Jackson-Cross

# APPRAISAL

## ALASKA RAILROAD REAL ESTATE TO BE TRANSFERRED UNDER THE ALASKA RAILROAD TRANSFER ACT OF 1982

## VOLUME II: ANCHORAGE PART 2

FOR

THE UNITED STATES RAILWAY ASSOCIATION
955 L'ENFANT PLAZA NORTH, S.W.
WASHINGTON, D.C. 20595

BY

JACKSON-CROSS APPRAISAL COMPANY


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## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-1 |
| **TAX NO.:** | 001-033-15 |
| **LOCATION:** | E/s of L Street, between 3rd and 4th Avenues. |
| **SALE PRICE:** | $400,000 **UNIT PRICE:** $56.83/SF |
| **SALE DATE:** | May, 1981 |
| **HIGHEST AND BEST USE:** | Mid-rise office |
| **ZONING:** | B-2B |
| **CURRENT USE:** | Office building |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,038 square feet |
| **SOIL CONDITIONS:** | Poor (USGS) - Good (observation) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | L Street - paved |
| **UTILITIES:** | All |
| **COMMENTS:** | One piece of three purchase assemblage for construction of Resolution Tower. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-2 |
| **TAX NO.:** | 001-033-28 (N 1/3) |
| **LOCATION:** | E/s of L Street, between 3rd and 4th Avenues. |
| **SALE PRICE:** | $350,000 **UNIT PRICE:** $49.93/SF |
| **SALE DATE:** | November, 1979 |
| **HIGHEST AND BEST USE:** | Mid-rise office |
| **ZONING:** | B-2C |
| **CURRENT USE:** | Office building |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,010 square feet |
| **SOIL CONDITIONS:** | Poor (USGS) - Good (observation) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | L Street - paved |
| **UTILITIES:** | All |
| **COMMENTS:** | One part of three purchase assemblage for construction of Resolution Tower. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-3 |
| **TAX NO.:** | 001-035-44 |
| **LOCATION:** | SE/c of West 2nd Avenue and K Street*. |
| **SALE PRICE:** | $465,000 **UNIT PRICE:** $35.77/SF |
| **SALE DATE:** | June, 1981 |
| **HIGHEST AND BEST USE:** | Office building* |
| **ZONING:** | B-2B |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 13,000 square feet |
| **SOIL CONDITIONS:** | Poor (USGS) |
| **TOPOGRAPHY:** | Sloping |
| **ACCESS:** | 2nd Avenue - paved |
| **UTILITIES:** | All |
| **COMMENTS:** | K Street currently stops just south of this sale, only a few feet. Construction of an office building on this site would, in all probability, result in the extension of K Street to 2nd Avenue. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-4 |
| **TAX NO.:** | 001-033-028 (S 2/3) |
| **LOCATION:** | NE/c of 4th Avenue and L Street. |
| **SALE PRICE:** | $475,000 **UNIT PRICE:** $33.93/SF |
| **SALE DATE:** | July, 1978 |
| **HIGHEST AND BEST USE:** | Mid-rise office |
| **ZONING:** | B-2B |
| **CURRENT USE:** | Office building |
| **SHAPE:** | Rectangular |
| **SIZE:** | 14,000 square feet |
| **SOIL CONDITIONS:** | Poor (USGS) - Good (observation) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | L Street - paved |
| **UTILITIES:** | All |
| **COMMENTS:** | One part of three purchase assemblage for construction of Resolution Tower. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-5 |
| **TAX NO.:** | 001-054-29 |
| **LOCATION:** | SW/c of 8th Avenue and H Street. |
| **SALE PRICE:** | $217,000 **UNIT PRICE:** $31.00/SF |
| **SALE DATE:** | October, 1980 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-2B |
| **CURRENT USE:** | Bank |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,000 square feet |
| **SOIL CONDITIONS:** | Good (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | 8th Avenue and H Street - both paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-6 |
| **TAX NO.:** | 002-094-30 |
| **LOCATION:** | S/s of 5th Avenue, between A and Barrow Streets, Original Block 113, Lots 2B and 3. |
| **SALE PRICE:** | $280,000 **UNIT PRICE:** $28.71/SF |
| **SALE DATE:** | October, 1979 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-2C |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 9,750 square feet |
| **SOIL CONDITIONS:** | Good (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | 5th Avenue - paved |
| **UTILITIES:** | All |
| **COMMENTS:** | South of principal retail area. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-7 |
| **TAX NO.:** | 001-033-02 |
| **LOCATION:** | E/s of L Street, between West 5th and West 6th Avenues. |
| **SALE PRICE:** | $179,500 **UNIT PRICE:** $25.64/SF |
| **SALE DATE:** | February, 1977 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-2B |
