

A RESTRICTED USE APPRAISAL OF
LOTS 1 AND 10 OF PROPOSED ALDER TOP VILLAGE SUBDIVISION, PHASE I,
WRANGELL RECORDING DISTRICT
WRANGELL, ALASKA 99929

FOR
KIM LANE
BOROUGH CLERK
CITY AND BOROUGH OF WRANGELL
P. O. BOX 531
WRANGELL, ALASKA 99929

VALUATION DATE
August 5, 2026

FILE 26-3467

BY
MICHAEL C. RENFRO
Assessor
City and Borough of Wrangell, Alaska

APPRAISAL COMPANY OF ALASKA, LLC
405 W. 27th AVE.
ANCHORAGE, ALASKA 99503



August 5, 2026

Kim Lane, Borough Director
City and Borough of Wrangell
P. O. Box 531
Wrangell, AK 99929

Re: Lots 1 and 10 of Proposed Alder Top Village Subdivision, Phase I
Wrangell, Alaska 99929

Dear Ms. Lane,

As requested, I have prepared a Restricted Use Appraisal Report on the fair market value of the proposed Phase I lots. The appraisal date is August 5, 2026. The purpose of the report is to determine the fair market value for sale purposes. A description and valuation follow.

As a result of the investigation and analysis, subject to the assumptions and limiting conditions, it is my opinion the market value of the property as of August 5, 2026 is after the conclusion to value at the back of the report.

This Restricted Use Report is intended to meet the current Uniform Standards of Professional Appraisal Practice as formulated by the Appraisal Foundation

A description of the site and the analysis which leads to the fair market value conclusion follows. A complete description of the comparable data is included in a separate report which is retained in the appraiser's work file.

If you have any questions regarding this Restricted Use Appraisal Report, please do not hesitate to call me.

Sincerely,

APPRAISAL COMPANY OF ALASKA



Michael C. Renfro
Assessor
City and Borough of Wrangell, Alaska

RESTRICTED USE APPRAISAL

This is a Restricted Use Appraisal Report. As such, it presents only a Restricted Use discussion of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's work file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

CLIENT: Kim Lane, Borough Clerk
City and Borough of Wrangell
P.O. Box 531
Wrangell, Alaska 99929

APPRAISER: Michael C. Renfro, Assessor
City and Borough of Wrangell
405 W. 27th Ave.
Anchorage, Alaska 99503

SUBJECT: Fee Simple Estate
Lots 1 and 10 of Proposed Alder Top Village Subdivision, Phase I

OWNER: City and Borough of Wrangell

PURPOSE OF THE APPRAISAL: The purpose of this appraisal is to estimate the fair market value of the subject property. **Market value** is defined by the federal financial institutions regulatory agencies 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 the definition are 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.

INTENDED USE OF REPORT: This appraisal is intended to assist the client in determining the subject's market value for Sale Purposes.

INTEREST VALUED: Fee Simple estate which is defined as "Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power, and taxation."

EFFECTIVE DATE OF VALUE: August 5, 2026

DATE OF REPORT: August 5, 2026

SALES HISTORY: There are no reported sales of the property over the last three years.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS: In preparing this appraisal, the appraiser:

- Inspected the subject property prior to August 5, 2026
- Reviewed available records.
- Applied the market approach to arrive at an indication of value.

The appraiser believes the primary approach to value is the sales comparison approach. The appraisal process therefore involved no departures from Standards Rule 1-4(b) i, ii, iv, v and vi.



This Restricted Use Appraisal Report is a brief recapitulation of the available data, analyses, and conclusions.

SUMMARY OF PROPERTY APPRAISED: The lots that are the subject of this report is situated on the east side of the Zimovia Highway at mile 5 off of Upper River Rd.

Legal Description: Lots 1 and 10 of Proposed Alder Top Village Subdivision, Phase I

Address: NHN Upper River Rd. Wrangell, Alaska, 99929

Land: The reader is referred to the Plat Map on the previous page.

Utilities: All utilities are available adjacent to the lots.

Improvements: No improvements are included in this report. All of the lots are vacant with gravel streets, water, sewer in and electricity.

Environmental Condition: No warranties as to environmental issues have been addressed by the appraiser. A visual inspection showed no evidence of contamination. If this is a concern of the seller or purchaser, it should be inspected by a qualified inspector.

Zoning: The subject lots are zoned Waterfront development.

HIGHEST AND BEST USE: In common appraisal practice, the concept of highest and best use represents the premise upon which the value estimated is based.

As if vacant, the subject's highest and best use would be for development consistent with the current zoning requirements. Single family residential development.

