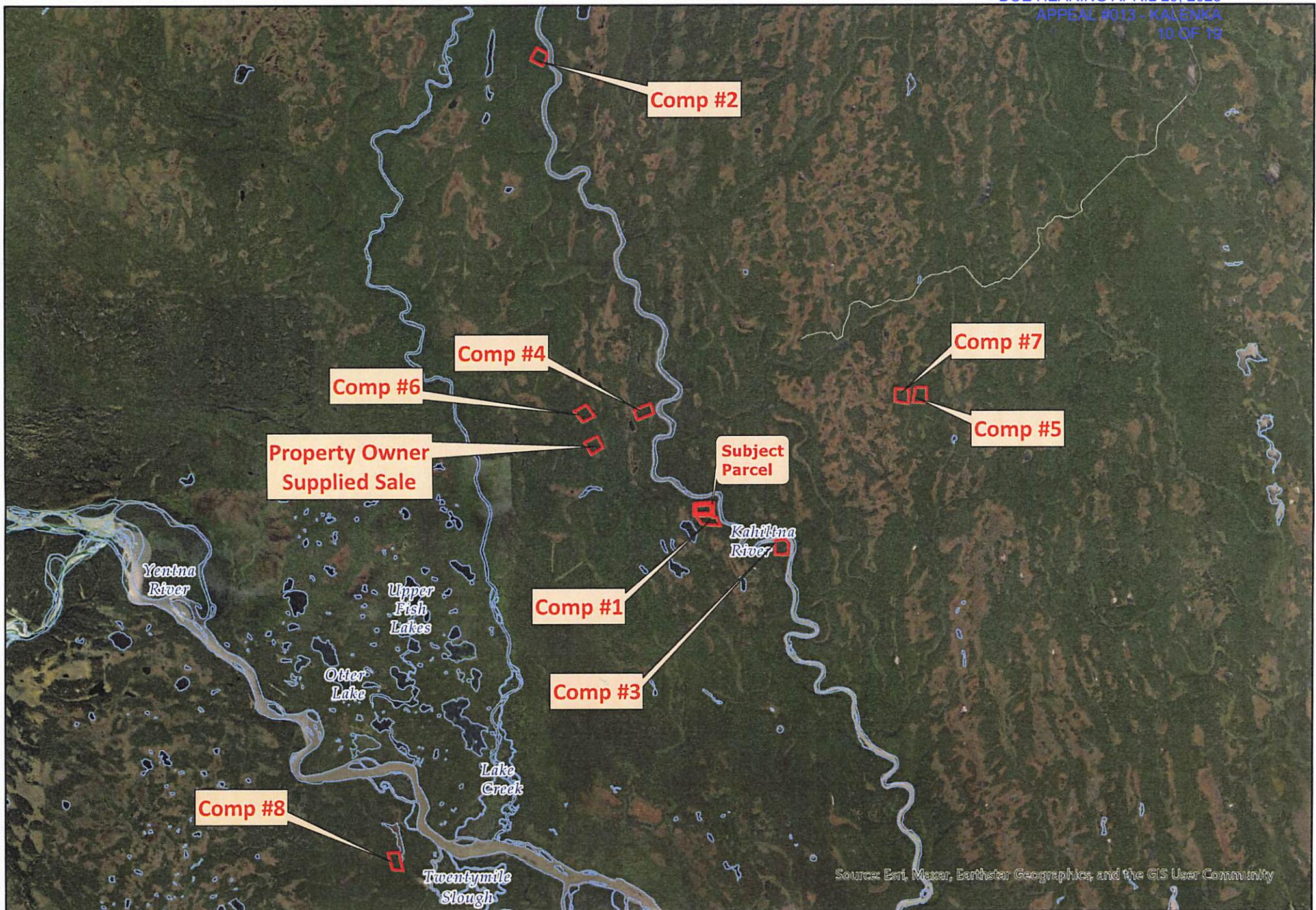
- Retain the assessed value of \$20,000 for the land.

**Attachments:**

**Map of Comps & subject (Zoom out)**

**Map of Comps & subject (Zoom in)**





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

## Comp Land Overview

ASLS 84-165 TRACT A

0 1 2  
Miles







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**Subject Parcel**  
ASLS 84-165 TRACT A

0 410 820  
Feet





18N02E36C018

Kahiltna  
RiverKahiltna  
River

Comp #1

Vicinity Map



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



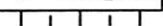
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## Legal Description

ASLS 84-165 TRACT B



0 250 500





18NOV25 06:00:18

Vicinity Map



Comp #2

Kahiltna River

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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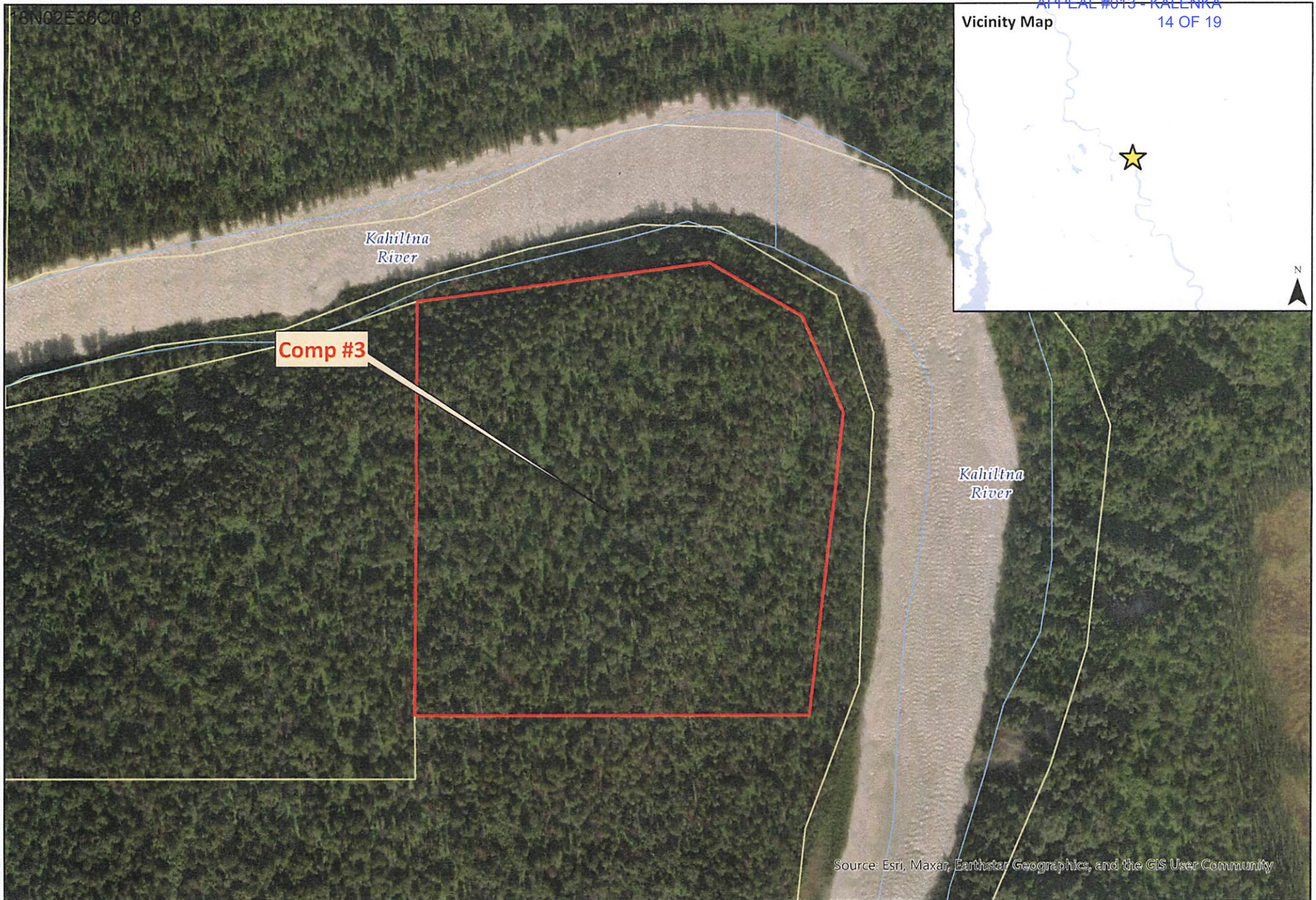
## Legal Description

ASLS 87-298



0 250 500





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## Legal Description

ASLS 85-331 TRACT C



0 250 500



18N02E36C018

Vicinity Map



Comp #4

Kahiktna River

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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## Legal Description

ASLS 90-289



0 250 500



18N02E36C018

Vicinity Map



Comp #7

Comp #5

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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## Legal Description

Comp #5 ASLS 85-221 TRACT E

Comp #7 ASLS 85-221 TRACT C

0 250 500







Comp #6

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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## Legal Description

ASLS 89-021 TRACT B





18N02E36C018

Vicinity Map



Comp #8

Twentymile  
Slough

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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## Legal Description

ASLS 93-174



0 250 500



16N02E300018

Vicinity Map



Property Owner  
Supplied Sale

Kahiltna  
River

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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## Legal Description

ASLS 87-056 TRACT F



0 250 500





## ***2025 Board of Equalization Formal Appeal***

Appeal #	028
Account Number	57482000T00A
Owner	FRED MEYER STORES INC
Map Number	PA5
Appraiser	CHARLYN SPANNAGEL/OLIVER QUERIN/RYAN JUDD



MATANUSKA-SUSITNA BOROUGH  
350 E. Dahlia Avenue • Palmer, AK 99645  
Ph. (907) 861-8640 • [www.matsugov.us](http://www.matsugov.us)

DATE FEB 26 2025

RECEIVED

**NOTICE OF APPEAL TO THE BOARD OF EQUALIZATION**

Must be postmarked or delivered by February 28, 2025 or within 30 days of adjusted assessment notice mailing.

1. **OWNER NAME:** Fred Meyer Stores Inc. / The Kroger Co.  
2. **ACCOUNT NO:** 57482000T00A

Note: A separate form is required for each appeal; do not submit multiple account numbers on the same form.

3. **Value from Assessment Notice:** Land 4,700,600; Buildings 20,360,500; Total 25,061,100

4. **Owner's Estimate of Value:** Land 3,407,590; Buildings 15,153,610; Total 18,561,200

5. **Property Market Data:**

- a. What was the purchase price of your property? \_\_\_\_\_  
b. What year did you purchase your property? \_\_\_\_\_  
c. Was any personal property included in the purchase? Yes \_\_\_\_ No \_\_\_\_

⇒ If so, please itemize: \_\_\_\_\_

- d. Date property was last offered for sale: \_\_\_\_\_ Price asked: \_\_\_\_\_

- e. Type of mortgage: \_\_\_\_\_

- f. Has a fee appraisal been done on the property within the past 5 years? \_\_\_\_ Yes \_\_\_\_ No

⇒ If yes, please attach a copy.

6. **Property Inventory Data:**

- a. Have improvements been made since taking ownership? Yes \_\_\_\_ No \_\_\_\_

⇒ If yes, please describe: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

7. **Why are you appealing your assessed property value?**

- ☒ My property value is excessive.  
☒ My property value is unequal to similar properties.  
☒ My property was valued improperly (fraud or using an unrecognized appraisal method).  
☐ My property has been undervalued.

The above are the only grounds for adjustment allowed by Alaska Statute 29.45.210(b). (See attached.)

8. **Please provide specific reasons and evidence supporting the item(s) checked above:**

Cost, Market Income, and Equity indicate a lower value.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. ☒ Please check here if you have attached additional information to support your appeal.  
☐ Please check here if you intend to submit additional evidence within the required time limit.  
(See Page 3, Item #5 regarding the required time limit.)

10. **Commercial Property Owners: Please include Attachment A.**

For Office Use Only : Rcv' d By Amelia Davis BOE # 28



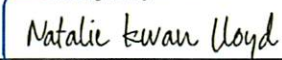
**11. Check the appropriate blank:**

- ☐ a. I am the owner of record for the account number appealed.
- ☐ b. I am the attorney for the owner of record for the account number appealed.
- ☐ c. The owner of record for this account is a business, trust or other entity for which I am an owner or officer, trustee, or otherwise authorized to act on behalf of the entity. I have attached written proof of my authority to act on behalf of this entity (i.e., copy of articles of incorporation or resolution which designates you as an officer, written authorization from an officer of the company, or copy from trust document identifying you as trustee). *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*
- ☐ d. The owner of record is deceased and I am the personal representative of the estate. I have attached written proof of my authority to act on behalf of this individual and/or his/her estate (i.e., copy of recorded personal representative documentation). *If you are not listed by name as the owner of record for this account, this is REQUIRED for confirmation of your right to appeal this account.*
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**12. Signed Statement of Appeal to the MSB Board of Equalization (BOE):**

I hereby appeal the determination of assessed value of the aforementioned property to the Matanuska-Susitna Borough Board of Equalization. My appeal is based on the grounds identified in Item #7 of this appeal form. I have discussed opinions of value with an appraiser representing the Assessment Division. Appraiser's name: \_\_\_\_\_

I understand that I bear the burden of proof for this appeal and that I must provide evidence to support my appeal. I also understand that all documentation that will be used to support my appeal should be submitted within 15 days of the close of the appeal period or as provided in (MSB 3.15.225(E)(5)). I further warrant that all statements contained in this appeal form and its attachments are true to the best of my knowledge.

  
Signature 51F9069A36E84C7...

Natalie Kwan Lloyd  
Printed Name

Ernst & Young LLP 560 Mission St., Suite 1600 San Francisco CA 94105  
Mailing address City State Zip

(650) 776-1721

Phone Number(s) – Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

Natalie.Kwan.Lloyd@ey.com

E-mail address – Requested for use by appraiser attempting resolution of this appeal and/or by BOE Clerk.

**MUST BE FILED BY FEBRUARY 28, 2025 OR WITHIN 30 DAYS OF ADJUSTED ASSESSMENT NOTICE.**

**BEFORE YOU FILE:**

Did you remember to include your attachments? Attachments may include such items as an appraisal of your property, valuation information regarding similar properties in your area, Attachment A (for commercial properties), or other additional information to support your appeal.

Did you provide the required documentation to prove your right of appeal for this property? (See Item #11 above.)





AGENT AUTHORIZATION

This letter authorizes Ernst & Young, LLP to act on behalf of The Kroger Co. as our agent in all ad valorem property tax matters pertaining to the states of Alaska, Idaho, Oregon, Washington, and Georgia. Ernst & Young is authorized to obtain and to provide information to and from, as well as to discuss and to explain positions taken with regard to property tax assessments with all appraisal authorities, including boards of equalization, appraisal review boards, state tax commissions, or other administrative agencies that have the authority to review property tax assessments, abatements, and exemptions. Additionally, where permitted, this agent has full authority to represent us, with assistance of legal counsel, if necessary, in the appeal process.

This appointment of agency remains in effect for tax years 2025 and 2026, or until revoked in writing by Kroger or Ernst and Young.

All ad valorem tax correspondence, including rendition forms, value notices and tax bills should continue to be mailed to the following address:

The Kroger Co.  
1014 Vine Street  
Cincinnati, OH 45202

Signed: [Handwritten Signature]

Title: Senior Manager, Tax

Date: 2/25/2025

### TAX ASSESSMENT APPEAL SUMMARY

Site Name: Fred Meyer Stores 70100649

Taxpayer: The Kroger Co.

Address: 535 W Evergreen Avenue

City: Palmer, AK 99645

County: Matanuska-Susitna

Parcel(s): 526222

2024 FMV: \$24,166,200      \$182.28/SF

2025 FMV: \$25,061,100      \$189.03/SF

**Request: \$18,561,200      \$140.00/SF**

Income Analysis: \$19,743,000      \$148.91/SF

Cost Analysis \$19,997,944      \$150.84/SF

Uniformity Analysis: \$16,267,850      \$122.70/SF

Type: Retail

Year Built: 2016

RBA: 132,580

Land Area: 10.79 AC      470,012 SF

### Key Issues of Concern

Market income, cost and uniformity analysis indicate a lower value.