| **CURRENT USE:** | Parking |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,000 square feet |
| **SOIL CONDITIONS:** | Good (observation) - Poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | L Street - paved |
| **UTILITIES:** | All |
| **COMMENTS:** | Part of approximately 8 lot assemblage for parking. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-8 |
| **TAX NO.:** | 001-034-14 |
| **LOCATION:** | 6th Avenue, between I and K Streets, Original Block 55, Lot 9, 5,100'. |
| **SALE PRICE:** | $125,000 **UNIT PRICE:** $25.00/SF |
| **SALE DATE:** | February, 1980 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-2C |
| **CURRENT USE:** | Parking |
| **SHAPE:** | Rectangular |
| **SIZE:** | 5,000 square feet |
| **SOIL CONDITIONS:** | Good (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | 6th Avenue - paved. |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-9 |
| **TAX NO.:** | 002-124-27 |
| **LOCATION:** | NW/c of 8th Avenue and Cordova Street, Original Block 108. |
| **SALE PRICE:** | $167,500 **UNIT PRICE:** $23.92/SF |
| **SALE DATE:** | August, 1979 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-2B |
| **CURRENT USE:** | Office Building - Alaska Finance Corp. and Veterans Administration |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,000 square feet |
| **SOIL CONDITIONS:** | Good (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | 8th Avenue and Cordova Street - both paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-10 |
| **TAX NO.:** | 009-211-36 |
| **LOCATION:** | Fairbanks Street, north of International Airport Road. |
| **SALE PRICE:** | $330,000 **UNIT PRICE:** $19.79/SF |
| **SALE DATE:** | April, 1979 |
| **HIGHEST AND BEST USE:** | Commercial/Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Offices - Multi Listing Service |
| **SHAPE:** | Rectangular |
| **SIZE:** | 16,670 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Fairbanks Street - paved |
| **UTILITIES:** | All |
| **COMMENTS:** | Unit price for exceeds that paid for similar properties for no apparent reason. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-11 |
| **TAX NO.:** | 009-141-22 |
| **LOCATION:** | NW/c of Tudor Road and C Street. |
| **SALE PRICE:** | $3,791,370 ($3,084,500 - May, 1982) |
| **UNIT PRICE:** | $14.75 per square foot |
| **SALE DATE:** | May 7, 1982 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Basically rectangular (slightly irregular) |
| **SIZE:** | 257,042 square feet (5.90 acres) |
| **SOIL CONDITIONS:** | Fair to poor (USGS) - first sale. Some cure effected prior to second sale. |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Practical access - Credit Union Drive - paved. |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-12 |
| **TAX NO.:** | 013-082-16 |
| **LOCATION:** | N/s of Dimond Boulevard, between King Street and Alaska Railroad, Lot 2, Block 4, Dimond Industrial Center, Addition No. 1. |
| **SALE PRICE:** | $500,000 **UNIT PRICE:** $13.95/SF |
| **SALE DATE:** | January, 1983 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular, except northeast corner chopped off by Schoon Street and Danner Avenue. |
| **SIZE:** | 35,833 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Dimond Boulevard and Danner Avenue - both paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-13 |
| **TAX NO.:** | 003-201-09 |
| **LOCATION:** | Benson Boulevard, east of New Seward Highway, P-C Square, Lot 1. |
| **SALE PRICE:** | $708,500 **UNIT PRICE:** $13.31/SF |
| **SALE DATE:** | December, 1981 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Vacant, some open storage - Fred Meyer. |
| **SHAPE:** | Irregular |
| **SIZE:** | 53,228 square feet |
| **SOIL CONDITIONS:** | Poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Benson Boulevard - paved - one way. |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-14 |
| **TAX NO.:** | 013-091-24 |
| **LOCATION:** | SW/c of Dimond Boulevard and Dimond D Circle, Lot 1, Block 2, Dimond D Subdivision. |
| **SALE PRICE:** | $845,000 **UNIT PRICE:** $13.30/SF |
| **SALE DATE:** | January, 1983 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 63,446 square feet |
| **SOIL CONDITIONS:** | Fair to good (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Dimond D Circle - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-15 |
| **TAX NO.:** | 010-014-33 |
| **LOCATION:** | NE/c of N. Star Street and 29th Avenue, Dickson, Block 3, Lot 12. |
| **SALE PRICE:** | $80,000 **UNIT PRICE:** $12.80/SF |