Land Value: There have been limited sales of similar undeveloped lots. The sales provided are considered to be representative of the market for undeveloped land.

COMPARABLE LAND SALES

NO.	Legal	Date	Sale Price	Area/S F	Price/SF	Remarks
1	Lot 2 Blk 1 Alder Top Village	03/26	\$81,100	20,289	\$4.00	Corner Lot fronting on Zimovia Highway
2	Lot 3 Blk 1 Alter Top Village	3/26	\$65,500	19,856	\$3.30	Fronts on Zimovia Highway
3	Lot 11 Blk 1 Alder Top Village	2/26	\$55,100	19,000	\$2.90	Back Corner Lot
4	Lot 12 Blk 1 Alder Top Village	12/25	\$63,600	20,795	\$2.90	Back Interior Lot

Analysis of Comparable Land Sales:

Time:

With a limited number of sales, it is difficult to obtain paired sales for analysis to arrive at the adjustments needed to bring the available sales into conformity with the subject. However, in general, values are increasing in Wrangell. The CPI indicates an increase of around 2% per year. Prior to mid 2021 when the market increased approximately one-half percent each month.

Terms:

None of the sales used in the analysis is believed to require consideration for special financing or other sale conditions.

Size:

Smaller parcels tend to sell for more per unit of comparison than larger parcels, all other factors being equal. In relation to the subject comparables within Alder Top Village Subdivision, differences in size does not effect price per square foot.

Location and Access:

Location and access are somewhat subjective on the part of the appraiser in relation to the comparable data utilized. Lots fronting on Zimovia Highway sell for more than back lots.

Utilities:

All of the comparables have similar utilities except comparable 3 which has improvements nearby.

Topography:

All of the lots have similar topography.

Adjustment Grid: The following grid shows the estimated adjustment for each sale, bringing it into conformity with the subject:

Sale No.	#1	#2	#3	#4
Price/SF	\$4.00	\$3.30	\$2.90	\$2.90
Time	1%	1%	1%	1%
Net After Time	\$4.04	\$3.33	\$2.93	\$2.93
Terms	0	0	0	0
Size	0	0	0	0
Location/Access	0	0	0	0
Utilities	0	0	0	0
Topography	0	0	0	0
Net Adjustment	0%	0%	0%	0%
Indicated Value/Acre	\$4.04	\$3.33	\$2.93	\$2.93

Conclusion:

Comparables 1 and 2 are located on Zimovia Highway and range between \$3.33 to \$4.04 for a corner lot. Comparables 3 and 4 are back lots sales and averaged \$2.93 per square foot.

Lot 1 is a smaller corner lot with frontage on the Zimovia Highway. A value toward the upper end of the range is indicated.

$$17,107 \text{ sq. ft.} \times \$4.00 \text{ per sq. ft.} = \$68,428$$

Rounded to \$68,400

Lot 10 is a corner back lot.

$$17,270 \text{ sq. ft.} \times \$2.93 \text{ per sq. ft.} = \$50,601$$

Rounded to \$50,600

ASSUMPTIONS AND LIMITING CONDITIONS:

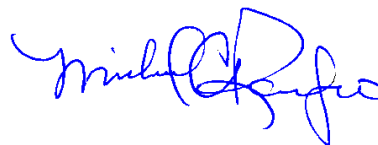
1. As agreed upon with the client prior to the preparation of this appraisal, this is a Limited Appraisal because it invokes the Departure Provision of the Uniform Standards of Professional Appraisal Practice. As such, information pertinent to the valuation has not been considered and/or the full valuation process has not been applied. Depending on the type and degree of limitations, the reliability of the value conclusion provided herein may be reduced.
2. This is a Restricted Use appraisal report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Restricted Use Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
3. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
4. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
5. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
6. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
7. All engineering is assumed to be correct. Any maps, sketches, plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

9. It is assumed that there is full compliance with all applicable federal, state, and local regulations and laws unless otherwise stated in this report.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there are no encroachments or trespass unless otherwise stated in this report.
11. The valuation assumes the appraised property (site and improvements) is free and clear of hazardous contaminants, unless specifically noted. If the appraised property is suspected of contamination, then the client is urged to retain an engineer's report. The appraiser(s) reserve the right to review value conclusions if documentation, including cost-to-cure estimates, is provided.
12. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
13. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

CERTIFICATION

I certify that, to the best of my 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 is my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
7. I made a personal inspection of the property that is the subject of this report, prior to the date of this report.
8. No one provided significant professional assistance to the person signing this report.
9. 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 the Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



Michael C. Renfro