### Assessment History

	<u>FMV</u>	<u>Per SF</u>	<u>AV</u>
Land:	\$4,700,600	\$10.00/SF	
Imps:	<u>\$19,465,600</u>	<u>\$146.82/SF</u>	\$48.94
2024 Total:	\$24,166,200	\$182.28/SF	\$60.75
Land:	\$4,700,600	\$10.00/SF	\$3.33
Imps:	<u>\$20,360,500</u>	<u>\$153.57/SF</u>	\$51.19
2025 Total:	\$25,061,100	\$189.03/SF	\$63.00

**1 535 W Evergreen Ave - Fred Meyer**  
Palmer, AK 99645 (Matanuska-Susitna County) - Mat-Su Business Region Submarket

★★★★☆

Retail

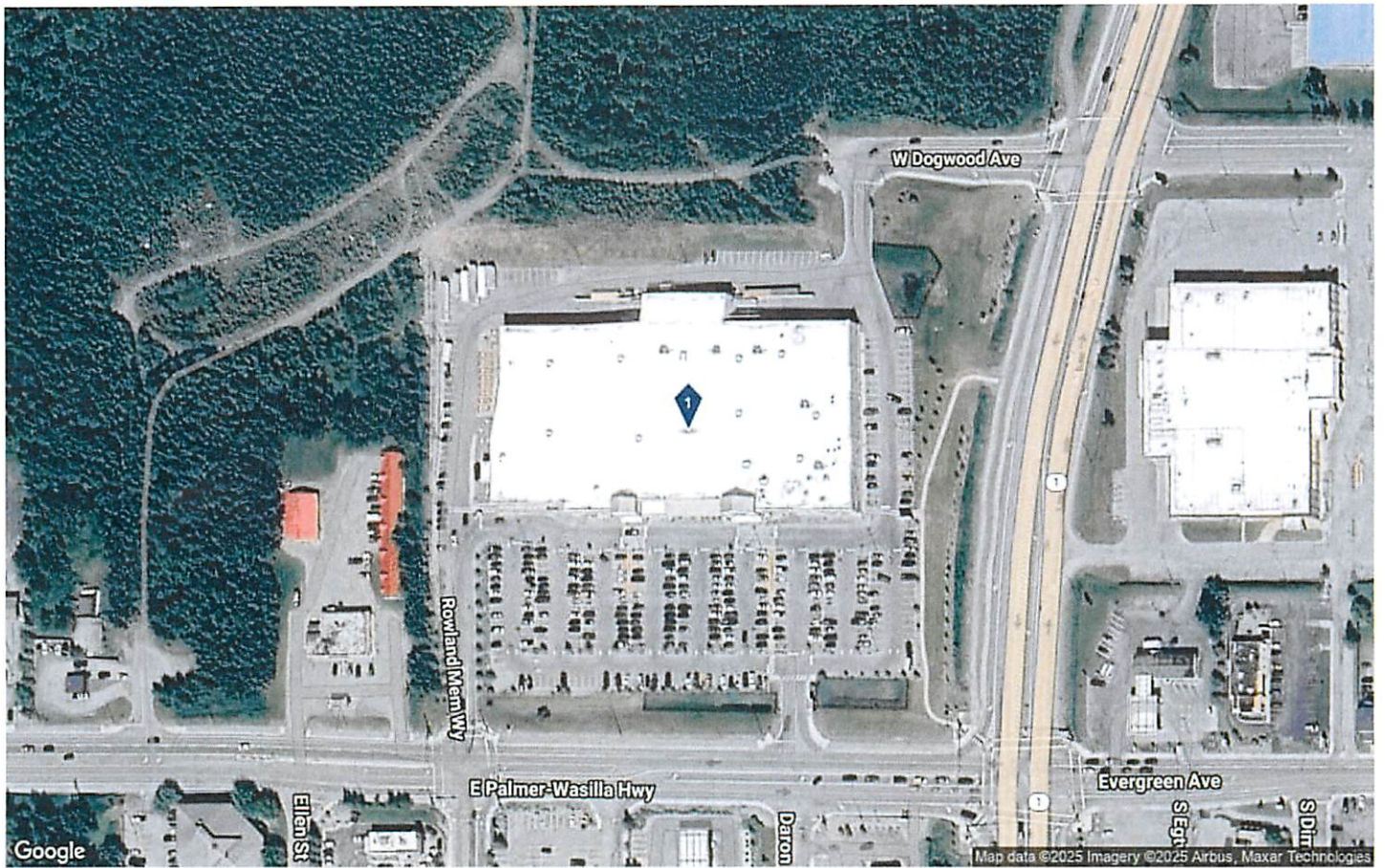




**1 535 W Evergreen Ave - Fred Meyer**  
Palmer, AK 99645 (Matanuska-Susitna County) - Mat-Su Business Region Submarket

★★★★☆

Retail



### **Income Analysis**

- Market rent of \$13.20 based on asking rent of available big box retail space in AK
- Market vacancy stabilized at 5%
- Market Income stabilized at 5%
- Market Cap rate is 8% according to CoStar Analytics

#### **Using:**

- Market rent \$13.20/SF
- 5% Vacancy
- 5% Expense
- Market Cap Rate of 8%
- Indicated Value: \$19,743,000 (\$148.91/SF)

### **Cost Analysis**

- Marshall and Swift – Swift Estimator Total Cost new less Physical Depreciation plus the assessor's land value as of January 2025 indicates \$19,97,944 (\$150.84/SF)
- 13% Physical and Functional Obsolescence

### **Comparable Property Uniformity Analysis**

- Five large size retail stores are included in the analysis
- The largest retail square footage utilized is 71,199 square feet and is included because of its proximity to the subject property
- The land value per square foot ranges from \$2.50/SF to \$7.25/SF
- The improvement value per square foot ranges from \$30.28 to \$96.30
- The overall value per square foot ranges from \$48.53 to \$120.53
- The analysis indicates a land value of \$3,407,590 (\$7.25/SF)
- The analysis indicates an improvement value of \$12,860,260 (\$97.00/SF)
- The analysis indicates a total value of \$16,267,850 (\$122.70/SF)

### **Summary**

- Income analysis: \$19,743,000 (\$148.91/SF)
- Cost Analysis: \$19,997,944 (\$150.84/SF)
- Uniformity Analysis: \$16,267,850 (\$122.70/SF)

**Taxpayer Requested Market Value: \$18,561,200 (\$140.00/SF)**

# INCOME ANALYSIS



INCOME APPROACH SUMMARY			
STABILIZED			
Fred Meyer Stores 70100649		Taxpayer: The Kroger Co.	
535 W Evergreen Avenue		Parcel: 526222	
Palmer, AK 99645			
<u>Occupancy Type</u>	<u>Square Footage</u>	<u>Rental Rate</u>	<u>Potential Gross</u>
Retail	132,580	\$13.20	\$1,750,056
		<u>Percentage</u>	
Vacancy & Collection Loss		5.00%	<u>\$87,503</u>
Effective Gross Income			\$1,662,553
		<u>Percentage</u>	<u>Total Expenses</u>
Operating Expenses		5.00%	<u>\$83,128</u>
Net Operating Income			\$1,579,426
CAPITALIZATION			
Overall Rate			8.00%
VALUE (NOI/CAP RATE and Rounded to Nearest \$100)			\$19,742,819
		<u>Price Per SF</u>	
TAXPAYER'S OPINION OF VALUE		\$148.91	\$19,743,000
JURISDICTION MARKET VALUE		\$189.03	\$25,061,100

# Property Map & List Report



## Property Summary Statistics

Property Attributes	Low	Average	Median	High
Building SF	151,691 SF	151,691 SF	151,691 SF	151,691 SF
Year Built	1983	1983	1983	1983
Available SF	110,287 SF	110,287 SF	110,287 SF	110,287 SF
Asking Rent Per SF/YR	\$13.20	\$13.20	\$13.20	\$13.20
Availability %	72.7%	72.7%	72.7%	72.7%
Vacancy %	57.9%	57.9%	57.9%	57.9%
Asking Price Per SF	-	-	-	-
Cap Rate	-	-	-	-
Star Rating	★★★★☆ 3	★★★★☆ 3	★★★★☆ 3	★★★★☆ 3

## Property List

Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
1 Bayshore Mall 1920 W Dimond Blvd Anchorage, AK 99515	Retail ★★★★☆	1983	151,691 SF (42.1%)	6,205 - 110,287	\$13.20 SF/yr	Not For Sale

**1 1920 W Dimond Blvd - Bayshore Mall**  
Anchorage, AK 99515 (Anchorage County) - Dimond South-20 Submarket

★★★★☆☆  
Retail

**Property Summary**

Center Type	Community Center	GLA (% Leased)	151,691 SF (42.1%)
Built	1983	Tenancy	Multiple
Available	6,205 - 110,287 SF	Max Contiguous	81,582 SF
Asking Rent	\$13.20 SF/yr	Frontage	527' on W Dimond Blvd



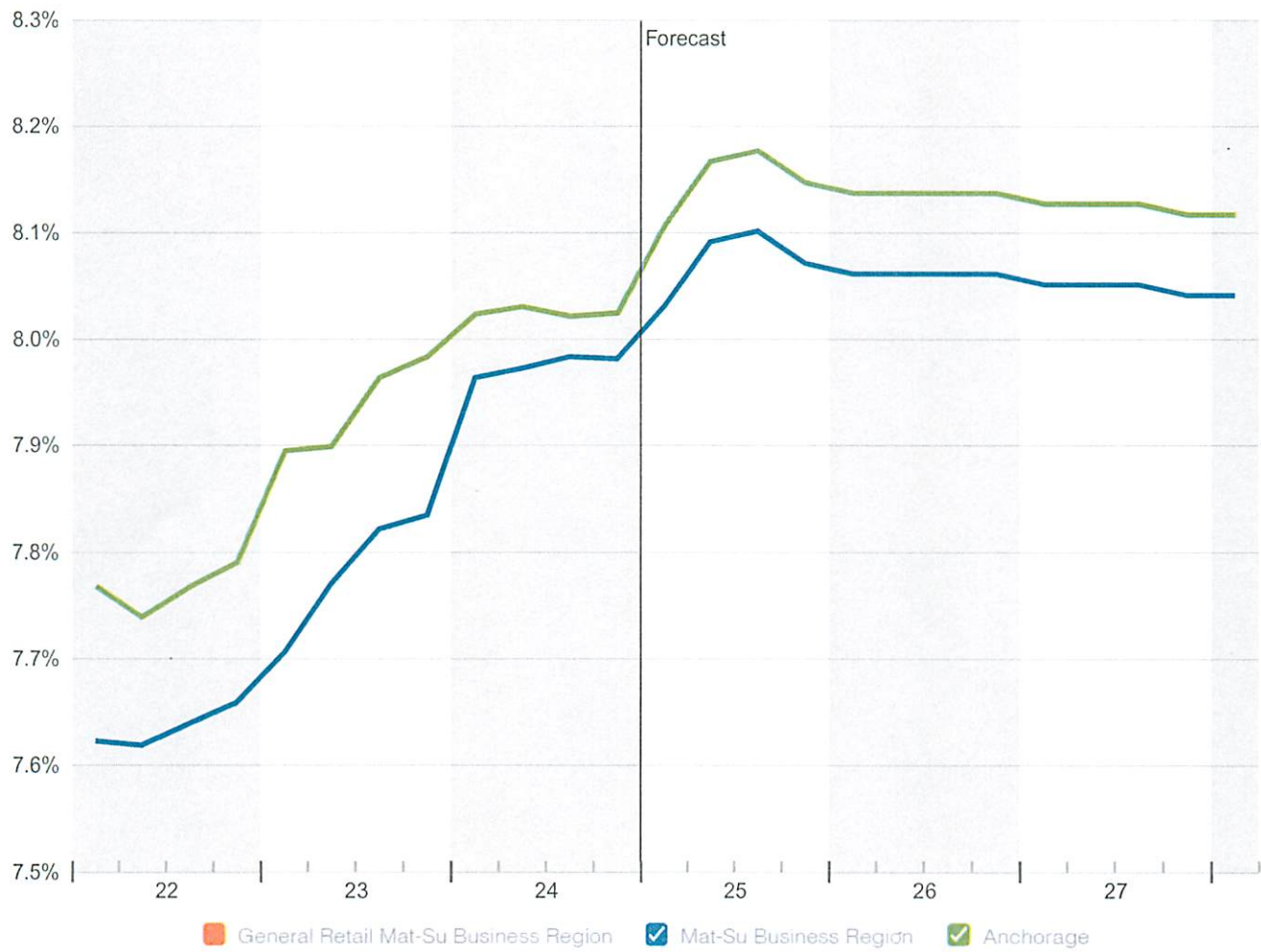
**Available Spaces**

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	A	Retail	Direct	81,582	81,582	81,582	\$13.20 NNN	Vacant	Negotiable
P 1	K	Office/Retail	Direct	22,500	22,500	22,500	\$13.20 TBD	30 Days	Negotiable
P 1	J-1	Retail	Direct	6,205	6,205	6,205	\$13.20 TBD	Vacant	1 Year





## Market Cap Rate



# **COST ANALYSIS**

2/14/25, 12:00 PM

CoreLogic | Commercial Estimator - Report

## CoreLogic - SwiftEstimator Commercial Estimator - Summary Report

### General Information

Estimate ID:	The Kroger Co - 535 West Evergreen Ave	Date Created:	02-02-2023
Property Owner:	The Kroger Co	Date Updated:	02-13-2024
Property Address:	535 West Evergreen Ave. Palmer, AK 99645	Date Calculated:	02-13-2025
Local Multiplier:	1.28	Cost Data As Of:	using report date
Architects Fee:		Report Date:	01-2025

### Section 1

Area	132580	Overall Depreciation %
Stories in Section	1	Physical Depreciation %
Stories in Building		Functional Depreciation %
Shape	rectangular	External Depreciation %
Perimeter	(auto-calc)	
Effective Age	9	

### Occupancy Details

Occupancy	%	Class	Height	Quality
319 Discount Store	100	C	24	2.0
Occupancy Total Percentage	100			

### System : Land and Site

	%/Units	Quality	Depr %	Other
61 Land and Site : Land	4700600	Occ.		
7001 Land and Site : Paving, Asphalt	254000	2.0	80	

### Calculation Information (All Sections)

	Units	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
<b>Basic Structure</b>					
Base Cost	132,580	\$76.70	\$10,168,886	\$1,321,955	\$8,846,931
Exterior Walls	132,580	\$30.19	\$4,002,590	\$520,337	\$3,482,253
Heating & Cooling	132,580	\$23.87	\$3,164,685	\$411,409	\$2,753,276
<b>Basic Structure Cost</b>	<b>132,580</b>	<b>\$130.76</b>	<b>\$17,336,161</b>	<b>\$2,253,701</b>	<b>\$15,082,460</b>
<b>Less Depreciation</b>					
Physical & Functional	13.0%			\$2,253,701	\$15,082,460
<b>Depreciated Cost</b>	<b>132,580</b>	<b>\$113.76</b>		<b>\$2,253,701</b>	<b>\$15,082,460</b>
<b>Miscellaneous</b>					
Land			\$4,700,600		\$4,700,600
Paving, Asphalt	254,000	\$4.23	\$1,074,420	\$859,536	\$214,884
<b>Total Cost</b>	<b>132,580</b>	<b>\$174.32</b>	<b>\$23,111,181</b>	<b>\$3,113,237</b>	<b>\$19,997,944</b>

Cost data by CoreLogic, Inc.

\*\*\*Except for items and costs listed under ♦Addition Details,♦ this SwiftEstimator report has been produced utilizing current cost data and is in compliance with the Marshall & Swift Licensed User Certificate. This report authenticates the user as a current Marshall & Swift user.\*\*\*





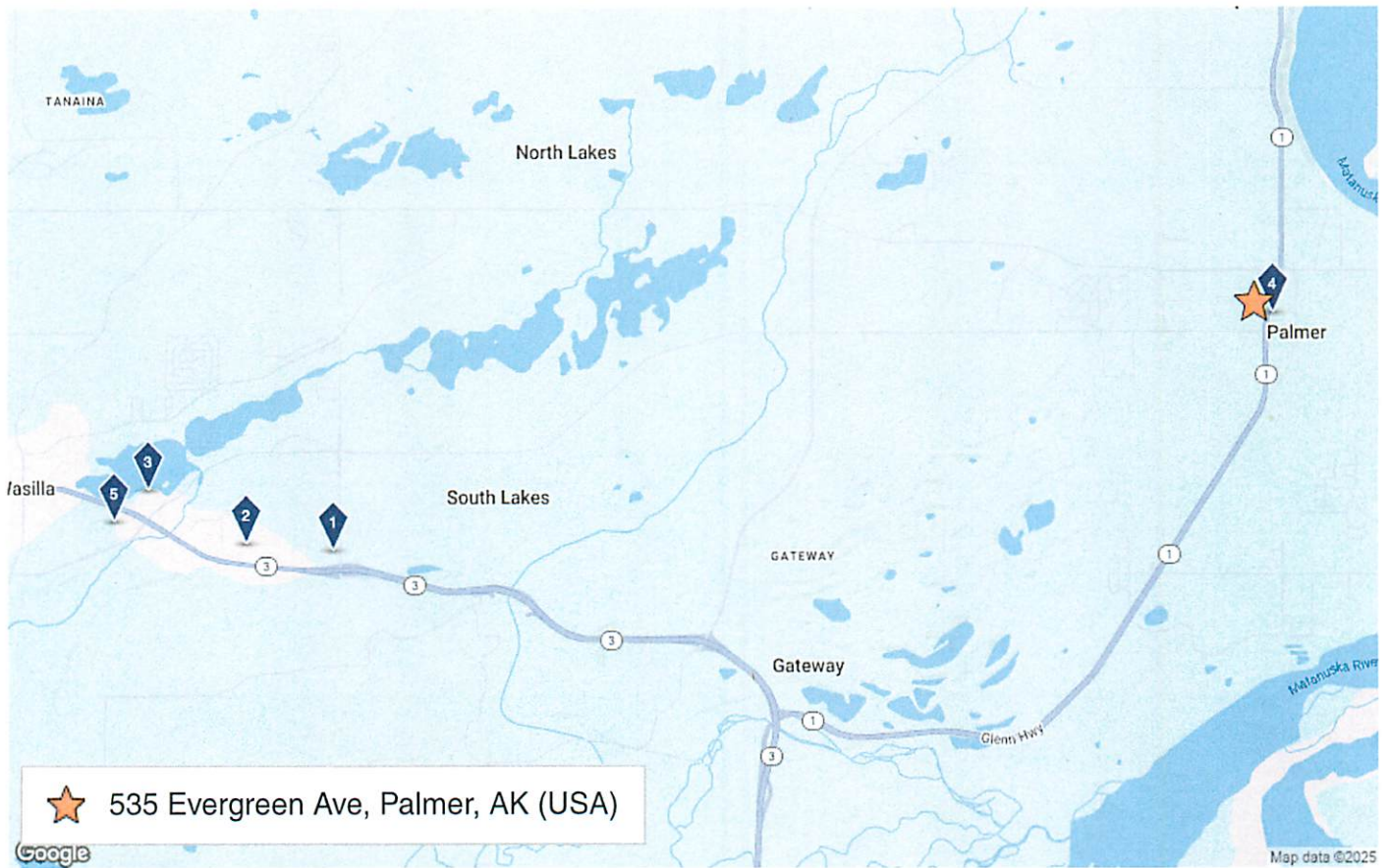
# **UNIFORMITY ANALYSIS**

UNIFORMITY ANALYSIS													
Name	Address	City	County	Sq. Ft.	Built	Acres	Land Sq. Ft.	PIN	2025 LAND AV	/SF	2025 IMP AV	/SF	2025 AV
Sears	1000 S. Seward Meridian PKY	Wasilla	Matanuska-Susitna	104,000	1993	10.89	474,368	44810	\$1,897,500	\$4.00	\$3,149,100	\$30.28	\$5,046,600
Home Depot	1255 Palmer Wasilla HWY	Wasilla	Matanuska-Susitna	104,928	2004	11.67	508,345	52775	\$1,271,000	\$2.50	\$7,540,600	\$71.86	\$8,811,600
Lowes	2561 E. Sun Mountain Ave	Wasilla	Matanuska-Susitna	134,315	2004	11.24	489,614	70913	\$1,958,500	\$4.00	\$8,988,200	\$66.92	\$10,946,700
Fred Meyer	1501 E Parks HWY	Wasilla	Matanuska-Susitna	180,996	1999	18.57	808,909	509188	\$4,386,700	\$5.42	\$17,429,300	\$96.30	\$21,816,000
Uhaul	650 S Cobb Street	Palmer	Matanuska-Susitna	71,199	2003	6.97	303,613	21319	\$2,201,200	\$7.25	\$6,151,700	\$86.40	\$8,352,900