| **SALE DATE:** | August, 1981 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Vacant - unorganized parking. |
| **SHAPE:** | Rectangular |
| **SIZE:** | 6,250 square feet |
| **SOIL CONDITIONS:** | Good (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | 29th Avenue - paved |
| **UTILITIES:** | All |
| **COMMENTS:** | Value is from businesses on Northern Lights Boulevard. At this point, 29th Avenue is frontage road for Benson. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-16 |
| **TAX NO.:** | 009-011-12 |
| **LOCATION:** | E. Fireweed Lane, between Barrow and Cordova Streets, Smith No. 1, Block 3, Lot 5. |
| **SALE PRICE:** | $135,000 **UNIT PRICE:** $12.79/SF |
| **SALE DATE:** | May, 1981 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Parking (Spendard Building Supply and AH SA WAN Restaurant) |
| **SHAPE:** | Rectangular |
| **SIZE:** | 10,550 square feet |
| **SOIL CONDITIONS:** | Good (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Fireweed Lane - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-17 |
| **TAX NO.:** | 009-161-32 |
| **LOCATION:** | SW/c of Fairbanks Street and Tudor Road. |
| **SALE PRICE:** | $62,000 **UNIT PRICE:** $12.40/SF |
| **SALE DATE:** | July, 1982 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Alaska Athletic Club |
| **SHAPE:** | Rectangular |
| **SIZE:** | 5,000 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Tudor Road and Fairbanks Street - both paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-18 |
| **TAX NO.:** | 009-013-14 |
| **LOCATION:** | Denali Street, between Fireweed Lane and Northern Lights Boulevard, Smith No. 1, Block 1, Lot 5. |
| **SALE PRICE:** | $87,500 **UNIT PRICE:** $11.66/SF |
| **SALE DATE:** | March, 1979 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Vacant (small boarded up residential on rear of property) |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,500 square feet |
| **SOIL CONDITIONS:** | Good (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Denali Street - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-19 |
| **TAX NO.:** | 009-015-26 |
| **LOCATION:** | Gambell Street, between Fireweed Lane and Northern Lights Boulevard. |
| **SALE PRICE:** | $80,000 **UNIT PRICE:** $10.66/SF |
| **SALE DATE:** | April, 1981 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,500 square feet |
| **SOIL CONDITIONS:** | Good |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Gambell Street - paved |
| **UTILITIES:** | All(?). Assessor's records indicate no water. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-20 |
| **TAX NO.:** | 009-141-26 |
| **LOCATION:** | NW/c of Tudor Road and Credit Union Drive. |
| **SALE PRICE:** | $914,760 **UNIT PRICE:** $10.50/SF |
| **SALE DATE:** | August, 1982 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 87,180 square feet (2.0 acres) |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Tudor Road and Credit Union Drive (practical access) - both paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-21 |
| **TAX NO.:** | 002-132-17 |
| **LOCATION:** | 12th Avenue, between Fairbanks and Gambell Streets, Third Addition, Block 17-B, Lot 9. |
| **SALE PRICE:** | $70,000 **UNIT PRICE:** $10.00/SF |
| **SALE DATE:** | May, 1982 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Parking |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,000 square feet |
| **SOIL CONDITIONS:** | Good (observation). |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | 12th Avenue - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-22 |
| **TAX NO.:** | 007-011-31 |
| **LOCATION:** | Rose Street, between Northern Lights Boulevard and 30th Avenue, College Heights, Block 1, Lot 14. |
| **SALE PRICE:** | $98,000 **UNIT PRICE:** $10.00/SF |
| **SALE DATE:** | June, 1982 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Vacant, some open storage. |
| **SHAPE:** | Rectangular |
| **SIZE:** | 9,800 square feet |
| **SOIL CONDITIONS:** | Good (observation). |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Rose Street - gravel |
| **UTILITIES:** | All |
| **COMMENTS:** | Value influence from Boniface, net street east of Rose Street. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-23 |
| **TAX NO.:** | 009-141-14 |
| **LOCATION:** | B to C Streets, between Tudor Road and 40th Avenue. |
| **SALE PRICE:** | $167,500 **UNIT PRICE:** $8.56/SF |
| **SALE DATE:** | March, 1982 |
| **HIGHEST AND BEST USE:** | Commercial/Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Commercial (Garcia's Restaurant) |
| **SHAPE:** | Rectangular |