\$2.50	Min	\$30.28	Min	\$48.53
\$4.00	Median	\$71.86	Median	\$83.98
\$4.63	Mean	\$70.35	Mean	\$90.37
\$7.25	Max	\$96.30	Max	\$120.53

SUBJECT PROPERTY													
Bank of America	535 W Evergreen Avenue	Palmer	Matanuska-Susitna	132,580	2016	10.79	470012.40	526222	\$4,700,600	10.00	\$20,360,500	\$153.57	\$25,061,100
INDICATED VALUE:									\$3,407,590	\$7.25	\$12,860,260	\$97.00	\$16,267,850

## Map Report with One Line Property Information



### Property List

	Property Name/ Address	City	Type
1	1000 S Seward Meridian Pky	Wasilla	Retail
2	Lowe's 2561 E Sun Mountain Ave	Wasilla	Retail
3	Fred Meyer 1501 E Parks Hwy	Wasilla	Retail
4	650 N Cobb St	Palmer	Retail
5	Home Depot 1255 Palmer Wasilla Hwy	Wasilla	Retail



## Subject Property



# MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 57482000T00A

### Site Information

Account Number	57482000T00A	Subdivision	FRED MEYER
Parcel ID	526222	City	Palmer
TRS	S18N02E32	Map PA05	Tax Map
Abbreviated Description (Not for Conveyance)	FRED MEYER TRACT A		

Site Address 535 E Palmer Wasilla Hwy

### Ownership

Owners	FRED MEYER STORES INC	Buyers	
Primary Owner's Address	PROPERTY TAX - 7TH FLOOR 1014 VINE ST CINCINNATI OH 45202	Primary Buyer's Address	

### Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2025	\$4,700,600.00	\$20,360,500.00	\$25,061,100.00	2025	\$4,700,600.00	\$20,360,500.00	\$25,061,100.00
2024	\$4,700,600.00	\$19,465,600.00	\$24,166,200.00	2024	\$4,700,600.00	\$19,465,600.00	\$24,166,200.00
2023	\$4,700,600.00	\$16,830,200.00	\$21,530,800.00	2023	\$4,700,600.00	\$16,830,200.00	\$21,530,800.00

### Building Information

Structure 0 of 1	0	Use	Retail Food
Residential Units	Standard	Design	Commercial
Condition	None	Construction Type	Concrete Block
Basement		2016 Grade	None
Year Built		Building Appraisal	\$20360500
Foundation	Poured Concrete	Septic	
Well			

### Building Item Details

Building Number	Description	Area	Percent Complete
-----------------	-------------	------	------------------

### Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2025	No	0012	::	::	10/9/2015	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2015-021743-0</a>
2024	Yes	0012	11.748	\$283904.52			
2023	Yes	0012	11.396	\$245365.00			

### Tax Account Status <sup>2</sup>

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
11.01	10.79	Assembly District 002	25-325	Palmer Fire Service is under the jurisdiction of the <a href="#">City of Palmer</a>	No Borough Road Service, for City of Palmer road service info, call (907)745-3400

<sup>1</sup> Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

<sup>3</sup> If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Comparable 1



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 54219000T001

### Site Information

Account Number	54219000T001	Subdivision	NEWCOMB
Parcel ID	44810	City	Wasilla
TRS	S17N01W12	Map WA11	Tax Map
Abbreviated Description (Not for Conveyance)	NEWCOMB TRACT 1		

Site Address 1000 S Seward Meridian Pky

### Ownership

Owners	MAT-SU HOLDINGS LLC	Buyers	
Primary Owner's Address	% SEARS ROEBUCK AND CO 5407 TRILLIUM BLVD STE B1 HOFFMAN ESTATES IL 60192	Primary Buyer's Address	

### Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2025	\$1,897,500.00	\$3,149,100.00	\$5,046,600.00	2025	\$1,897,500.00	\$3,149,100.00	\$5,046,600.00
2024	\$1,897,500.00	\$3,178,400.00	\$5,075,900.00	2024	\$1,897,500.00	\$3,178,400.00	\$5,075,900.00
2023	\$1,897,500.00	\$3,303,300.00	\$5,200,800.00	2023	\$1,897,500.00	\$3,303,300.00	\$5,200,800.00

### Building Information

Structure 1 of 1			
Residential Units	0	Use	Mixed Predominant Retail
Condition	Standard	Design	Commercial
Basement	None	Construction Type	Concrete Block
Year Built		1993 Grade	None
Foundation	Concrete Block	Building Appraisal	\$3149100
Well		Septic	

### Building Item Details

Building Number	Description	Area	Percent Complete
<b>Tax/Billing Information</b>			
Year	Certified	Zone	Mill
2025	No	0035	::
2024	Yes	0035	10.594
2023	Yes	0035	10.296
<b>Recorded Documents</b>			
Date	Type		
7/23/2014	WARRANTY DEED (ALL TYPES)		
2/14/2003			
1/31/2001	QUITCLAIM DEED (ALL TYPE)		

### Tax Account Status <sup>2</sup>

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
PLEASE CALL	\$10.00		\$0.00	\$0.00	\$0.00	\$0.00 No

### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
10.89	10.89	Assembly District 004	27-420	130 Central Mat-Su	No Borough Road Service see the <a href="#">City of Wasilla Website</a>

<sup>1</sup> Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

<sup>3</sup> If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

## Comparable 2



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 55769000L001

### Site Information

Account Number	55769000L001	Subdivision	HOME DEPOT WASILLA
Parcel ID	52775	City	Wasilla
TRS	S17N01W11	Map WA11	Tax Map
Abbreviated Description (Not for Conveyance)	HOME DEPOT WASILLA LOT 1		

Site Address 1255 E Palmer Wasilla Hwy

### Ownership

Owners	HD DEV OF MARYLAND INC	Buyers	
Primary Owner's Address	% PROPERTY TAX DEPT # 130 PO BOX 105842 ATLANTA GA 30348-5842	Primary Buyer's Address	

### Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2025	\$1,271,000.00	\$7,540,600.00	\$8,811,600.00	2025	\$1,271,000.00	\$7,540,600.00	\$8,811,600.00
2024	\$1,271,000.00	\$7,233,500.00	\$8,504,500.00	2024	\$1,271,000.00	\$7,233,500.00	\$8,504,500.00
2023	\$1,271,000.00	\$7,507,100.00	\$8,778,100.00	2023	\$1,271,000.00	\$7,507,100.00	\$8,778,100.00

### Building Information

Structure 1 of 1	0	Use	Retail General Merchandis
Residential Units	Standard	Design	Commercial
Condition	None	Construction Type	Concrete Block
Basement		Grade	None
Year Built		Building Appraisal	\$7540600
Foundation	Slab on Grade	Septic	
Well			

### Building Item Details

Building Number	Description	Area	Percent Complete
<b>Tax/Billing Information</b>			
Year	Certified	Zone	Mill
2025	No	0035	::
2024	Yes	0035	10.594
2023	Yes	0035	10.296
<b>Recorded Documents</b>			
Date	Type	Recording Info (offsite link to DNR)	
3/25/2008	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2008-006808-0</a>	
10/22/2007	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2007-027254-0</a>	

### Tax Account Status <sup>2</sup>

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
11.67	11.67	Assembly District 004	27-420	130 Central Mat-Su	No Borough Road Service see the <a href="#">City of Wasilla Website</a>

<sup>1</sup> Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

<sup>3</sup> If you reside within the city limits of Palmer or Houston, your exemption amount may be different.



Comparable 3



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 55626000L001A

### Site Information

Account Number	55626000L001A	Subdivision	SUN PLAZA RSB L/1
Parcel ID	70913	City	Wasilla
TRS	S17N01W12	Map WA11	Tax Map
Abbreviated Description (Not for Conveyance)	SUN PLAZA RSB L/1 LOT 1A		

Site Address 2561 E Sun Mountain Ave

### Ownership

Owners	LOWE'S HIW INC	Buyers	
Primary Owner's Address	1000 LOWE'S BLVD MOORESVILLE NC 28117	Primary Buyer's Address	

### Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2025	\$1,958,500.00	\$8,988,200.00	\$10,946,700.00	2025	\$1,958,500.00	\$8,988,200.00	\$10,946,700.00
2024	\$1,958,500.00	\$9,026,400.00	\$10,984,900.00	2024	\$1,958,500.00	\$9,026,400.00	\$10,984,900.00
2023	\$1,958,500.00	\$8,469,500.00	\$10,428,000.00	2023	\$1,958,500.00	\$8,469,500.00	\$10,428,000.00

### Building Information

Structure 1 of 1			
Residential Units	0	Use	Retail General Merchandis
Condition	Standard	Design	Commercial
Basement	None	Construction Type	None
Year Built		2004 Grade	None
Foundation	Slab on Grade	Building Appraisal	\$8988200
Well		Septic	

### Building Item Details

Building Number	Description	Area	Percent Complete
Tax/Billing Information			
Year	Certified	Zone	Mill
2025	No	0035	::
2024	Yes	0035	10.594
2023	Yes	0035	10.296

### Tax Account Status <sup>2</sup>

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
11.24	11.24	Assembly District 004	<a href="#">27-420</a>	130 Central Mat-Su	No Borough Road Service see the <a href="#">City of Wasilla Website</a>

<sup>1</sup> Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

<sup>3</sup> If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Comparable 4



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 56905000T00A-1B

### Site Information

Account Number	56905000T00A-1B	Subdivision	OLSON ADD 2008
Parcel ID	509188	City	Wasilla
TRS	S17N01W11	Map WA11	Tax Map
Abbreviated Description (Not for Conveyance)	OLSON ADD 2008 TRACT A-1B		

Site Address 1501 E Parks Hwy  
Site Address 1751 E Palmer Wasilla Hwy

### Ownership

Owners	FRED MEYER STORES INC WEST VALLEY PROP LLC	Buyers	
Primary Owner's Address	% THE KROGER COMPANY PROPERTY TAX - 7TH FLOOR CINCINNATI OH 45202-1100	Primary Buyer's Address	

### Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2025	\$4,386,700.00	\$17,429,300.00	\$21,816,000.00	2025	\$4,386,700.00	\$17,429,300.00	\$21,816,000.00
2024	\$4,386,700.00	\$17,559,600.00	\$21,946,300.00	2024	\$4,386,700.00	\$17,559,600.00	\$21,946,300.00
2023	\$4,386,700.00	\$17,093,000.00	\$21,479,700.00	2023	\$4,386,700.00	\$17,093,000.00	\$21,479,700.00

### Building Information

Structure 1 of 1							
Residential Units	0	Use				All Other Retail Trade	
Condition	Standard	Design				Commercial	
Basement	None	Construction Type				Concrete Block	
Year Built		1999 Grade				None	
Foundation	Concrete Block	Building Appraisal				\$17429300	
Well		Septic					

### Building Item Details

Building Number	Description	Area	Percent Complete
Tax/Billing Information			
Year	Certified	Zone	Mill
2025	No	0035	::
2024	Yes	0035	10.594
2023	Yes	0035	10.296
Recorded Documents			
Year	Date	Type	Recording Info (offsite link to DNR)
2025	No		
2024	Yes		
2023	Yes		

### Tax Account Status <sup>2</sup>

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
18.57	18.31	Assembly District 004	<a href="#">27-420</a>	130 Central Mat-Su	No Borough Road Service see the <a href="#">City of Wasilla Website</a>

<sup>1</sup> Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

<sup>3</sup> If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Comparable 5



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 55387000L001A

### Site Information

Account Number	55387000L001A	Subdivision	BOMHOFF AC RSB L/1&2
Parcel ID	21319	City	Palmer
TRS	S18N02E32	Map PA05	Tax Map
Abbreviated Description (Not for Conveyance)	BOMHOFF AC RSB L/1&2 LOT 1A		

### Site Address

650 S Cobb St

### Ownership

Owners	AMERCO REAL ESTATE COMPAN	Buyers	
Primary Owner's Address	%PROPERTY TAX DEPT PO BOX 29046 PHOENIX AZ 85038	Primary Buyer's Address	

### Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2025	\$2,201,200.00	\$6,151,700.00	\$8,352,900.00	2025	\$2,201,200.00	\$6,151,700.00	\$8,352,900.00
2024	\$2,201,200.00	\$5,997,900.00	\$8,199,100.00	2024	\$2,201,200.00	\$5,997,900.00	\$8,199,100.00
2023	\$2,201,200.00	\$5,378,800.00	\$7,580,000.00	2023	\$2,201,200.00	\$5,378,800.00	\$7,580,000.00

### Building Information

Structure 1 of 1							
Residential Units	0			Use			Retail General Merchandis
Condition	Standard			Design			Commercial
Basement	None			Construction Type			Concrete Block
Year Built				2003 Grade			None
Foundation	Poured Concrete			Building Appraisal			\$6151700
Well	Well P - Public Water			Septic			Septic P - Public Septic

### Building Item Details

Building Number	Description	Area	Percent Complete
<b>Tax/Billing Information</b>			
Year	Certified	Zone	Mill
2025	No	0012	::
2024	Yes	0012	11.748
2023	Yes	0012	11.396
<b>Recorded Documents</b>			
Date	Type	Recording Info (offsite link to DNR)	
5/23/2018	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2018-010212-0</a>	

### Tax Account Status <sup>2</sup>

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
7.05	6.97	Assembly District 002	<a href="#">25-325</a>	Palmer Fire Service is under the jurisdiction of the <a href="#">City of Palmer</a>	No Borough Road Service, for City of Palmer road service info, call (907)745-3400

<sup>1</sup> Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

<sup>3</sup> If you reside within the city limits of Palmer or Houston, your exemption amount may be different.





## **Matanuska-Susitna Borough**

Department: Finance

Division: Assessments / Prepared By: Oliver Querin & Ryan Judd

# **2025 Board of Equalization**

## **Appeal Number**

028

## **Subject Appellant**

Fred Meyer Stores Inc. / The Kroger Co.

Represented By Natalie Kwan Lloyd – Ernst & Young LLP

## **Physical Address**

535 E Palmer-Wasilla Hwy, Palmer AK 99645

## **Account Number / Parcel Number**

57482000T00A / 526222

## Subject Description

The subject improvement is a good quality big-box retail store (Marshall & Swift Occupancy Discount Store) containing 132,580 square feet. The property is owner-occupied and improved with a 2016-built masonry structure operating as a Fred Meyer Marketplace. Quality and condition of the property is ranked good. The improvement is situated on 470,055 square foot (10.79 acres) of land at the east corner of the Palmer Wasilla, Glenn Highway intersection. City of Palmer Zoning is C-G Commercial General. This corner lot location on two major arterials is considered excellent.

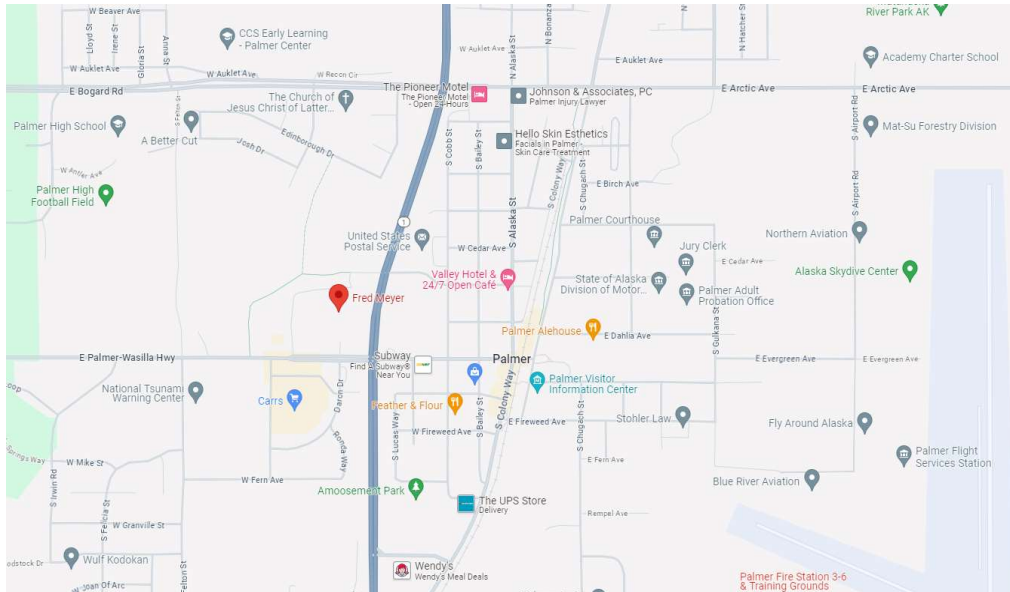
The appellant states “*Cost, Market Income, and Equity indicate a lower value.*” Information to support the appellant’s claim utilizes a Cost Approach, Uniformity Analysis and Income Approach. The land component of the assessed value is also appealed, no land sales are presented.

	2025 Assessed	Appellant's Estimate	Disputed Amount
Land	\$4,700,600	\$3,407,590	\$1,293,010
Improvement	\$20,360,500	\$15,153,610	\$5,206,890
Total	\$25,061,100	\$18,561,200	\$6,499,900

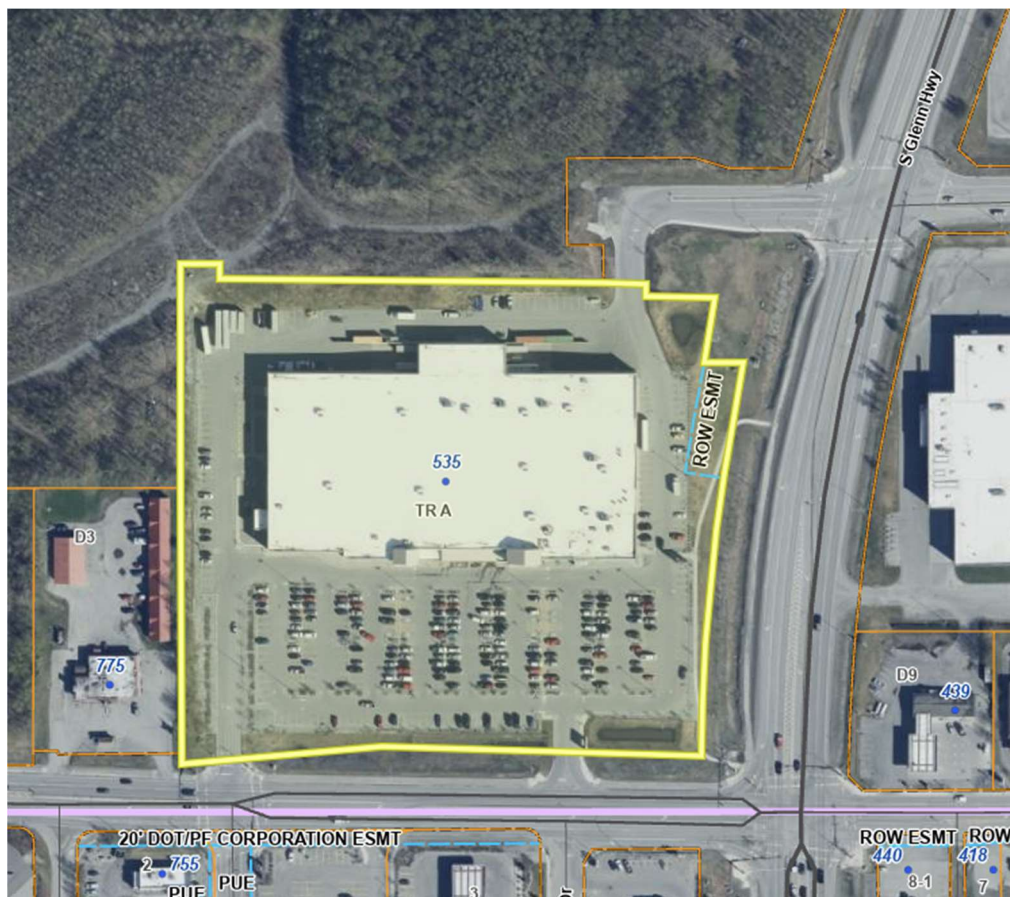
## Subject Photo



## Subject Location Map

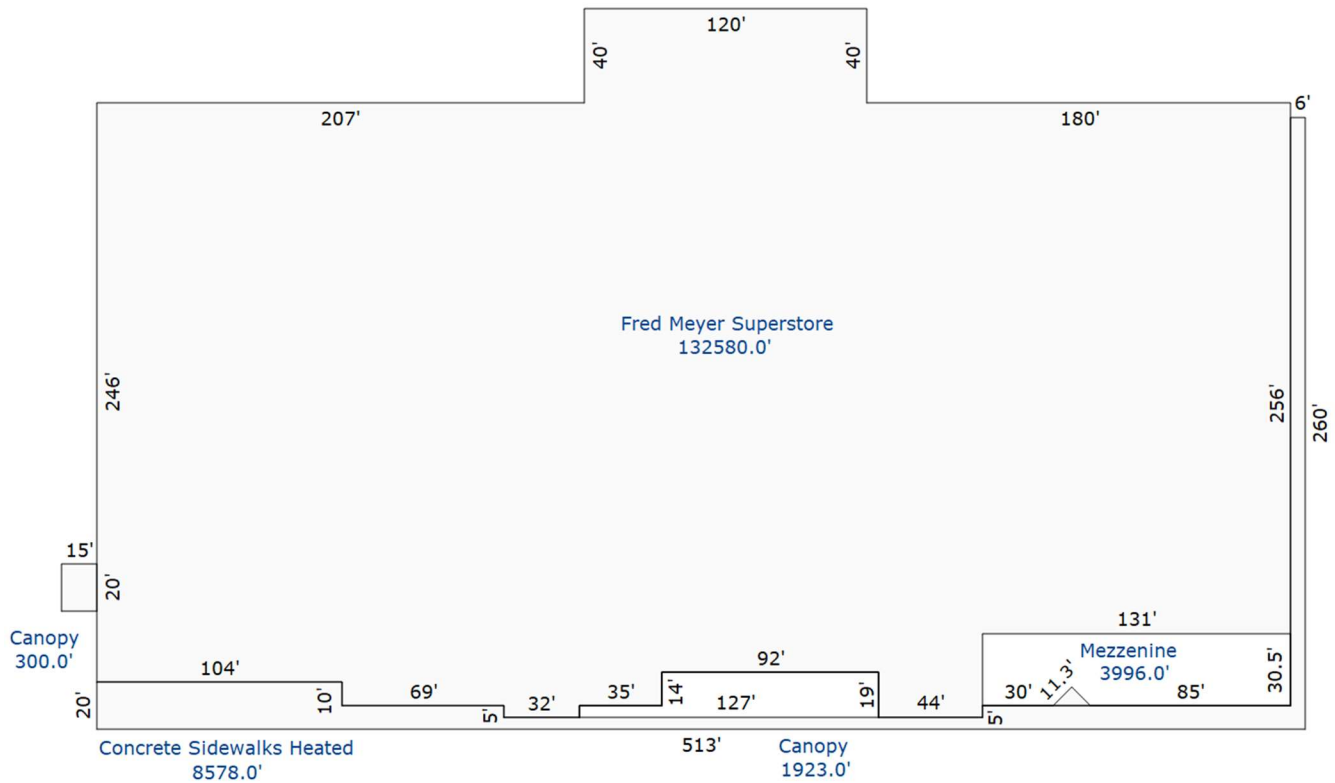


## Subject Overhead Photo





## Subject Sketch



## Subject Sales History:

Parcel 51895000T00C-1 was a 364,677 square foot (8.37 acre) parcel located on the corner of the Glenn Highway and Evergreen Street (Palmer Wasilla Highway). This parcel was purchased by Fred Meyer Stores Inc. on May 22, 2014, for \$4,750,000 or \$13.03 per square foot. After this sale, a portion of an adjoining parcel was purchased by Fred Meyer Stores Inc. (price unknown) and combined with Parcel 51895000T00C-1 to create the subject 470,055 square foot (10.79 acre) parcel.

Adjustment to the sale price for demolition costs is calculated as follows:

### **PARENT PARCEL: 51895000T00C-1 SUBJECT: PIONEER SQUARE**

Use	DISCOUNT STORE	
Occupancy Code	13/28	319
Building Class/Quality	Class C	Good
Age/Year Built		1984
<b>Base Demolition Costs @ \$6.15</b>	<b>66/11</b>	<b>\$6.15</b>
Total Square Feet		103,886
<b>Total Demolition Costs</b>		<b>\$638,899</b>
Land Purchase Price		\$4,750,000
<b>Adjusted Sale Price (Rounded)</b>		<b>\$5,388,900</b>

### **Income Approach:**

The quantity and quality of the available data is insufficient to produce a credible income approach and MSB staff does not present one.

The tax agent submits an income approach which is summarized as follows:

SqFt	132,580
Rent/Sqft/Year (NNN)	\$13.20
PGI	1,750,056
5% Vacancy/Collection	87,503
EGI	1,662,553
5% Expenses	83,128
NOI	1,579,426
Capitalization Rate	8%
Indicated Value	19,742,819
Rounded	19,743,000

The tax agent's income approach lacks clear, cogent and convincing evidence that the applied rent and capitalization rate are valid comparisons to the subject. The tax agent states, "*market rent of \$13.20 based on asking rent of available big box retail space in AK.*" The tax agent submits a COSTAR report showing a lease offering of \$13.20 per square foot per year for a 3-star quality, 1983 year built, multi-tenant property situated on a 21.47-acre parcel located in Anchorage at 1920 W Diamond Boulevard (Bayshore Mall). The tax agent submits only one lease offering to establish market rent for the subject.

In a COSTAR report, "stars" indicate the building's quality and condition, using a five-star rating system that evaluates factors like architectural attributes, amenities, and property type specifics. A three-star rating refers to an average property with basic amenities and limited upgrades. The tax agent's rent comparable is for a portion of a multi-tenant building that is 33 years older than the subject and contains 145,748 square feet of area of which 110,287 square feet (comprising three units) are vacant. This lease offering in no manner produces a valid rent comparison to the subject. Lastly, the use of only one listing to determine comparable rent is insufficient to produce a valid conclusion. The following summarizes the current occupancy and lease listings for the tax agent's submitted rent comparable:

Source	Status	Suite #	Lease	\$/SF/Mo	\$/SF/Yr	SqFt
MLS 24-759	Active	A	NNN+CAM	\$1.10	\$13.20	81,582
MLS 21-2684	Active	J-1	Unkown	\$1.10	\$13.20	6,205
MLS 21-3002	Active	K	Unkown	\$1.10	\$13.20	22,500
						Tot SF Listed 110,287
Muni Assessor						Tot Bldg SF 145,748
						Percent Listed 75.67%

To support the capitalization rate, the tax agent submits a graph for the Mat-Su Business Region indicating an 8% capitalization rate. This chart does not provide a sufficient level of detail to support an 8% Capitalization rate for big box stores located in the Matanuska-Susitna Borough. Capitalization rates are commonly categorized by property type (multifamily, industrial, office, retail, etc.) and rates between them often vary considerably. The chart is not specific to big box retail stores and its use is not valid for an income approach of the subject.

## **Cost Approach:**

The *Marshall & Swift Valuation Service* is compiled and published by Marshall & Swift/Boeckh, LLC. The cost data presented is based on years of valuation experience, thousands of appraisals and continual analysis of the costs of new buildings. This publication is recognized as an authority in the appraisal field. Users of this service include independent appraisers, insurance companies, savings and loan associations, banks, architects, developers, accountants, assessors, engineers, and members of many other vocations who need access to easily computed, reliable cost data and proven building and equipment cost indexes.

The cost approach is based on the proposition that an informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when it is improved with relatively unique or specialized improvements for which there exists few sales or leases of comparable properties.

The following cost approach is developed per Marshall & Swift Valuation Service. All source documents are contained in the addenda.

ACCOUNT /PARCEL: 57482000T00A / 526222		
SUBJECT: FRED MEYER STORES INC.		
Use	DISCOUNT STORE	
Total Square Feet		132,580
Occupancy Code	13/28	319
Building Class/Quality	Class C	Good
Age/Year Built		2016
Condition		Good
Exterior wall		Concrete
No. of stories		1
Height per story		24
Building perimeter		1,611
Avg floor area		132,580
<b>Base Sq.ft. Costs</b>		<b>\$118.00</b>
Sprinklers Wet	13/40	\$3.78
<b>Cost/SF sub-total</b>		<b>\$121.78</b>
No. of stories multiplier	13/28	1.000
Ht. per story multiplier	13/42	1.255
Area perimeter mult.	13/41	0.793
<b>Refined cost/SF</b>		<b>\$121.20</b>
Current cost multiplier	99/3	1.01
Local multiplier	99/6	1.14
Entrepreneurial Incentive	Interviews	1.10
Soft Costs	Interviews	1.05
<b>Final cost/SF</b>		<b>\$161.18</b>
Base replacement cost		\$21,369,244
Asphalt Parking Spaces 420 @ \$1,740 (-10%)	66/3	\$874,680
Concrete Sidewalks Heated 8,578SF @ \$17.70	66/2	\$201,915
Canopy 1923SF @ \$45.25	13/40	\$115,719
Canopy 300SF @ \$45.25	13/40	\$18,053
Mezzanine Office 3,996SF @ \$68.50	13/30	\$364,019
<b>Total Replacement Costs</b>		<b>\$22,943,631</b>
Depreciation % (physical)	97/11-97/24	10.00%
Total Depreciation		\$2,294,363
<b>Depreciated Building Costs</b>		<b>\$20,649,267</b>
Land		\$4,700,600
<b>Total Value Indication</b>		<b>\$25,349,867</b>
<b>Rounded</b>		<b>\$25,349,800</b>



The cost approach returns a value \$288,700 higher than the subject assessed value and \$6,788,600 higher than the tax agent's assertion of value.

The tax agent submits a *SwiftEstimator* summary cost report indicating a value of \$19,997,944. Tax agent fails to consider entrepreneurial incentive or developer's overhead and profit as well as soft costs, which are necessary to produce a credible cost approach. Additionally, it is unknown if base costs are modified to current costs. Multipliers for local costs are different than what Marshall Valuation Service cost data indicate. Depreciation is not adequately explained nor source referenced, for example, "Paving, Asphalt" are depreciated 80% which seems unreasonable and is not explained. Lastly, the tax agent's cost approach ranks the subject quality as average when it is good.

### **Uniformity Analysis:**

Alaska case law has established the following working definition that must be established in order to prove an inequity:

- Unequal – *an appellant must show that there are other properties in the **same class** and that there is no basis that would justify different valuations of the property.*

Looking at building costs per square foot alone is not sufficient to demonstrate unequal assessments. Costs differ between various types of improvements and there are numerous variables that cause these differences. For example, size effects cost due to the regressionary relationship between size and cost i.e., as total square feet increase, cost per square feet decreases. Wall heights are another factor that affects cost; a building with an average wall height of 24 feet will have a higher replacement cost than the same building with an average wall height of 14 feet. Also, costs vary between different occupancy types and construction class i.e., concrete vs. wood. The overall quality of construction must also be similar. Cost variations may be influenced by thickness, materials used, method of application or attachment, the type of ornamentation, the intricacy of the design, and the finish observed. Lastly, the level of depreciation will affect value. Depreciation is the difference between the market value of a structural improvement and its reproduction or replacement cost as of the date of valuation.

The tax agent presents the following properties to support their assertion that the subject property is valued unequal to similar properties.

1. Account number 54219000T001 is located at 1000 S Seward Meridian Parkway which was previously occupied by Sears and is now dark for which a negative 25% functional obsolescence is applied to the improved component of the assessed value. This improvement is also 23 years older than the subject.
2. Account number 55769000L001 is located at 1255 E Palmer Wasilla Highway and is currently occupied by Home Depot. The Marshal & Swift occupancy of the structure is a Discount Warehouse Store which is different than that of the subject and it is erroneous to compare the two. This improvement is 12 years older than the subject.

3. Account number 55626000L001A is located at 2561 E Sun Mountain Avenue and is currently occupied by Lowes. The Marshal & Swift occupancy of the structure is a Discount Warehouse Store which is different than that of the subject and it is erroneous to compare the two. This improvement is also 12 years older than the subject.
4. Account Number 56905000T00A-1B is located at 1501 E Parks Highway and is currently occupied by a Fred Meyer. This improvement is 17 years older than the subject and 48,416 square feet larger. Again, comparison of the two for equity purposes is erroneous.
5. Account Number 55387000L001A is located at 650 S Cobb Street. The improvement was purpose built as a Fred Meyer who ceased operations and moved to their new location during spring 2016. This building is 13 years older than the subject and a significant portion of the original infrastructure has been removed. The structure is currently operating as a U-Haul Moving and Storage. Once again, comparison of this building for equity purposes is not reasonable.

The tax agent requests a land value of \$3,407,590 which is \$1,293,010 lower than the assessed land value based on the presented uniformity analysis; no sales are presented.

Note that the tax agent presents only one Palmer Core area property and ignores 57482000T00A which is located across the street from the subject at 664 E Palmer Wasilla Highway and occupied by Carrs. This parcel is not located on a corner and is 4.01 acres smaller than the subject, the structure is 78,840 square feet smaller.

Parcel Number	PID	Address	Type	Built/Eff Age	Acres	Land SF	Land \$	Land \$/SQFT	Imp SQFT	Imp Assessed \$	Total Assessed \$	Imp \$/SQFT	Total \$/SQFT
57151000L001	517588	664 E Palmer Wasilla Hwy	Carr's Palmer	2010	6.78	295,337	\$2,805,700.00	\$9.50	57,740	\$9,921,100.00	\$12,726,800.00	\$171.82	\$220.42
<b>Subject</b>													
57482000T00A	526222	535 E Palmer Wasilla Hwy	Fred Meyer Palmer	2016	10.79	470,012	\$4,700,600.00	\$10.00	132,580	\$20,360,500.00	\$25,061,100.00	\$153.57	\$189.03

To prove an inequity in land valuation, comparisons must be similar in size, location and attributes.

### **Case facts:**

1. Rent used in the appellant's income approach are not supported by an adequate quantity of comparisons and the one lease offering presented is not a valid comparison. Capitalization rate used in the income approach lacks sufficient supportive detail to conclude validity.
2. Appellant's uniformity analysis does not present land or building details similar enough to the subject to conclude inequity. Moreover, raw data is not accompanied by any analysis to conclude inequity.
3. Appellant does not submit any land or improved sales to support the respective estimates of value.
4. Appellant's cost approach is not explainable as to source or convention.
5. Respondent's submitted cost approach is supported by source documentation from Marshal Valuation Services and its compilation is explainable.
6. Respondent's cost approach supports the 2025 subject assessed value.