| **SIZE:** | 19,547 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | B Street |
| **UTILITIES:** | All |
| **COMMENTS:** | C Street is limited access at this point and does not provide access to this property. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-24 |
| **TAX NO.:** | 009-201-08 |
| **LOCATION:** | E/s of Old Seward Highway, between Tudor and International Airport Roads, Midriff Subdivision, Lot 2-B. |
| **SALE PRICE:** | $250,000 **UNIT PRICE:** $8.33/SF |
| **SALE DATE:** | July, 1981 |
| **HIGHEST AND BEST USE:** | Commercial/Industrial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Commercial/Industrial - U-Haul, Hughes Tool, etc. |
| **SHAPE:** | Rectangular |
| **SIZE:** | 30,000 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Old Seward Highway - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-25 |
| **TAX NO.:** | 002-131-27 |
| **LOCATION:** | 12th Avenue, between Eagle and Fairbanks Streets, Third Addition, Block 17-D, Lot 3. |
| **SALE PRICE:** | $55,000 **UNIT PRICE:** $7.85/SF |
| **SALE DATE:** | August, 1981 |
| **HIGHEST AND BEST USE:** | Commercial/Residential (Transitional) |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 2,350 square feet |
| **SOIL CONDITIONS:** | Good (observation). |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | 12th Avenue - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-26 |
| **TAX NO.:** | 010-102-28 |
| **LOCATION:** | West 34th Avenue (Birch Drive), approximately 200' west of Spendar Road, Ryan, West 60' of Tract A. |
| **SALE PRICE:** | $60,000 **UNIT PRICE:** $7.40/SF |
| **SALE DATE:** | November, 1980 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Commercial (residential type building) |
| **SHAPE:** | Rectangular |
| **SIZE:** | 8,100 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | 34th Avenue - paved |
| **UTILITIES:** | All |
| **COMMENTS:** | Area is transitional residential to commercial. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-27 |
| **TAX NO.:** | 005-071-17 |
| **LOCATION:** | Bragaw Street, between De Barr. |
| **SALE PRICE:** | $200,000 **UNIT PRICE:** $7.39/SF |
| **SALE DATE:** | January, 1982 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Commercial - Venture Cash and Go Gasoline |
| **SHAPE:** | Rectangular |
| **SIZE:** | 27,036 square feet |
| **SOIL CONDITIONS:** | Good (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Bragaw - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-28 |
| **TAX NO.:** | 009-063-24 |
| **LOCATION:** | 36th Avenue, between Bering and Eureka Streets, Piedmont Terrace Subdivision, Block 4-A, Lot 4-A. |
| **SALE PRICE:** | $215,000 **UNIT PRICE:** $7.33/SF |
| **SALE DATE:** | June, 1979 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Office - Chiropractic Clinic |
| **SHAPE:** | Rectangular |
| **SIZE:** | 29,301 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | West 36th Avenue - paved - four lane. |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-29 |
| **TAX NO.:** | 002-161-35 |
| **LOCATION:** | NE/c of 16th Avenue and Gambell Street, Third Addition, Block 36, Lot 19-A. |
| **SALE PRICE:** | $95,208 **UNIT PRICE:** $6.80/SF |
| **SALE DATE:** | August, 1979 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Metro Show Club, across the street from Sullivan Sports Arena. |
| **SHAPE:** | Rectangular |
| **SIZE:** | 14,000 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level, below grade, average about 5'. |
| **ACCESS:** | Gambell Street - paved - four lane. |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-30 |
| **TAX NO.:** | 014-041-01 |
| **LOCATION:** | NE/c of Old Seward Highway and East 68th Avenue, Murray, Block B, Lot 11. |
| **SALE PRICE:** | $135,000 **UNIT PRICE:** $6.67/SF |
| **SALE DATE:** | June, 1980 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **SHAPE:** | Rectangular |
| **SIZE:** | 20,235 square feet |
| **SOIL CONDITIONS:** | Good to fair (observation). |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Old Seward Highway - paved |
| **UTILITIES:** | All |

SALES DATA SHEET
ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-31 |
| **TAX NO.:** | 009-231-08 and 09 |
| **LOCATION:** | N/s of 53rd Avenue at B Street. |
| **SALE PRICE:** | $105,000 **UNIT PRICE:** $6.25/SF |
| **SALE DATE:** | February, 1981 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 16,800 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | 53rd Street - gravel |
| **UTILITIES:** | All (water short distance away) |
| **COMMENTS:** | Lot is 6' to 8' below adjacent lot. Water run off. Lot is level, but lower than adjacent, resulting in standing water. Appears to have more commercial potential as accessory to businesses on International. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-32 |
| **TAX NO.:** | 009-271-08 |
| **LOCATION:** | NW/c of Lake Otis Parkway and Dowling Road, Dowling Village, Lot 1. |
| **SALE PRICE:** | $135,000 **UNIT PRICE:** $6.00/SF |
| **SALE DATE:** | June, 1980 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Commercial (Service Station) |
| **SHAPE:** | Rectangular |
| **SIZE:** | 22,500 square feet |
| **SOIL CONDITIONS:** | Fair to poor (observation). |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Lake Otis Parkway and Dowling Road - both paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-33 |
| **TAX NO.:** | 009-173-19 |
| **LOCATION:** | E/s of Old Seward Highway, between Tudor and International Airport Roads, Midriff, Lot 1-B. |
| **SALE PRICE:** | $580,000 **UNIT PRICE:** $5.80/SF |
| **SALE DATE:** | April, 1982 |
| **HIGHEST AND BEST USE:** | Commercial/Industrial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Commercial/Industrial - U-Haul, Hughes Tool, etc. |
| **SHAPE:** | Rectangular |
| **SIZE:** | 100,000 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Old Seward Highway - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-34 |
| **TAX NO.:** | 009-221-11 |
| **LOCATION:** | NW/c of International Airport Road and C Street. |
| **SALE PRICE:** | $4,362,400 **UNIT PRICE:** $5.56/SF |
| **SALE DATE:** | August, 1981 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 784,080 (18+ acres) |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | International Airport Road - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-35 |
| **TAX NO.:** | 009-141-23 |
| **LOCATION:** | Between C Street and Credit Union Drive at 40th Avenue, Yukon Industrial Park, Lot 2. |
| **SALE PRICE:** | $589,100 **UNIT PRICE:** $5.49/SF |
| **SALE DATE:** | December, 1980 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Commercial (Sea Galley Restaurant) |
| **SHAPE:** | Irregular |
| **SIZE:** | 107,112 square feet (2.45 acres) |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | 40th Avenue and Credit Union Drive - both paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-36 |
| **TAX NO.:** | 009-233-40 |
| **LOCATION:** | SW/c of International Airport Road and C Street. |
| **SALE PRICE:** | $1,500,000 **UNIT PRICE:** $5.29/SF |
| **SALE DATE:** | October, 1981 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Restaurant (Cattle Company) |
| **SHAPE:** | Rectangular |
| **SIZE:** | 278,462 square feet (6.29 acres) |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | International Airport Road - paved - four lane. |
| **UTILITIES:** | All (water and sewer require short extension) |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-37 |
| **TAX NO.:** | 009-221-12 |
| **LOCATION:** | NE/c of C Street and International Airport Road. |
| **SALE PRICE:** | $3,164,284 **UNIT PRICE:** $5.08/SF |
| **SALE DATE:** | March, 1982 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 622,300 square feet (14.29 acres) |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | International Airport Road |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-38 |
| **TAX NO.:** | 005-071-16 |
| **LOCATION:** | Bragaw Street, between De Barr and 16th Avenues, De Barr Bragaw TRB. |
| **SALE PRICE:** | $307,000 **UNIT PRICE:** $4.98/SF |
| **SALE DATE:** | April, 1981 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Offices - State Farm Insurance |
| **SHAPE:** | Rectangular |
| **SIZE:** | 61,560 square feet |
| **SOIL CONDITIONS:** | Good (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Bragaw Street - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-39 |
| **TAX NO.:** | 014-111-27 thru 32 |
| **LOCATION:** | 70th Avenue, between Old Seward and New Seward Highways, Lots 1 thru 6, Ridgeview Subdivision. |
| **SALE PRICE:** | $215,000 + $32,500 = $247,500 |
| **UNIT PRICE:** | $4.23 per square foot |
| **SALE DATE:** | August, 1980 |
| **HIGHEST AND BEST USE:** | Industrial/Commercial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial/Commercial |
| **SHAPE:** | Rectangular |
| **SIZE:** | 58,500 square feet (9,750 square feet x 6) |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level/sloping |
| **ACCESS:** | 70th Avenue - gravel |
| **UTILITIES:** | All |