**Recommendation:**

Uphold the subject 2025 subject assessed value at follows:

	2025 Assessed
Land	\$4,700,600
Improvement	<u>\$20,360,500</u>
Total	\$25,061,100



## **Addenda**

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Historical Land Sales

Historical Land Sales Map

Account # 51895000T00C-1 Property Acquisition Questionnaire

Marshall and Swift Source Documents

AK MLS Listings

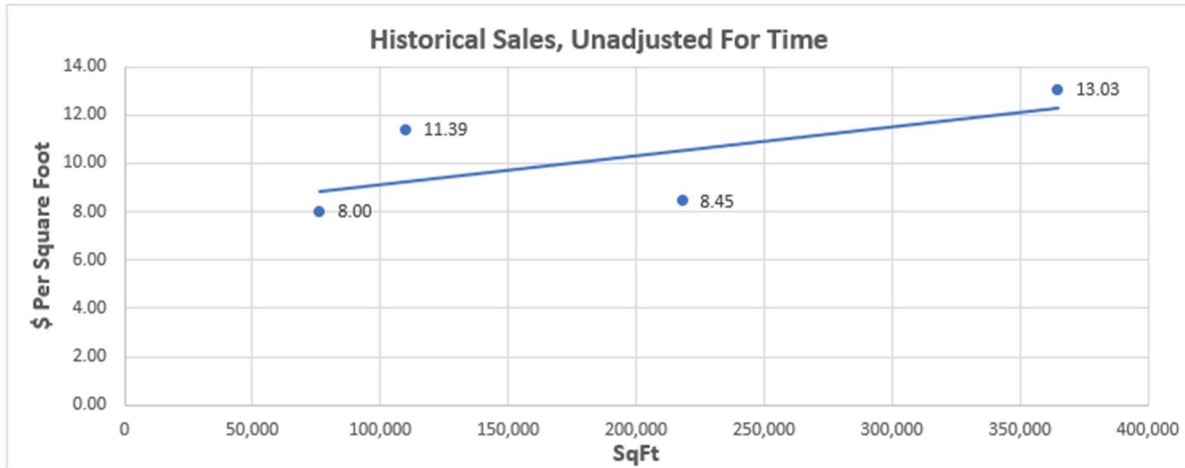
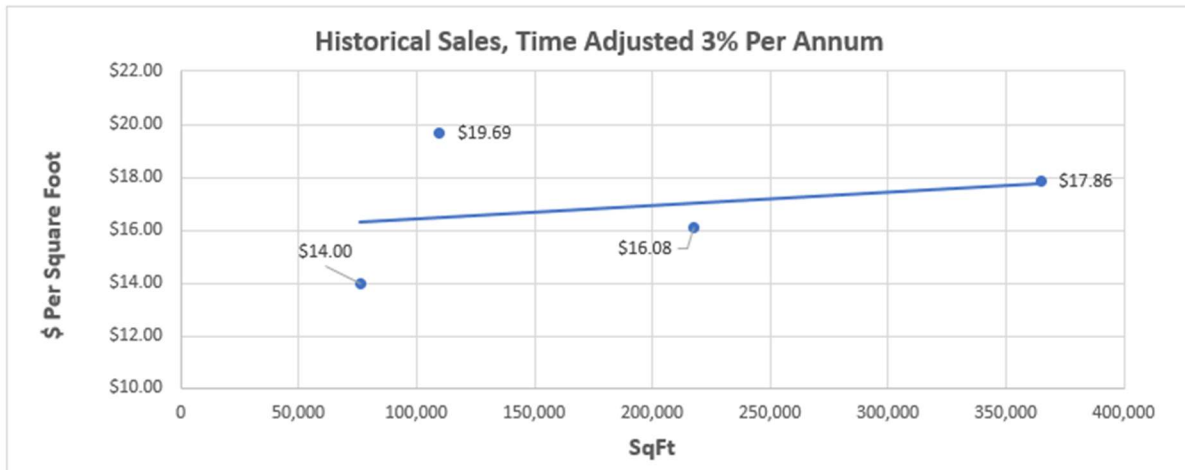
1920 W Dimond Blvd Interior Photos (Per LoopNet Listing)

1920 W Dimond Blvd Exterior Photos (Per LoopNet Listing)

Relevant Alaska Statutes

## Historical Land Sales:

	Parcel Number	Map	Sale Date	Acres	Square Feet	Sale Price	Time Adjusted Sale	Eff Date 1/1/2025	Rate 3.00%	\$/SF	Time Adj \$/Sf
1H.	118N02E32D004	PA-05	Feb-06	1.75	76,230	\$609,840	\$1,067,109			8.00	\$14.00
2H.	118N02E32D005	PA-05	Jul-06	2.52	109,771	\$1,250,000	\$2,160,863			11.39	\$19.69
3H.	54330000L001	PA-05	Apr-03	5.00	217,804	\$1,840,000	\$3,501,728			8.45	\$16.08
4H.	51895000T00C-1	PA-05	May-14	8.37	364,677	\$4,750,000	\$6,513,106			13.03	\$17.86



**Historical Land Sales Map:**



**Account # 51895000T00C-1 Property Acquisition Questionnaire:**

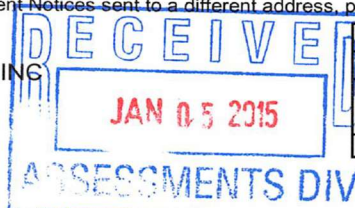
Matanuska-Susitna Borough  
 350 E Dahlia Ave Palmer Alaska 99645-6488  
 (907) 745-9637

**Property Acquisition Questionnaire**

**51895000T00C-1**

1. Date of Sale: 5-22-14 Price \$ 4,750,000 Buyer's estimate of Structure(s) value \$ 0  
 If this sale involves more than one parcel, list all lots involved on back of form. ☐ Buyer's estimate of Land value \$ 4,750,000
2. Type of financing: ☒ Cash ☐ VA ☐ Previous Owner ☐ Loan Assumption ☐ Trade (describe on back of form)  
 (Check all that apply) ☐ AHFC ☐ FHA ☐ Conventional Loan Farmers Home Admin. Other (describe on back of form)
3. Did the sale include: Well ☐ Septic ☐ Natural Gas ☐ ☐
4. Was Personal Property, other than normal furnishings involved in the sale? Yes ☐ No ☒ If yes, please explain on back of form.
5. Is this transaction for a reason other than sale (i.e. family transfer, foreclosure, judgement)? Yes ☐ No ☒  
 If yes, please explain:
6. If you would like Assessment Notices sent to a different address, please indicate by changing the address below:

FRED MEYER STORES INC  
 3800 SE 22ND AVE  
 PORTLAND, OR 97202



Tax Account Number	Request	Date
51895000T00C-1	<b>SECOND</b>	12/1/2014
HIGHLANDS THE PH II TRACT C-1		
Description		
Telephone #: <u>503-797-3533</u> <u>12-29-14</u>		

SIGNATURE OF BUYER

DATE



## Marshall Valuation Service Source Documents:

SECTION 13 PAGE 28  
May 2024

### CALCULATOR METHOD

#### DISCOUNT STORES (319)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
A-B	Average	Tilt-up panels, brick, good front, some ornamentation	Acoustic tile, vinyl tile, some built-ins and extras	Adequate lighting, outlets, and plumbing	Package A.C.	1302.43	10.08	121.00
	Good	Brick, good tilt-up, steel columns, wide spans	Plaster, good offices, acoustic tile, rubber or vinyl composition	Good lighting and outlets, good restrooms	Warm and cool air (zoned)	1270.14	9.83	118.00
C	Average	Brick or block, tilt-up, wood or steel columns and trusses	Drywall, small office area, acoustic tile, vinyl composition	Adequate lighting and restrooms, competitive fixtures	Package A.C.	1011.81	7.83	94.00
	Low cost	Minimum block or tilt-up, pipe or wood columns	Painted exterior walls, minimum finish and office	Minimum lighting and plumbing	Forced air	775.00	6.00	72.00
D	Good	Brick or stone veneer, wood or steel columns and trusses	Plaster or drywall, good offices, good acoustic tile, vinyl or rubber	Good lighting and outlets, good restrooms	Warm and cool air (zoned)	1194.79	9.25	111.00
	Average	Good stucco or siding on wood frame or heavy studs	Drywall, small office area, acoustic tile, vinyl composition	Adequate lighting and restrooms	Package A.C.	936.46	7.25	87.00
D	Low cost	Stucco or siding on studs, small front	Drywall, few partitions, minimum finish and office	Minimum lighting and plumbing	Forced air	705.04	5.46	65.50
	Low cost	Pole frame, metal siding, lined, small front	Drywall, few partitions, minimum finish and office	Minimum lighting and plumbing	Forced air	635.07	4.91	59.00
D POLE	Good	Good sandwich panels, frame, some ornamentation	Drywall, good offices, acoustic tile, rubber or vinyl composition	Good lighting and outlets, good restrooms	Warm and cool air (zoned)	1194.79	9.25	111.00
	Average	Sandwich panels, plain front	Few partitions, small office area, acoustic tile and vinyl composition	Adequate lighting and restrooms	Package A.C.	914.93	7.08	85.00
S	Average	Steel panels, partly finished on interior, small front	Drywall, few partitions, minimum finish and office	Minimum lighting and plumbing	Forced air	678.13	5.25	63.00
	Low cost							

#### WAREHOUSE DISCOUNT STORES (458)

C	Good	Brick, block, tilt-up, open frame, plain front	Plaster or drywall, partitioned offices, good finished ceilings, vinyl floor	Fluorescent lighting, adequate outlets and restrooms, good extras	Package A.C.	1033.33	8.00	96.00
	Average	Average block or tilt-up, open pipe or wood columns, some trim	Painted walls, some partitions, office area, vinyl composition and acoustic	Adequate lighting, restrooms, small snack bar or deli/fast food	Forced air	785.76	6.08	73.00
	Low cost	Cheap block or tilt-up, light paneled roof, no glass storefront	Unfinished, shell type, few partitions, concrete floor	Minimum code throughout	Space heaters	597.40	4.62	55.50
D	Good	Stucco or siding, open frame, plain front	Plaster or drywall, partitioned offices, good finished ceilings, vinyl floor	Fluorescent lighting, adequate outlets and restrooms, good extras	Package A.C.	947.22	7.33	88.00
	Average	Stucco or siding, open frame, small front, some trim	Painted walls, some partitions, office area, vinyl composition and acoustic	Adequate lighting, restrooms, small snack bar or deli/fast food	Forced air	710.42	5.50	66.00
	Low cost	Siding on box frame or studs, very plain, no glass except entry door	Unfinished, shell type, few partitions, concrete floor	Minimum code throughout	Space heaters	532.81	4.12	49.50
D POLE	Low cost	Metal panels on light pole-frame, very plain, no glass storefront	Unfinished, shell type, few partitions, concrete floor	Minimum code throughout	Space heaters	513.98	3.98	47.75
	Good	Steel frame, sandwich panels, plain front	Plaster or drywall, partitioned offices, good finished ceilings, vinyl floor	Fluorescent lighting, adequate outlets and restrooms, good extras	Package A.C.	925.70	7.16	86.00
S	Average	Pre-engineered frame and siding, small front, some trim	Painted walls, some partitions, office area, vinyl composition and acoustic	Adequate lighting, restrooms, small snack bar or deli/fast food	Forced air	715.80	5.54	66.50
	Low cost	Single wall on light frame, very plain, no glass except entry door	Unfinished, shell type, few partitions, concrete floor	Minimum code throughout	Space heaters	559.72	4.33	52.00

NOTES: Lumberyard storage buildings and other miscellaneous shelters can be found in Section 17. For parking structures, see Section 14. For surface parking lots, see Section 66. Nursery netted shade canopies cost 8.56 to 12.90 per square foot (92.14 to 138.85 per square meter).

#### MULTISTORY BUILDINGS

#### SPRINKLERS

#### ELEVATORS

Add 0.5% (1/2%) for each story over three, above ground, to all base costs, excluding mezzanines.

Add for sprinkler systems from Page 40.

Add for elevators from Page 39.

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5/2024

SECTION 13 PAGE 30  
May 2024

### CALCULATOR METHOD

#### MEGA WAREHOUSE STORES (720)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
C	Good	Decorative block, tilt-up, open frame, small front, some trim	Painted walls, partitioned departments, partial finished ceilings, vinyl floors	Good fluorescent lighting, outlets and restrooms, good extras	Package A.C.	952.61	7.37	88.50
	Average	Open steel or wood frame, block or tilt-up, good roof, web joists	Painted walls, some partitions, offices, some vinyl composition and acoustic	Adequate lighting, restrooms, small snack bar or deli/fast food outlet	Forced air	726.56	5.62	67.50
	Low Cost	Large tilt-up, light paneled const., built-up roof, exposed insulation	Painted walls or unadorned, small offices, hardened slab throughout	Adequate lighting and plumbing fixtures, food services, snack bar	Space heaters	554.34	4.29	51.50
S	Average	Good steel frame, siding and fenestration, bar or web joists	Painted walls, some partitions, offices, some vinyl composition and acoustic	Adequate lighting, restrooms small snack bar or deli/fast food outlet	Forced air	661.98	5.12	61.50
	Low Cost	Rigid steel frame, good metal siding and roof, exposed insulation	Unfinished, small offices, hardened slab throughout, retail, auto, foods	Adequate lighting and plumbing fixtures, food services, snack bar	Space heaters	516.67	4.00	48.00

#### RETAIL BASEMENTS AND MEZZANINES

A-B	Display basement	Plaster interior	Store finish, acoustic tile, vinyl composition or rubber tile	Average store lighting and plumbing	Warm and cool air (zoned)	1539.24	11.91	143.00
	Storage basement	Painted interior	Painted floor and ceiling	Exposed lighting, restrooms	Space heaters	839.58	6.50	78.00
	Parking basement	Unfinished interior	Unfinished (service booth)	Exposed lighting, drains	Ventilation	898.79	6.96	83.50
	Display mezzanine (in store cost)		Store finish, acoustic tile, carpet, vinyl composition	Average store lighting and plumbing	(in store cost)	823.44	-----	76.50
	Office mezzanine (in store cost)		Office finish, drywall or plaster, vinyl composition	Average office lighting and plumbing	(in store cost)	1119.45	-----	104.00
	Storage mezzanine (in store cost)		Painted soffit, unfinished floor	Minimum, exposed lighting	(in store cost)	457.47	-----	42.50
CDS	Display basement	*Plastered interior	Store finish, acoustic tile, vinyl composition	Average store lighting and plumbing	Forced air	947.22	7.33	88.00
	Storage basement	*Painted interior	Painted ceiling and floors, few partitions	Exposed lighting, few outlets, drains	Space heaters	516.67	4.00	48.00
	Parking basement	*Unfinished interior	Finished ceiling, concrete floor with hardener	Exposed lighting, few outlets, drains	Ventilation	581.25	4.50	54.00
	Display mezzanine (in store cost)		Plaster or drywall soffit, carpet and vinyl composition	Average store lighting and plumbing	(in store cost)	548.96	-----	51.00
	Office mezzanine (in store cost)		Plaster or drywall soffit, office partitions and finish	Average office lighting and plumbing	(in store cost)	737.33	-----	68.50
	Storage mezzanine (in store cost)		Drywall soffit, wood floor, light storage	Minimum lighting, no plumbing	(in store cost)	328.30	-----	30.50

#### YARD IMPROVEMENTS

For paving, fencing, retail parking lots, landscaping, lighting, rail spurs, storms water management, see Section 66.

For dock-height floors and exterior loading docks, see Section 14 Page 27.

#### CANOPIES

Add 0.5% (1/2%) for each story over three, above ground, to all base costs of the building, including basements but excluding mezzanines.

To determine the cost for large entrance marquees or carport canopies use one of the following:

Page 40 in this section; compute from the Segregated Costs in Section 43; or from Unit-In-Place

Costs in Section 66.

#### SPRINKLERS

Basement and mezzanine stories are not included; add costs from Page 39.

Systems are not included. Costs should be added from Page 40.

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5/2024

SECTION 13 PAGE 40  
May 2024

## CALCULATOR METHOD

### STORES AND COMMERCIAL BUILDINGS

#### EXTERIOR BALCONIES

Balcony costs include the supporting structure, decking and rails. Apply costs to the balcony area.

TYPE	Low	Average	Good	Excellent
Concrete .....	29.50	38.25	49.50	64.50
Steel .....	26.75	37.00	51.00	70.00
Wood .....	22.70	31.00	42.25	57.50
Add for ornate finishes, balustrades .....	24.55	30.75	38.50	48.00
Add for roofs or awnings .....	15.30	20.25	26.75	35.75

#### CANOPIES

This is the cantilevered portion of a building that extends over an entrance. The distance that the canopy is cantilevered should be considered when selecting a rank.

TYPE	Low	Average	Good	Excellent
Wood frame .....	36.25	45.25	56.50	70.00
Light false-mansard .....	18.15	22.65	28.25	35.00
Steel frame .....	46.50	59.00	75.00	96.00
Light false-mansard .....	23.25	29.50	37.50	48.00

#### SPRINKLERS

Sprinkler costs include all costs for the system and supply lines, but not tanks, towers, or high-pressure pumps. The square foot costs listed are based on the total area of sprinkler system installation on a single main connection including its prorated share of the contractors' overhead and profit and architects' fees. For a more specific cost, see Section 43 or 53. Sprinklers should not be modified for size or shape.

COVERAGE Square feet	WET SYSTEMS				DRY SYSTEMS			
	Low	Avg.	Good	Excel.	Low	Avg.	Good	Excel.
1,000 .....	6.05	7.18	8.51	10.10	7.83	9.30	11.05	13.10
2,000 .....	5.46	6.43	7.57	8.92	6.99	8.24	9.71	11.45
3,000 .....	5.13	6.03	7.08	8.32	6.53	7.67	9.02	10.60
5,000 .....	4.73	5.54	6.50	7.62	6.02	7.05	8.26	9.67
10,000 .....	4.26	4.96	5.77	6.72	5.35	6.23	7.26	8.45
15,000 .....	3.99	4.64	5.39	6.26	5.00	5.81	6.74	7.83
20,000 .....	3.83	4.44	5.15	5.97	4.78	5.54	6.41	7.43
30,000 .....	3.60	4.16	4.80	5.54	4.48	5.17	5.97	6.89
50,000 .....	3.35	3.85	4.42	5.07	4.13	4.73	5.43	6.22
75,000 .....	3.11	3.57	4.10	4.70	3.83	4.39	5.03	5.76
100,000 .....	2.97	3.41	3.91	4.48	3.65	4.18	4.79	5.49
150,000 .....	2.79	3.20	3.66	4.19	3.43	3.92	4.49	5.13
200,000 .....	2.70	3.07	3.49	3.97	3.29	3.73	4.24	4.81
300,000 .....	2.52	2.86	3.24	3.68	3.05	3.46	3.93	4.46
400,000 .....	2.43	2.74	3.09	3.49	2.91	3.29	3.71	4.19
600,000 .....	2.27	2.56	2.90	3.27	2.72	3.07	3.46	3.91
800,000 .....	2.19	2.46	2.77	3.11	2.62	2.94	3.31	3.72
1,000,000 .....	2.11	2.37	2.66	2.99	2.52	2.83	3.17	3.56

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The data included on this page becomes obsolete after update delivery, scheduled for May 2026.

5/2024

## CALCULATOR METHOD

SECTION 13 PAGE 41  
May 2024

### STORES AND COMMERCIAL BUILDINGS

#### FLOOR AREA/PERIMETER MULTIPLIERS

AVERAGE FLOOR AREA			M. FT.	AVERAGE PERIMETER														M. FT.	AVERAGE FLOOR AREA	
Sq.M.	Sq. Ft.	15		23	30	38	46	53	61	76	91	107	122	137	152	183	213		244	Sq. Ft.
46	500	1.183	1.376	1.566	1.753	—	—	—	—	—	—	—	—	—	—	—	—	—	500	46
70	750	1.042	1.183	1.322	1.445	1.566	—	—	—	—	—	—	—	—	—	—	—	—	750	70
93	1,000	.969	1.079	1.183	1.283	1.376	1.470	1.566	1.753	—	—	—	—	—	—	—	—	—	1,000	93
139	1,500	.892	.969	1.042	1.115	1.183	1.256	1.322	1.445	1.566	—	—	—	—	—	—	—	—	1,500	139
186	2,000	.854	.912	.969	1.025	1.079	1.130	1.183	1.283	1.376	—	—	—	—	—	—	—	—	2,000	186
232	2,500	.831	.878	.924	.969	1.011	1.054	1.097	1.183	1.270	1.351	—	—	—	—	—	—	—	2,500	232
279	3,000	.815	.854	.892	.931	.969	1.005	1.042	1.115	1.183	1.256	1.322	—	—	—	—	—	—	3,000	279
372	4,000	—	—	.854	.883	.912	.941	.969	1.025	1.079	1.131	1.183	1.232	—	—	—	—	—	4,000	372
465	5,000	—	—	—	.854	.878	.901	.924	.969	1.011	1.054	1.097	1.140	1.183	—	—	—	—	5,000	465
557	6,000	—	—	—	—	—	.873	.892	.931	.969	1.005	1.042	1.079	1.115	1.183	—	—	—	6,000	557
650	7,000	—	—	—	—	—	—	.870	.904	.937	.969	1.000	1.030	1.060	1.121	1.183	—	—	7,000	650
743	8,000	—	—	—	—	—	—	—	.883	.912	.941	.969	.997	1.025	1.079	1.131	1.183	—	8,000	743
836	9,000	—	—	—	—	—	—	—	—	.892	.917	.943	.969	.992	1.042	1.087	1.134	—	9,000	836
929	10,000	—	—	—	—	—	—	—	—	.878	.901	.925	.948	.969	1.011	1.054	1.097	—	10,000	929
1,115	12,000	—	—	—	—	—	—	—	—	—	.873	.892	.912	.931	.969	1.005	1.042	—	12,000	1,115
1,301	14,000	—	—	—	—	—	—	—	—	—	—	.870	.886	.904	.937	.969	1.000	—	14,000	1,301
1,486	16,000	—	—	—	—	—	—	—	—	—	—	—	.854	.868	.883	.912	.941	.969	16,000	1,486
1,672	18,000	—	—	—	—	—	—	—	—	—	—	—	—	.854	.866	.892	.917	.943	18,000	1,672
1,858	20,000	—	—	—	—	—	—	—	—	—	—	—	—	.843	.854	.878	.901	.924	20,000	1,858
2,323	25,000	—	—	—	—	—	—	—	—	—	—	—	—	—	.831	.850	.868	.887	25,000	2,323
2,787	30,000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	.831	.847	.862	30,000	2,787
3,252	35,000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	.831	.845	35,000	3,252
3,716	40,000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	.820	.831	40,000	3,716
4,181	45,000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	.821	.821	45,000	4,181

AVERAGE FLOOR AREA			M. FT.	AVERAGE PERIMETER														M. FT.	AVERAGE FLOOR AREA	
Sq.M.	Sq. Ft.	274		305	335	366	396	427	457	488	518	549	579	610	671	731	792		914	Sq. Ft.
836	9,000	1.183	1.230	1.276	—	—	—	—	—	—	—	—	—	—	—	—	—	—	9,000	836
929	10,000	1.140	1.183	1.223	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10,000	929
1,115	12,000	1.079	1.117	1.153	1.183	—	—	—	—	—	—	—	—	—	—	—	—	—	12,000	1,115
1,301	14,000	1.030	1.060	1.090	1.121	1.150	—	—	—	—	—	—	—	—	—	—	—	—	14,000	1,301
1,486	16,000	.997	1.025	1.053	1.080	1.106	—	—	—	—	—	—	—	—	—	—	—	—	16,000	1,486
1,672	18,000	.969	.992	1.016	1.040	1.064	1.087	—	—	—	—	—	—	—	—	—	—	—	18,000	1,672
1,858	20,000	.948	.969	.990	1.011	1.032	1.054	—	—	—	—	—	—	—	—	—	—	—	20,000	1,858
2,323	25,000	.906	.925	.942	.959	.977	.995	1.011	—	—	—	—	—	—	—	—	—	—	25,000	2,323
2,787	30,000	.878	.894	.909	.925	.939	.954	.969	—	—	—	—	—	—	—	—	—	—	30,000	2,787
3,252	35,000	.859	.872	.884	.898	.912	.925	.937	.950	—	—	—	—	—	—	—	—	—	35,000	3,252
3,716	40,000	.843	.854	.866	.878	.890	.901	.913	.925	.936	—	—	—	—	—	—	—	—	40,000	3,716
4,181	45,000	.831	.842	.852	.862	.871	.881	.892	.903	.914	.925	—	—	—	—	—	—	—	45,000	4,181
4,645	50,000	—	.831	.841	.850	.859	.868	.877	.887	.897	.906	—	—	—	—	—	—	—	50,000	4,645
5,574	60,000	—	.815	.823	.831	.839	.847	.854	.862	.869	.876	.884	—	—	—	—	—	—	60,000	5,574
6,503	70,000	—	.803	.810	.817	.824	.831	.838	.845	.852	.858	.864	.872	—	—	—	—	—	70,000	6,503
7,432	80,000	—	—	.800	.807	.814	.820	.825	.831	.837	.843	.849	.854	.866	—	—	—	—	80,000	7,432
8,361	90,000	—	—	—	.799	.804	.810	.815	.821	.826	.831	.836	.842	.852	.861	—	—	—	90,000	8,361
9,290	100,000	—	—	—	—	.792	.797	.802	.807	.812	.816	.821	.826	.831	.841	.850	.859	—	100,000	9,290
11,613	125,000	—	—	—	—	—	.788	.792	.796	.800	.804	.808	.812	.820	.828	.836	.850	—	125,000	11,613
13,935	150,000	—	—	—	—	—	—	.781	.785	.789	.792	.796	.799	.806	.812	.819	.831	—	150,000	13,935

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SECTION 13 PAGE 42  
May 2024

## CALCULATOR METHOD

## STORES AND COMMERCIAL BUILDINGS

## \*FLOOR AREA/PERIMETER MULTIPLIERS

AVERAGE FLOOR AREA				AVERAGE PERIMETER																AVERAGE			
Sq.M.	Sq.Ft.	M.	FT.	488	549	610	671	792	914	1067	1219	1372	1524	1676	1829	1981	2133	2286	2438	M.	FLOOR AREA	Sq. Ft.	Sq. M.
18,580	200,000			.767	.773	.780	.786	.797	.807	.819	.831	—	—	—	—	—	—	—	—	FT.	200,000	18,580	
20,903	225,000			.762	.767	.773	.779	.790	.799	.810	.821	—	—	—	—	—	—	—	—		225,000	20,903	
23,226	250,000			.759	.762	.767	.772	.783	.792	.802	.812	.821	—	—	—	—	—	—	—		250,000	23,226	
25,548	275,000			—	.760	.763	.767	.776	.786	.796	.805	.814	.822	—	—	—	—	—	—		275,000	25,548	
27,871	300,000			—	—	.760	.763	.771	.780	.791	.799	.807	.815	.823	—	—	—	—	—		300,000	27,871	
30,193	325,000			—	—	—	—	.760	.767	.775	.785	.794	.801	.809	.816	.824	—	—	—		325,000	30,193	
32,516	350,000			—	—	—	.758	.764	.770	.780	.789	.796	.803	.811	.817	.824	—	—	—		350,000	32,516	
34,838	375,000			—	—	—	—	.761	.767	.776	.785	.792	.799	.806	.812	.819	.825	—	—		375,000	34,838	
37,161	400,000			—	—	—	—	.759	.765	.771	.780	.788	.795	.800	.807	.814	.820	.825	—		400,000	37,161	
39,483	425,000			—	—	—	—	—	.762	.769	.776	.784	.791	.797	.802	.809	.814	.820	—		425,000	39,483	
41,806	450,000			—	—	—	—	—	.760	.766	.773	.780	.787	.793	.799	.804	.810	.815	.821		450,000	41,806	
44,129	475,000			—	—	—	—	—	—	.763	.770	.777	.784	.790	.795	.800	.806	.811	.816		475,000	44,129	
46,451	500,000			—	—	—	—	—	—	.761	.767	.773	.780	.786	.792	.797	.802	.807	.812		500,000	46,451	

\*For larger centers, enter table with half the average floor area and half the average perimeter.

## STORY HEIGHT MULTIPLIERS

Multiply the base cost by the following multipliers for any variation in average story height from the base of 12 feet (3.66 meters). For extremely high-pitched roofs (see Section 10), use the height of the eaves plus one-half the height from the eaves to the ridge as the effective height. In some buildings it is better to compute the total volume and divide by the total square footage of floor area to obtain an effective height to use.

AVERAGE WALL HEIGHT				AVERAGE WALL HEIGHT				AVERAGE WALL HEIGHT			
(M.)	(FT.)	MULTIPLIERS	MULT.	(M.)	(FT.)	MULTIPLIERS	MULT.	(M.)	(FT.)	MULTIPLIERS	MULT.
2.44	8	.915	1.373	4.27	14	1.042	.893	7.31	24	1.255	.628
2.74	9	.936	1.248	4.57	15	1.064	.851	7.92	26	1.298	.599
3.05	10	.957	1.148	4.88	16	1.085	.814	8.53	28	1.340	.574
3.35	11	.979	1.068	5.49	18	1.127	.751	9.14	30	1.383	.553
3.66	12	1.000 (base)	1.000	6.10	20	1.170	.702	9.75	32	1.425	.534
3.96	13	1.021	.942	6.71	22	1.213	.662	10.36	34	1.468	.518

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MONTHLY GREEN  
SUPPLEMENT

## CURRENT COST MULTIPLIERS

SECTION 99 PAGE 3  
July 2024

These multipliers bring costs from preceding pages up to date. Also apply Local Multipliers, Section 99, Pages 5 through 10.

## CALCULATOR COST SECTIONS

(Effective Date of Cost Pages)		11	12	13	14	15	16	17	18
		(11/22)	(8/22)	(5/24)	(2/24)	(11/23)	(8/23)	(5/23)	(2/23)
EASTERN	A	1.06	1.08	1.02	1.00	1.03	1.04	1.06	1.08
	B	1.05	1.07	1.00	1.03	1.00	1.01	1.04	1.05
	C	1.01	1.00	1.02	1.01	1.03	1.03	1.04	1.00
	D	0.97	0.98	1.01	0.99	1.00	1.01	0.99	0.98
	S	1.03	1.03	1.03	1.01	1.03	1.01	1.00	1.03
CENTRAL	A	1.01	1.02	0.96	0.98	0.98	1.00	1.00	1.00
	B	0.99	1.01	0.96	0.98	1.00	0.98	0.97	0.97
	C	0.97	0.98	0.98	0.98	0.98	0.97	0.97	0.97
	D	0.94	0.96	0.98	0.98	1.01	1.01	0.96	0.96
	S	0.92	0.96	0.94	0.98	0.97	0.96	0.98	0.96
WESTERN	A	1.01	1.07	1.03	1.05	1.04	1.03	1.04	1.00
	B	1.00	1.03	1.04	1.03	1.03	1.05	1.04	1.00
	C	0.99	1.03	1.01	1.05	1.03	1.04	1.02	1.03
	D	1.00	0.99	1.02	1.04	1.01	1.00	1.05	1.01
	S	0.96	0.98	1.04	1.03	1.01	1.06	1.03	0.97

## SEGREGATED COST SECTIONS

(Effective Date of Cost Pages)		41	42	43	44	45	46	47	48
		(12/22)	(9/22)	(6/24)	(3/24)	(12/23)	(9/23)	(6/23)	(3/23)
EASTERN	A	1.06	1.08	1.02	1.00	1.03	1.04	1.06	1.08
	B	1.05	1.07	1.00	1.03	1.00	1.01	1.04	1.05
	C	1.01	1.00	1.02	1.01	1.03	1.03	1.04	1.00
	D	0.97	0.98	1.01	0.99	1.00	1.01	0.99	0.98
	S	1.03	1.03	1.03	1.01	1.03	1.01	1.00	1.03
CENTRAL	A	1.01	1.02	0.96	0.98	0.98	1.00	1.00	1.00
	B	0.99	1.01	0.96	0.98	1.00	0.98	0.97	0.97
	C	0.97	0.98	0.98	0.98	0.98	0.97	0.97	0.97
	D	0.94	0.96	0.98	0.98	1.01	1.01	0.96	0.96
	S	0.92	0.96	0.94	0.98	0.97	0.96	0.98	0.96
WESTERN	A	1.01	1.07	1.03	1.05	1.04	1.03	1.04	1.00
	B	1.00	1.03	1.04	1.03	1.03	1.05	1.04	1.00
	C	0.99	1.03	1.01	1.05	1.03	1.04	1.02	1.03
	D	1.00	0.99	1.02	1.04	1.01	1.00	1.05	1.01
	S	0.96	0.98	1.04	1.03	1.01	1.06	1.03	0.97

## UNIT-IN-PLACE COST SECTIONS (51 – 70)

Sec. Page	Date		Eastern	Central	Western	Sec. Page	Date		Eastern	Central	Western
51 - 2-3	(3/23)	Concrete Foundations.....	1.02	0.98	1.03	61 - 1-8	(12/22)	Tanks .....	0.97	0.97	1.01
51 - 4	(3/23)	Pilings.....	1.02	0.97	1.03	62 - 1	(6/24)	Industrial Pumps & Boilers.....	1.01	0.93	1.07
51 - 7-8	(3/23)	Steel and Concrete Frame.....	1.02	0.97	1.03	62 - 2-3, 6	(6/24)	Piping .....	1.01	0.93	1.07
51 - 3-7	(3/23)	Wood Foundations, Frame .....	0.96	0.96	1.03	62 - 4	(6/24)	Electrical Motors .....	1.01	0.93	1.07
52 - 1-4, 6	(3/23)	Interior Construction.....	1.00	1.00	1.03	62 - 5	(6/24)	Steel Stacks, Chutes.....	1.01	0.93	1.07
52 - 5	(3/23)	Bank Vaults and Equipment .....	1.02	0.97	1.00	62 - 5	(6/24)	Masonry & Concrete Chimneys ..	0.99	0.95	1.06
53 - 1-8	(6/23)	Heating, Cooling & Ventilating .....	1.01	0.99	1.05	62 - 6	(6/24)	Compactors, Incinerators.....	1.01	0.93	1.07
53 - 9-12	(6/23)	Plumbing, Fire Protection, etc.....	1.01	0.96	1.05	63 - 1-4	(9/22)	Trailer and Mfg. Housing Parks ..	0.98	0.98	1.05
54 - 1-6	(6/23)	Electrical, Security .....	1.03	1.07	1.03	63 - 5-10	(9/22)	Manufactured Housing.....	0.95	0.96	1.00
55 - 3-7	(8/23)	Wall Costs.....	1.00	0.98	1.05	64 - 1-6	(3/24)	Service Stations, Car Washes .....	1.03	0.98	1.01
56 - 1-2	(8/23)	Stained Glass.....	1.00	0.99	1.04	64 - 7-9	(3/24)	Prefabricated Metal Structures ..	1.01	0.96	1.04
56 - 3-6	(8/23)	Storefronts.....	1.00	0.99	1.04	64 - 7-8	(3/24)	Prefab. Wood & Air Structures.....	1.00	0.99	1.03
56 - 7	(8/23)	Stonework.....	0.98	1.00	1.06	65 - 1-12	(3/24)	Equipment Costs.....	1.00	1.00	1.01
56 - 8	(8/23)	Columns, Stone & Concrete .....	0.98	1.00	1.06	66 - 1	(12/23)	Subdivision Costs .....	1.01	0.98	1.05
56 - 8	(8/23)	Columns, Wood & Aluminum.....	0.99	0.98	1.04	66 - 2-9	(12/23)	Yard Improvements.....	1.00	0.97	1.06
57 - 1-6	(9/23)	Roofs.....	0.99	1.00	1.04	66 - 10-11	(12/23)	Demolition & Remediation .....	0.99	0.99	1.05
58 - 1	(9/23)	Cold Storage.....	0.99	0.98	1.05	67 - 1-2	(12/23)	Golf Courses.....	0.99	1.01	1.03
58 - 2-8	(9/23)	Elevators, Conveying Systems....	1.03	1.00	1.05	67 - 3-7	(12/23)	Recreational Facilities.....	0.99	0.99	1.05
						70 - 1-32	(1/24)	Green Section .....	0.98	0.99	1.05

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7/2024



SECTION 99 PAGE 6  
July 2024

## LOCAL MULTIPLIERS

Apply to costs brought up-to-date from preceding pages. Do not apply to Section 98 or any other indexes.