| **COMMENTS:** | Sale price is $215,000 plus $32,500. Utility assessments. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-40 |
| **TAX NO.:** | 009-201-06 |
| **LOCATION:** | E/s of Old Seward Highway, between Tudor and International Airport Roads, Midriff Subdivision, Lot 2-A. |
| **SALE PRICE:** | $1,750,000 **UNIT PRICE:** $2.46/SF |
| **SALE DATE:** | December, 1980 |
| **HIGHEST AND BEST USE:** | Commercial/Industrial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Mostly vacant |
| **SHAPE:** | Irregular |
| **SIZE:** | 710,575 square feet |
| **SOIL CONDITIONS:** | Good to fair |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Old Seward Highway - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-41 |
| **TAX NO.:** | 001-052-40 |
| **LOCATION:** | West end of West 6th Avenue (6th Avenue and Alley at real of Knik Arms Condo). |
| **SALE PRICE:** | $187,500 **UNIT PRICE:** $12.86/SF |
| **SALE DATE:** | August, 1982 |
| **HIGHEST AND BEST USE:** | Office and/or residential condo. |
| **ZONING:** | R-0 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 14,580 square feet |
| **SOIL CONDITIONS:** | Poor (USGS) |
| **TOPOGRAPHY:** | Level (two levels) |
| **ACCESS:** | 6th Avenue - paved |
| **UTILITIES:** | All |
| **COMMENTS:** | Approximately 1/2 of lot is level with adjacent property fronting on L Street. The remaining 50% is over the bluff and is considerably below the front portion of the lot. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-42 |
| **TAX NO.:** | 004-061-19 and 20 |
| **LOCATION:** | SE/s of Commercial Drive, northeast of Viking. |
| **SALE PRICE:** | $285,000 ($190,000 - February, 1982) |
| **UNIT PRICE:** | $9.50 per square foot |
| **SALE DATE:** | February, 1983 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial |
| **SHAPE:** | Rectangular |
| **SIZE:** | 30,000 square feet |
| **SOIL CONDITIONS:** | Good (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Paved - four lane |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-43 |
| **TAX NO.:** | 009-301-42 |
| **LOCATION:** | SE/c of Silverado Way and Potter Drive, Lot 1, Block 1, Silverado Subdivision. |
| **SALE PRICE:** | $409,071 **UNIT PRICE:** $8.75/SF |
| **SALE DATE:** | June, 1982 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial/Offices |
| **SHAPE:** | Rectangular |
| **SIZE:** | 46,751 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Silverado Way and Potter Drive - both paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-44 |
| **TAX NO.:** | 009-301-44 |
| **LOCATION:** | Between Silverado Way and C Street, south of Potter Drive, Lot 3, Block 1, Silverado Subdivision. |
| **SALE PRICE:** | $444,766 **UNIT PRICE:** $8.25/SF |
| **SALE DATE:** | June, 1982 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Industrial/Office |
| **SHAPE:** | Rectangular |
| **SIZE:** | 53,911 square |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Silverado Way - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-45 |
| **TAX NO.:** | 009-241-49 |
| **LOCATION:** | SE/c of A Street and 54th Avenue, Spruce Heights, Block 4, Lot 1. |
| **SALE PRICE:** | $57,500 **UNIT PRICE:** $6.84/SF |
| **SALE DATE:** | March, 1982 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial |
| **SHAPE:** | Rectangular |
| **SIZE:** | 8,400 square feet |
| **SOIL CONDITIONS:** | Fiar to good (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | A Street and East 54th Avenue - both paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-46 |
| **TAX NO.:** | 013-052-20 |
| **LOCATION:** | King Street, Dimond Industrial Center, Addition No. 1, Block 6, Lot 1. |
| **SALE PRICE:** | $118,000 **UNIT PRICE:** $6.64/SF |
| **SALE DATE:** | December, 1981 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial |
| **SHAPE:** | Rectangular |
| **SIZE:** | 17,750 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | King Street - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-47 |
| **TAX NO.:** | 014-043-33 |
| **LOCATION:** | Driftwood Street, between 64th to 66th Avenues, Murray, Block E, Lot 15. |
| **SALE PRICE:** | $49,000 **UNIT PRICE:** $6.53/SF |
| **SALE DATE:** | September, 1982 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial - DJ's Auto Rebuild |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,500 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Access road parallel to Old Seward Highway, one way south - paved. |
| **UTILITIES:** | Sewer and electricity. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-48 |
| **TAX NO.:** | 013-052-04 |