## UNITED STATES

CLASS	A	B	C	D	S	CLASS	A	B	C	D	S	CLASS	A	B	C	D	S
ALABAMA	0.91	0.92	0.89	0.88	0.90	ARKANSAS	0.88	0.88	0.87	0.87	0.89	CALIFORNIA (Continued)					
Anniston	0.90	0.91	0.88	0.84	0.88	Blytheville	0.80	0.81	0.79	0.80	0.81	Marysville	1.13	1.15	1.16	1.15	1.14
Auburn	0.85	0.88	0.85	0.82	0.84	Fayetteville	0.92	0.93	0.92	0.93	0.94	Mendocino County	1.10	1.13	1.11	1.12	1.13
Bessemer	0.94	0.94	0.92	0.91	0.91	Fort Smith	0.86	0.86	0.86	0.85	0.88	Merced	1.12	1.12	1.12	1.12	1.12
Birmingham	0.94	0.94	0.92	0.93	0.94	Hot Springs	0.91	0.89	0.90	0.89	0.92	Modesto	1.20	1.21	1.23	1.22	1.23
Dothan	0.96	0.98	0.95	0.95	0.95	Jonesboro	0.81	0.81	0.80	0.81	0.82	Modoc County	1.18	1.17	1.17	1.18	1.19
Florence	0.89	0.90	0.87	0.85	0.86	Little Rock	0.92	0.90	0.92	0.92	0.94	Mono County	1.20	1.20	1.22	1.22	1.22
Gadsden	0.89	0.91	0.88	0.86	0.90	Texarkana	0.90	0.88	0.86	0.85	0.90	Monterey	1.28	1.29	1.26	1.24	1.29
Huntsville	0.93	0.94	0.93	0.93	0.94	West Memphis	0.94	0.95	0.93	0.93	0.93	Napa County	1.26	1.26	1.26	1.23	1.25
Mobile	0.92	0.92	0.93	0.93	0.93	CALIFORNIA	1.19	1.20	1.19	1.19	1.20	Nevada County	1.16	1.16	1.18	1.17	1.17
Montgomery	0.94	0.94	0.91	0.90	0.94	Alameda County	1.36	1.38	1.39	1.37	1.35	Newport Beach	1.23	1.25	1.21	1.22	1.23
Opelika	0.85	0.88	0.85	0.82	0.84	Alpine County	1.18	1.19	1.19	1.18	1.19	Orange Co. (x/beaches)	1.21	1.23	1.20	1.20	1.23
Phenix City	0.86	0.89	0.85	0.83	0.85	Amador County	1.18	1.18	1.18	1.18	1.19	Oxnard	1.19	1.16	1.18	1.20	1.21
Sheffield	0.89	0.90	0.87	0.85	0.86	Antelope Valley	1.13	1.15	1.14	1.14	1.16	Palm Springs	1.20	1.20	1.16	1.20	1.22
Tuscaloosa	0.93	0.93	0.88	0.85	0.89	Atascadero	1.14	1.16	1.15	1.15	1.17	Paso Robles	1.14	1.17	1.14	1.15	1.16
ALASKA	1.23	1.25	1.27	1.25	1.28	Bakersfield	1.14	1.17	1.18	1.19	1.18	Placer County	1.17	1.18	1.18	1.18	1.19
Anchorage	1.13	1.17	1.19	1.19	1.21	Barstow	1.14	1.16	1.14	1.15	1.15	Plumas County	1.15	1.17	1.18	1.16	1.17
Fairbanks	1.12	1.16	1.19	1.19	1.19	Big Bear	1.18	1.20	1.18	1.19	1.19	Redding	1.30	1.29	1.29	1.30	1.30
Juneau	1.28	1.27	1.34	1.28	1.30	Bishop	1.24	1.24	1.27	1.26	1.26	Riverside	1.15	1.17	1.16	1.18	1.16
Kenai Peninsula	1.13	1.16	1.18	1.18	1.20	Blythe	1.08	1.15	1.15	1.13	1.11	Sacramento	1.21	1.23	1.25	1.21	1.22
Ketchikan	1.29	1.30	1.30	1.27	1.32	Butte County	1.16	1.15	1.18	1.17	1.18	Salinas	1.21	1.21	1.19	1.16	1.22
Kodiak	1.27	1.31	1.30	1.28	1.34	Calaveras County	1.09	1.12	1.14	1.14	1.12	San Benito County	1.25	1.25	1.25	1.23	1.25
Mat-Su Valley	1.09	1.13	1.14	1.12	1.16	Colusa County	1.13	1.15	1.17	1.16	1.15	San Bernardino	1.13	1.14	1.15	1.14	1.13
Sitka	1.31	1.29	1.31	1.30	1.34	Contra Costa County	1.34	1.37	1.36	1.36	1.36	San Clemente	1.23	1.24	1.22	1.23	1.25
ARIZONA	0.98	0.99	0.98	0.97	1.00	Del Norte County	1.20	1.25	1.27	1.25	1.26	San Diego	1.18	1.18	1.18	1.16	1.20
Apache County	0.86	0.87	0.86	0.87	0.88	El Dorado County	1.22	1.23	1.22	1.21	1.24	San Francisco	1.41	1.44	1.44	1.43	1.39
Bullhead City	0.94	0.96	0.97	0.96	0.98	Eureka	1.15	1.20	1.22	1.20	1.20	San Jose	1.34	1.36	1.36	1.37	1.33
Casa Grande	0.94	0.94	0.96	0.96	0.96	Fresno	1.25	1.22	1.25	1.24	1.24	San Luis Obispo	1.15	1.16	1.16	1.17	1.18
Cochise County	0.96	0.97	0.95	0.94	0.99	Gilroy	1.13	1.15	1.15	1.14	1.14	San Mateo County	1.34	1.38	1.35	1.36	1.34
Coconino County	0.98	0.99	0.97	0.93	0.95	Glenn County	1.21	1.23	1.24	1.24	1.23	Santa Barbara	1.20	1.22	1.22	1.22	1.22
Douglas	0.97	0.95	0.95	0.94	1.00	Goleta	1.15	1.18	1.17	1.17	1.19	Santa Clara County	1.33	1.33	1.31	1.30	1.30
Flagstaff	1.01	1.04	1.02	1.00	1.04	Hanford	1.13	1.13	1.13	1.13	1.13	Santa Cruz County	1.24	1.25	1.25	1.22	1.24
Gila County	0.92	0.92	0.90	0.90	0.91	Hesperia	1.11	1.12	1.10	1.11	1.11	Santa Maria	1.22	1.24	1.22	1.22	1.26
Graham County	0.93	0.95	0.94	0.92	0.94	Huntington Beach	1.23	1.24	1.21	1.22	1.23	Santa Rosa	1.26	1.27	1.25	1.23	1.27
Greenlee County	0.92	0.93	0.91	0.89	0.92	Imperial County	1.11	1.16	1.15	1.15	1.14	Sierra County	1.16	1.17	1.19	1.17	1.16
Kingman	0.94	0.98	0.97	0.96	0.99	Indio	1.15	1.17	1.15	1.16	1.16	Siskiyou County	1.26	1.29	1.29	1.28	1.28
La Paz County	0.93	0.95	0.96	0.95	0.95	Lake Arrowhead	1.24	1.24	1.20	1.23	1.24	Solano County	1.28	1.29	1.28	1.26	1.30
Lake Havasu	0.95	0.97	0.99	0.97	0.98	Lake County	1.19	1.21	1.23	1.23	1.22	Stockton	1.17	1.20	1.18	1.18	1.20
Maricopa County	0.95	0.97	0.98	0.96	0.98	Lake Tahoe	1.21	1.23	1.25	1.20	1.23	Susanville	1.17	1.17	1.17	1.17	1.19
Mohave County	0.95	0.97	0.98	0.96	0.98	Lompoc	1.16	1.18	1.17	1.19	1.19	Tehama County	1.28	1.29	1.28	1.28	1.29
Navajo County	0.94	0.95	0.96	0.91	0.92	Los Angeles	1.18	1.20	1.19	1.19	1.22	Trinity County	1.24	1.24	1.26	1.26	1.26
Nogales	0.98	0.98	0.97	0.95	1.01	Madera	1.10	1.13	1.11	1.12	1.11	Tulare County	1.13	1.15	1.14	1.15	1.15
Phoenix	0.99	1.00	0.98	0.97	1.01	Mammoth Lakes	1.21	1.22	1.25	1.25	1.23	Tuolumne County	1.12	1.15	1.15	1.15	1.13
Pima County	0.98	0.98	0.97	0.92	0.98	Marin County	1.33	1.36	1.35	1.35	1.35	Ventura County	1.19	1.19	1.21	1.22	1.23
Pinal County	0.92	0.93	0.95	0.96	0.94	Mariposa County	1.16	1.16	1.15	1.16	1.17	Victorville	1.13	1.16	1.14	1.16	1.15
Prescott	0.97	1.01	1.01	1.01	0.99							Watsonville	1.22	1.21	1.20	1.18	1.24
Santa Cruz County	0.95	0.95	0.94	0.93	0.97							Yolo County	1.14	1.14	1.16	1.16	1.17
Sedona	1.02	1.05	1.06	1.04	1.04							Yuba City	1.13	1.13	1.15	1.15	1.16
Tucson	1.01	0.98	0.97	0.96	1.02												
Yavapai County	0.94	0.98	0.96	0.96	0.92												
Yuma	0.98	1.00	0.96	0.97	1.02												
Yuma County	0.95	0.97	0.94	0.92	0.99												

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7/2024

SECTION 66 PAGE 2  
December 2023

## YARD IMPROVEMENTS

## PAVING – DECKING

Typical costs per square foot, except as otherwise specified. For paved areas of 750 square feet, deduct 10%; 2,000 square feet, deduct 20%. Over 3,000 square feet, use Subdivision costs. Small separate pours of 100 square feet or less may run 25% higher. Hand mixed and spread could cost 75% more.

For complete plaza cost, see Open Malls, Section 13.

	COST RANGE
2" asphalt on 2" base	2.87 – 4.24
add per additional inch	0.67 – 0.85
2" aggregate base	0.93 – 1.60
add per additional inch	0.22 – 0.32
4" concrete, unreinforced	6.42 – 9.58
add or deduct per inch of variation	0.58 – 0.85
add for mesh reinforcing	0.58 – 1.52
bar reinforcing	0.67 – 3.38
exposed aggregate	1.09 – 4.24
brick ribbons	1.44 – 4.74
detectable warning surface (ADA), stamped	3.38 – 7.42
decorative pattern finish, stamped	7.61 – 15.00
surface formed	6.17 – 11.40
thin-set synthetic overlay	9.33 – 20.80
color or grits	0.93 – 2.03
epoxy with stone or shell	6.68 – 9.48
salt finish (cool deck)	0.58 – 1.01
deck channel drain and grate, per lin. ft.	20.80 – 81.00
catch basins, small, up to 24", each	376.00 – 750.00
4" sand base	1.44 – 2.03
4" gravel base	1.60 – 2.22
add or deduct per inch of variation	0.31 – 0.39
add for 1" stone dust base	0.32 – 0.53
Open grid blocks for grass on sand base	9.33 – 12.75
Asphalt block pavers on concrete base*	12.30 – 20.25
Brick on concrete base, grouted, flat*	16.20 – 26.25
on edge	22.90 – 39.00
Concrete pavers on concrete base*	13.90 – 22.90
Flagstone on concrete base, grouted*	18.15 – 32.75
Tile, quarry on concrete base*	16.20 – 23.50
*For sand bed in place of concrete, deduct	4.05 – 7.42
Snow melting, including controls, electric	17.00 – 31.35
hydronic, large areas (excluding heat source)	9.33 – 25.00
Wood, on grade (posts, beams and joists not included)	
2" x 4" flat	8.55 – 13.90
2" x 4" on edge	13.00 – 20.80
Steps on ground, per lin. ft. of tread, brick on concrete	64.50 – 132.00
concrete	49.25 – 82.50
Approach apron, concrete	7.42 – 12.30
Concrete curb, 4" 6", per lin. foot	17.05 – 26.50
Concrete sidewalk	6.84 – 10.35
Handicap ramps, sidewalks (retrofit, add 400%)	9.55 – 15.60
buildings, concrete (remodel, add 200%)	29.25 – 59.50
add for railing, per lin. ft.	55.50 – 78.00
wood	38.25 – 55.50
add for railing, per lin. ft.	21.95 – 46.75
for portable ramps, see Section 58.	
For synthetic surfaces, pathways, see Section 67. Special stone paving, see Section 56.	

## RAISED PATIO DECKS

Typical cost ranges per square foot of deck area, including supports. For custom installations with complex shapes, built-in planters and seats can run 50% to 100% more.

TYPE	≤ 25 Sq. Ft.	50 Sq. Ft.	100 Sq. Ft.	≥ 300 Sq. Ft.
Decks:				
softwood, fir, pine, etc.	39.50 – 47.50	28.75 – 34.75	21.05 – 26.00	12.80 – 16.40
cedar, redwood or metal	53.00 – 63.50	40.50 – 49.50	30.75 – 38.25	20.25 – 25.25
Railings:				
softwood, fir, pine, etc.	12.45 – 15.60	8.42 – 10.55	5.79 – 6.73	2.96 – 3.82
cedar, redwood or metal	17.50 – 21.70	12.45 – 14.95	8.42 – 10.35	4.85 – 5.79
Steps:				
softwood, fir, pine, etc.	11.65 – 14.25	5.85 – 7.35	3.15 – 3.69	0.96 – 1.31
cedar, redwood or metal	17.15 – 21.30	8.63 – 10.65	4.35 – 5.32	1.50 – 1.81

For each foot of height above 3 feet, increase costs by 5%.

For treated softwoods increase cost by 25%.

For wood polymer composite, add 30% to softwood costs.

For vinyl and tropical hardwoods, add 15% to cedar/redwood costs.

## PATIO ROOF

(Typical costs per square foot of covered area, including supports)

TYPE	COST RANGE
Awning, fabric	16.65 – 37.50
Aluminum or steel, baked enamel	11.25 – 20.80
Fiberglass or screen only	8.06 – 15.00
Wood, including built-up, composition	13.30 – 32.00
Open lattice, metal, vinyl or wood	9.10 – 27.75
Architectural columns, open lattice or trellis	37.50 – 128.00
Picnic shelters	24.85 – 63.00
Add for insulated metal panels	5.40 – 7.42
For Carports, see Section 63 or Section 12.	123.00 – 338.00
For small Prefabricated Storage Structures, see Section 63 or Section 17.	

## PATIO ENCLOSURES

Typical cost ranges per linear foot of wall, 84" high, including one exterior door. Use high end of range for insulated panels or knee walls. Add for roof above.

Glassless windows or decorative wood with screen	116.00 – 203.00
Acrylic windows	195.00 – 241.00
Screened only, fiberglass	39.00 – 64.00
steel or aluminum	63.00 – 82.50
wood	81.00 – 122.00
Add for extra door, each	150.00 – 300.00

GAZEBOs: Typical cost each for 8' to 20' wood units including minimal foundation but excluding floors.

Standard	4950.00 – 26100.00
Deluxe	23200.00 – 62750.00

For Solar rooms and greenhouses, see Section 64. Pool enclosures, see Section 67.



## YARD IMPROVEMENTS

SECTION 66 PAGE 3  
December 2023

## SURFACE PARKING LOTS

The following are based on a cost per space and average area per space including asphalt paving, concrete aprons, striping, some lighting, landscaping and drainage. Older lots, sized for large cars, or lots designed for much in and out traffic tend toward the higher areas per space, while newer lots designed for smaller cars, or lots designed for maximum employee parking tend toward the lower end of the range. Costs will vary depending on the extent of grading, paving, lighting and other amenities required.

Open lot costs will vary significantly by size and amenities. Add only those components that apply and which can be mixed by quality. **Reduce costs by 5% for every 100 cars over 200 to a maximum of 30%.** For example, a small retail lot for 15 cars will be at the high end of the scale, while a 500-car lot will be at the low end minus 15%. Apply proportional costs to additional paved areas beyond the typical area per space.

	LOW	AVG.	GOOD	EXCL.
Engineering - plans, survey, permits, etc.	110.00	144.00	181.00	226.00
Grading - rough and finished	93.50	119.00	150.00	195.00
Drainage	217.00	241.00	271.00	293.00
Paving - spaces and drives	840.00	1040.00	1370.00	1740.00
Pavement marking - striping and bumpers	18.65	28.75	56.00	84.00
Buildings - ticket booths	28.75	28.75	47.50	56.00
Electrical - lighting and wiring	241.00	263.00	286.00	300.00
Miscellaneous - landscaping, fencing, signs, etc.	195.00	217.00	263.00	286.00
<b>Cost per car space</b>	<b>1740.00</b>	<b>2070.00</b>	<b>2600.00</b>	<b>3200.00</b>

Basement parking, see Section 11. For parking structures, see Section 14.

	LOW	AVG.	GOOD	HIGH
Average area per parking space	285	315	345	380
Square feet				

## PARKING LOT EQUIPMENT

	COST RANGE
Automatic pay station	137000.00 - 188000.00
Automatic ticket dispenser	12800.00 - 19300.00
with ticket reading machine	22800.00 - 28400.00
Gate operator, key	1390.00 - 1720.00
card	1980.00 - 2575.00
coin	3900.00 - 8100.00
Walk-up slot box	2360.00 - 3625.00
Fee indicator, inside	3725.00 - 4525.00
outside	4525.00 - 5200.00
Gate arm, automatic, one way	6200.00 - 8950.00
two way	7750.00 - 9650.00
Traffic detectors, magnetic, each	1330.00 - 1980.00
Traffic exit spikes	2975.00 - 2975.00
Warning sign, lighted, on post	1390.00 - 1720.00
For entry grills and gates, see Section 55. For toll booths, guard houses, see Sections 64 or 17.	