| **LOCATION:** | Schoon Street, Dimond Industrial Center, Addition No. 1, Block 4, Lot 3. |
| **SALE PRICE:** | $138,400 **UNIT PRICE:** $6.50/SF |
| **SALE DATE:** | November, 1982 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial |
| **SHAPE:** | Irregular |
| **SIZE:** | 21,288 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Schoon Street |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-49 |
| **TAX NO.:** | 013-052-26 |
| **LOCATION:** | King Street, Dimond Industrial Center, Addition No. 1. |
| **SALE PRICE:** | $90,600 **UNIT PRICE:** $6.40/SF |
| **SALE DATE:** | June, 1982 |
| **HIGHEST AND BEST USE:** | Light Industrial/Offices |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Industrial/Offices |
| **SHAPE:** | Rectangular |
| **SIZE:** | 14,148 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | King Street - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-50 |
| **TAX NO.:** | 013-091-29 |
| **LOCATION:** | NW/c of Dimond D Circle and 87th Avenue, Lot 6, Block 1, Dimond D Subdivision. |
| **SALE PRICE:** | $188,000 **UNIT PRICE:** $6.25/SF |
| **SALE DATE:** | July, 1982 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 30,082 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Dimond D Circle - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-51 |
| **TAX NO.:** | 013-052-16 |
| **LOCATION:** | Schoon Street, Dimond Industrial Center, Addition No. 1, Block 6, Lot 2. |
| **SALE PRICE:** | $107,500 **UNIT PRICE:** $6.05/SF |
| **SALE DATE:** | September, 1981 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial |
| **SHAPE:** | Rectangular |
| **SIZE:** | 17,750 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Schoon Street - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-52 |
| **TAX NO.:** | 013-052-12 |
| **LOCATION:** | Schoon Street, Dimond Industrial Center, Addition No. 4, Lot 3. |
| **SALE PRICE:** | $105,000 **UNIT PRICE:** $6.03/SF |
| **SALE DATE:** | September, 1981 |
| **HIGHEST AND BEST USE:** | Industrial/Offices |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Industrial/Offices |
| **SHAPE:** | Rectangular |
| **SIZE:** | 17,407 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Schoon Street and Danner Avenue - both paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-53 |
| **TAX NO.:** | 009-242-30 |
| **LOCATION:** | N/s of East 56th Avenue. |
| **SALE PRICE:** | $450,000 **UNIT PRICE:** $6.00/SF |
| **SALE DATE:** | May, 1982 |
| **HIGHEST AND BEST USE:** | Industrial/Commercial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Office building, two-story part, one-story and rear. |
| **SHAPE:** | Rectangular |
| **SIZE:** | 75,000 square feet (1.72 acres) |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | 56th Avenue - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-54 |
| **TAX NO.:** | 013-082-24 |
| **LOCATION:** | King Street, north of Dimond Boulevard. |
| **SALE PRICE:** | $115,000 **UNIT PRICE:** $5.95/SF |
| **SALE DATE:** | May, 1981 |
| **HIGHEST AND BEST USE:** | Light Industrial/Office |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Industrial/Offices |
| **SHAPE:** | Irregular |
| **SIZE:** | 19,297 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | King Street - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-55 |
| **TAX NO.:** | 009-301-43 |
| **LOCATION:** | Silverado Way west end, C Street east end, approximately 100' south of Potter Drive, Silverado, Block 1, Lot 2. |
| **SALE PRICE:** | $290,000 **UNIT PRICE:** $5.82/SF |
| **SALE DATE:** | August, 1979 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Industrial/Offices |
| **SHAPE:** | Rectangular |
| **SIZE:** | 49,763 square feet |
| **SOIL CONDITIONS:** | Good to fair (observation). |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Silverado Way - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-56 |
| **TAX NO.:** | 013-052-21 |
| **LOCATION:** | King Street, Dimond Industrial Center, No. 1, Block 6, Lot 10. |
| **SALE PRICE:** | $143,000 **UNIT PRICE:** $5.75/SF |
| **SALE DATE:** | November, 1981 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial |
| **SHAPE:** | Rectangular |
| **SIZE:** | 24,850 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | King Street - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-57 |
| **TAX NO.:** | 014-042-42 |
| **LOCATION:** | Greenwood Street, between 66th and 68th Avenues, Murray, Block D, Lot 16. |
| **SALE PRICE:** | $42,500 **UNIT PRICE:** $5.66/SF |