## PARKING LOT IMPROVEMENTS

	1.95	2.61
Asphalt coating, 2" min. overlay, per sq. ft.	0.29	0.66
reseal	12.85	18.40
Parking lot striping, per car	21.25	31.25
handicap stall, each	86.00	158.00
Parking lot striping, preformed reflective thermoplastics, per car	308.00	760.00
handicap stall, each	7.42	12.75
Parking bumpers, precast concrete, per lin. foot	7.01	14.45
wood	9.89	20.25
plastic	300.00	500.00
Sign, for handicap stall, on pole, each	106.00	195.00
wall mounted	65.45	160.45
painted on pole	30.75	47.50
Speed bumps, 10" wide, plastic, per lin. foot	33.00	61.50
Metal guard rail, pipe or posts, per lin. foot	158.00	480.00
Barrier posts or poles, each		

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12/2023

## LIFE EXPECTANCY GUIDELINES

SECTION 97 PAGE 11  
December 2022

## TYPICAL BUILDING LIVES

OCCUPANCY	CLASS	A	B	C	D	S
SECTIONS 12 & 42, RESIDENCES, MULTIPLES (GARDEN APTS.) AND MOTELS (Continued)						
Single-family, historical residences, excellent			70	65		
good and very good			65	60		
low cost, fair and average			60	55		
Town and row houses, excellent			60	55		
good			55	50	50	
average			55	50	50	
low cost and average			55	45		
Tropical houses, good			55			
average			50			
low cost			45			
Yurts, good				30		
average				20		
low cost				15		
SECTIONS 13 & 43, STORES AND COMMERCIAL BUILDINGS						
Banquet halls, excellent			50	45		
good			45	40	40	
average			40	35	35	
low cost			35	30	30	
Barber and beauty shops, good	45	45	40	35	35	
low cost and average	40	40	35	30	30	
Bars and taverns, good			45	40		
average	45	45	40	40	40	
low cost			40	35	35	
Cafeterias, excellent			45	40		
good	45	45	35	35	35	
low cost and average	40	40	35	30	30	
Cocktail lounges, good and excellent	45	45	40	40	40	
average	40	40	40	35	35	
low cost			35	35	35	
Convenience stores, excellent			45	40	40	
average and good	45	45	40	35	35	
low cost			35	30	30	
Mini-marts, good and excellent			40	35	30	
low cost and average			35	30	30	
Dairy sales buildings, average			35	30	30	
Department stores, good and excellent	55	55	50			
low cost and average	50	50	45			
mail anchor stores, average and good	50	50	45	40		
low cost	45	45	40	35	35	
Dining atriums and playrooms, good to excellent			35	35	35	
low cost and average			30	30	30	
cheap				10		
Discount stores, good			40	35	35	
low cost and average	40	40	35	30	30	
Drug stores, excellent			45	40		
average and good	45	45	40	35		
low cost			35	30	30	
Fast-food restaurants, very good and excellent	40	40	35	35	35	
low cost, average and good	35	35	30	30	30	
Fleet shops, excellent			45	40		
average and good	50	50	40	35	35	
low cost			35	30	30	
Kiosks, miscellaneous stands				5 to 20 years		

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12/2022

## FLAGPOLES

Costs are for tapered aluminum flagpoles, including concrete foundation, base, external halyard, aluminum ball and installation.

	COST RANGE		COST RANGE
20'	1290.00 - 2975.00	40'	3075.00 - 6850.00
25'	1660.00 - 3800.00	50'	4675.00 - 10200.00
30'	2130.00 - 4675.00	70'	10500.00 - 22300.00

For fiberglass poles, deduct 20%.

For an ornate base or top, add 800.00 to 5100.00 each.

For internal halyards, add 2030.00 to 4375.00. For aluminum nautical yardarms, add 2360.00 to 4675.00 each.

## BRIDGES

The following square foot costs are national averages derived from numerous bids and contracts. The costs were trended to the present date and converted to the national base by the Local Multipliers. The high and low 5% of the cases in each category were then discarded to arrive at the reasonable high and low figures listed. The medians are derived from the total number of cases in each category.

DESCRIPTION	COST RANGE
Highway, concrete	92.00 - 300.00
steel	99.00 - 338.00
Pedestrian, concrete	104.00 - 530.00
steel	104.00 - 590.00
Skyway, enclosed walkway	427.00 - 860.00

NOTES: Bridge costs can vary significantly depending on the type of construction, attachment and height, span and size of deck. Skyways have varying requirements for HVAC, lighting, sprinklers, enclosure and roof construction. See Section 15.

For light, prefabricated wood or steel foot-, golf-cart-, etc., type bridges, see Section 67, Page 2.

## RAILROAD SPURS

Average costs per linear foot for a 500-foot spur. Costs include rails, ties, ballast, spikes and alignment. Low-end costs represent rail replacement or installing used rails. Costs of turnouts are an additive to the rail cost.

Add 2% for each 100 feet of track under 500 feet.

Deduct 2% for each 100 feet of track over 500 feet (25% maximum deduction).

Add 7150.00 for bumpers. Add 26000.00 for crossing signals.

Add 165.00 per linear foot for 9' concrete roadbed. Add 590.00 for crossing timbers.

Add 1680.00 per pair for wheel stops.

WEIGHT OF RAIL (pounds per yard)	SIZE OF RAIL (base x height)	COST INSTALLED (per foot of track)	ADD FOR SWITCH AND TURNOUT
40#	3 1/2 X 3 1/2	99.00 - 125.00	34900.00 - 43300.00
60#	4 1/4 X 4 1/4	126.00 - 158.00	42400.00 - 51250.00
80#	5 X 5	149.00 - 181.00	48600.00 - 60500.00
100#	5 3/8 X 6 5/8	165.00 - 210.00	53750.00 - 67500.00
115#	5 1/2 X 6 5/8	181.00 - 226.00	59250.00 - 72250.00
130#	6 X 6 3/4	203.00 - 241.00	63500.00 - 78000.00



SECTION 97 PAGE 24  
 December 2022

## DEPRECIATION – COMMERCIAL PROPERTIES

EFFECTIVE AGE IN YEARS	TYPICAL LIFE EXPECTANCY IN YEARS									
	70	60	55	50	45	40	35	30	25	20
DEPRECIATION – PERCENTAGE										
1	0	0	0	0	1	1	2	2	3	
2	0	1	1	1	1	2	2	3	5	7
3	0	1	1	1	2	3	4	5	7	10
4	1	1	1	2	3	4	5	7	10	14
5	1	1	2	3	4	5	6	9	13	18
6	1	2	2	3	4	6	8	11	16	22
7	1	2	3	4	5	7	10	14	19	26
8	1	2	3	5	6	8	11	16	22	30
9	2	3	4	5	7	10	13	18	25	35
10	2	3	4	6	8	11	15	21	29	40
11	2	4	5	7	9	13	17	24	32	45
12	2	4	6	8	10	14	19	26	36	50
13	2	5	6	9	12	16	22	29	40	55
14	3	5	7	10	13	18	24	32	44	60
15	3	6	8	11	14	20	26	35	48	65
16	3	7	9	12	16	22	28	39	52	69
17	4	7	10	13	18	24	31	42	56	73
18	4	8	11	14	19	26	34	46	60	76
19	4	9	12	16	21	28	36	49	64	78
20	5	9	13	17	23	30	39	53	68	79
21	5	10	14	18	25	32	42	57	71	80
22	6	11	15	20	27	35	45	60	73	
23	6	12	16	21	29	37	48	63	75	
24	7	13	17	23	31	40	52	66	77	
25	7	14	19	25	33	43	55	69	79	
26	8	15	20	27	35	46	58	72	80	
27	9	16	21	28	37	49	61	75		
28	9	17	23	30	40	52	64	77		
29	10	18	24	32	42	54	68	78		
30	11	20	26	34	45	57	72	79		
32	13	22	30	38	50	62	75	80		
34	15	25	34	43	55	68	77			
36	17	28	38	48	61	73	79			
38	19	32	42	53	67	77	80			
40	21	35	46	59	72	79				
42	25	39	51	65	75	80				
44	28	43	56	70	77					
46	31	48	60	74	78					
48	34	53	64	77	79					
50	38	58	68	79	80					
55	48	67	75	80						
60	57	74	78							
65	65	78	80							
70	71	80								
75	75									
80	78									

**PROPERTIES INCLUDED**

Section 11 All apartments, hotels, resorts

Section 12 Motels, lodges, large multiples & resorts

Section 13 All

Section 14 All

Section 15 All except libraries

Section 16 All except churches and fraternal bldgs.

Section 17 All commercial and industrial uses

Section 18 None

Section 64 All commercial and industrial uses

For lives less than 20 years, see Page 26.

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12/2022

## REMEDATION COSTS

SECTION 66 PAGE 11  
 December 2023

### DEMOLITION

Costs presented are average costs of removal per square foot of total building floor area, except as noted, including loading and hauling, but not dump fees. It is also assumed that the materials have no salvage value. For individual unit costs, see prior page.

Costs for removal vary greatly depending on the size and complexity of the job and extent of contamination regarding hazardous materials. The following cost ranges are in some cases based on one or only a few removal projects and should be considered as very rough guides. Due to the number of variables involved, we would suggest that, wherever possible, survey, bid or contract costs be obtained.

### BUILDING DEMOLITION

(Cost range per square foot)

Class A:	7.75 – 11.40	Class D:	5.19 – 8.02
Class B:	10.10 – 13.90	Class S:	4.69 – 7.75
Class C:	6.15 – 9.14	Gutting only:	10.75 – 33.50

Small residences, total cost (approximately 1,000 – 1,500 sq. ft. per floor):

1-story: 5250.00 – 12200.00 2-story: 6950.00 – 16800.00 3-story: 9300.00 – 20300.00

### SEISMIC RETROFITTING

**EARTHQUAKE (HURRICANE) REINFORCEMENT:** Complete foundation anchorage retrofit for small (approximately 1,000- to 1,500-square-foot) raised-floor residences cost 4975.00 to 9800.00.

UNIT COSTS		COST RANGE	
Sill plate anchors (6" o.c.), each.....		62.50	– 89.00
Rim joist anchoring (2" o.c.), each.....		47.25	– 72.50
Pier joist straps, each.....		41.25	– 96.00
Cripple, shearwall sheathing, per sq. ft.....		2.55	– 5.04
Truss/rafter ties, each.....		62.50	– 100.00
Beam anchors, each.....		89.00	– 198.00
masonry construction.....		370.00	– 765.00

### MISCELLANEOUS

**HOUSE LIFTING** (elevated above flood plain): Cost 12500.00 – 23300.00 for raised floor to 33800.00 – 55750.00 for slab on grade residences. Add 13700.00 – 27600.00 for fill foundation, 27300.00 – 45300.00 for full-story raised substructure.

**HOUSE MOVING** (excluding new foundations or utilities): Cost 19300.00 – 34900.00 for a one-story residence (approximately 1,000 to 2,000 square feet), and 15600.00 – 25900.00 for a two-story residence (ground floor area of 500 to 1,000 square feet) up to a 5-mile distance. For masonry structures, add 50%.

### HAZARDOUS MATERIAL REMOVAL

**RADON REMOVAL:** Residential basement ventilation retrofit costs 1500.00 – 2260.00 for a passive exhaust pipe ventilation system plus 505.00 – 850.00 for active fan and alarm.

ASBESTOS REMOVAL:	LOW COST	AVERAGE	GOOD	HIGH COST
Encapsulation.....	2.55	3.30	4.36	5.63
Full Abatement.....	35.50	48.25	65.00	89.00
Spot Removal.....	13.90	18.40	24.45	33.25

### LEAD REMOVAL:

Encapsulation.....	4.44	5.63	7.24	9.37
Full Abatement.....	14.95	19.10	24.45	31.75
Spot Removal.....	12.75	14.95	18.00	21.30

GRAFFITI REMOVAL:	1.70	2.26	2.83	3.41
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**SITE DECONTAMINATION:** Biological soil remediation costs have averaged 159.00 per cu. yd. for land treatment (tilled soil-conditioning farming), 295.00 per cu. yd. for bioventing vapor extraction (air stripping and soil treatment) to 461.00 per cu. yd. for full bioreactor treatment (active slurry-aeration mixing), with costs having varied plus or minus 50%.

**GROUND WATER CLEANUP:** Pump and treat remediation costs have averaged 0.18 to 0.27 per gallon treated per year while permeable reactive barrier treatment systems averaged 0.75 to 1.62 per gallon treated per year, with costs having varied plus or minus 50%.

### STORMWATER MANAGEMENT

(Costs include trenching and backfill)

UNIT COSTS		COST RANGE	
Polyethylene chamber system, complete, per gallon.....		1.81	– 3.66
Chamber only (70 - 425 gallon), each.....		93.00	– 408.00
Pipe drainage system, 10", per linear foot.....		21.30	– 26.00
12".....		24.75	– 29.75
24".....		48.25	– 56.00
36".....		85.00	– 93.00
48".....		136.00	– 144.00
Bioswale detention system, cost per sq. ft.....		6.72	– 11.15
Compost filter berm system, cost per linear foot.....		3.15	– 7.59

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12/2023



**AK MLS Listings:**

**1920 W Dimond Boulevard #A  
Anchorage, AK 99515**



**Listing: 24-759 | Price: \$1.10/Month/SqFt**

**General Information:**

<b>Building Sq. Ft.:</b> 81582	<b>Lot Sq. Ft.:</b> 0
<b>Zoning:</b> B3	<b>Acreage:</b> 0
<b>Year Built/Remodeled:</b> 1984	<b># Parking:</b> 0
<b>Building Name:</b> Worthington Plaza Mall	
Excellent South Anchorage retail space. Multiple configurations available. Ample parking and easy access off Dimond Blvd. Educational/church space also available with large auditorium and multiple classrooms. Tenant pays utilities and CAMS.	

**Directions:**

Located on the Southside of Dimond Blvd., just west of Minnesota Drive.

**Additional Info:**

<b>Primary Min Sq. Ft.:</b> 6205	<b>Primary Max Sq. Ft.:</b> 81582	<b>Primary Space Floors:</b> 1
<b>Dock High Doors:</b> 1	<b>Dock High Doors Size:</b>	

**This listing is brought to you by:**

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All square footages are approximations. School boundaries are subject to change. Information is not guaranteed and should be independently verified for accuracy.

3/19/25, 2:25 PM

AlaskaRealEstate.com - Listing 21-2684: 1920 W Dimond Boulevard #J-1, Anchorage

## 1920 W Dimond Boulevard #J-1 Anchorage, AK 99515



**Listing: 21-2684 | Price: \$1.10/Month/SqFt**

### General Information:

<b>Building Sq. Ft.:</b> 6000	<b>Lot Sq. Ft.:</b> 0
<b>Zoning:</b> B3	<b>Acreage:</b> 0
<b>Year Built/Remodeled:</b> 1981	<b># Parking:</b> 0
<b>Building Name:</b> Worthington Plaza Mall	
Excellent Southside retail/warehouse location available on Dimond Blvd. Adjacent to Burlington Coat Factory. Easy access with great parking.	

### Directions:

No directions provided

### Additional Info:

**Primary Min Sq. Ft.:** 6000      **Primary Max Sq. Ft.:** 6000

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3/19/25, 2:26 PM

AlaskaRealEstate.com - Listing 21-3002: 1920 W Dimond Boulevard #K, Anchorage

## 1920 W Dimond Boulevard #K Anchorage, AK 99515



**Listing: 21-3002 | Price: \$1.10/Month/SqFt**

### General Information:

<b>Building Sq. Ft.:</b> 22500	<b>Lot Sq. Ft.:</b> 0
<b>Zoning:</b> B3	<b>Acreage:</b> 0
<b>Year Built/Remodeled:</b> 1984	<b># Parking:</b> 0

**Building Name:** Worthington Plaza Mall  
Excellent Southside retail/warehouse location available on Dimond Blvd. Adjacent to Burlington Coat Factory. Easy access with great parking. Multiple configurations available.

### Directions:

Located on the Southside of Dimond Blvd. just west of Minnesota Drive.

### Additional Info:

<b>Primary Min Sq. Ft.:</b> 22500	<b>Primary Max Sq. Ft.:</b> 22500
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**1920 W Dimond Blvd Interior Photos (Per LoopNet Listing)**



**1920 W Dimond Blvd Exterior Photos (Per LoopNet Listing)**



**Relevant Alaska Statutes:**

**Sec. 29.45.110(a) - Full and true value.** The assessor shall assess property at its full and true value as of January 1 of the assessment year, except as provided in this section, AS 29.45.060, and 29.45.230. The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels.

**Sec. 29.45.130(b) - Independent investigation.** For investigation, the assessor or the assessor's agent may enter real property during reasonable hours to examine visible personal property and the exterior of a dwelling or other structure on the real property. The assessor or the assessor's agent may enter and examine the interior of a dwelling or other structure or the personal property in it only (1) if the structure is under construction and not yet occupied; (2) with the permission of a person in actual possession of the structure; or (3) in accordance with a court order to compel the entry and inspection. The assessor or the assessor's agent may examine all property records involved. A person shall, on request, furnish to the assessor or the assessor's agent assistance for the investigation and permit the assessor or the assessor's agent to enter a dwelling or other structure to examine the structure or personal property in it during reasonable hours. The assessor may seek a court order to compel entry and production of records needed for assessment purposes.

**Sec. 29.45.210(a)&(b) - Hearing.** (a) If an appellant fails to appear, the board of equalization may proceed with the hearing in the absence of the appellant. (b) The appellant bears the burden of proof. The only grounds for adjustment of assessment are proof of unequal, excessive, improper, or under valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing. The board of equalization may not raise the assessment in the current year unless requested to do so by the appellant.

**AS 29.45.190(b) – Appeal.** The appellant shall, within 30 days after the date of mailing of notice of assessment, submit to the assessor a written appeal specifying grounds in the form that the board of equalization may require. Otherwise, the right of appeal ceases unless the board of equalization finds that the taxpayer was unable to comply.