| **SALE DATE:** | July, 1982 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,500 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Greenwood Street - dirt |
| **UTILITIES:** | Sewer and electricity. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-58 |
| **TAX NO.:** | 012-014-08 |
| **LOCATION:** | SE/c of A Street and A Street Loop, between Dowling Road and 64th Avenue. |
| **SALE PRICE:** | $55,000 **UNIT PRICE:** $5.55/SF |
| **SALE DATE:** | December, 1981 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 9,900 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | A Street - dirt |
| **UTILITIES:** | Electricity and sewer. |
| **COMMENTS:** | Unit price far above other sales in area. No apparent reason. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-59 |
| **TAX NO.:** | 014-191-23 |
| **LOCATION:** | One way (south) Access Road, parallel to New Seward Highway, between East 76th and East 80th Avenues, Commerce Park, TRB 1A. |
| **SALE PRICE:** | $275,000 **UNIT PRICE:** $5.53/SF |
| **SALE DATE:** | May, 1980 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 49,658 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Access Road (frontage) - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-60 |
| **TAX NO.:** | 014-292-03 |
| **LOCATION:** | Hartzell Street, approximately 300' south of 88th Avenue at Abbott Road. |
| **SALE PRICE:** | $125,000 **UNIT PRICE:** $5.48/SF |
| **SALE DATE:** | January, 1981 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial |
| **SHAPE:** | Rectangular |
| **SIZE:** | 22,800 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level (low) |
| **ACCESS:** | Hartzell Street - paved |
| **UTILITIES:** | Sewer and electricity, private well. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-61 |
| **TAX NO.:** | 003-101-09 |
| **LOCATION:** | Orca Street, between 7th and 8th Avenues, adjacent to west end of Merrill Field. |
| **SALE PRICE:** | $56,100 **UNIT PRICE:** $5.39/SF |
| **SALE DATE:** | August, 1981 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Diversified earthmoving (Trailer Office) |
| **SHAPE:** | Rectangular |
| **SIZE:** | 10,400 square feet |
| **SOIL CONDITIONS:** | Good (observation). |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Orca Street - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-62 |
| **TAX NO.:** | 014-021-41 |
| **LOCATION:** | NW/c of Petersburg Street and 64th Avenue, Lot 42-D, Dowling Subdivision. |
| **SALE PRICE:** | $110,000 **UNIT PRICE:** $5.38/SF |
| **SALE DATE:** | February, 1983 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 20,450 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Petersburg Street - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-63 |
| **TAX NO.:** | 014-042-06 |
| **LOCATION:** | Rosewood Street, between 66th and 68th Avenues, Murray, Block D, Lot 6. |
| **SALE PRICE:** | $40,000 **UNIT PRICE:** $5.33/SF |
| **SALE DATE:** | December, 1981 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,500 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Rosewood Street - dirt |
| **UTILITIES:** | Electricity and sewers. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-64 |
| **TAX NO.:** | 014-022-11 |
| **LOCATION:** | SW/c of Dowling Road and Tuttle Place. |
| **SALE PRICE:** | $412,000 **UNIT PRICE:** $5.21/SF |
| **SALE DATE:** | October, 1981 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Transportation - Smyth Moving Services, Inc. |
| **SHAPE:** | Rectangular |
| **SIZE:** | 79,000 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Dowling Road (paved) and Tuttle Place (dirt) |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-65 |
| **TAX NO.:** | 003-063-11 |
| **LOCATION:** | SE/c of Orca Street and Spar Avenue. |
| **SALE PRICE:** | $150,000 **UNIT PRICE:** $5.15/SF |
| **SALE DATE:** | January, 1979 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-2 |
| **CURRENT USE:** | Alaska Mill and Feed Fertilizer Plant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 29,100 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Orca Street - gravel |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-66 |
| **TAX NO.:** | 013-082-28 |
| **LOCATION:** | King Street, north of Dimond Boulevard, Dimond Industrial Center, No. 1, Block 2, Lot 1. |
| **SALE PRICE:** | $83,370 **UNIT PRICE:** $5.12/SF |
| **SALE DATE:** | April, 1981 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial |
| **SHAPE:** | Rectangular |
| **SIZE:** | 16,267 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | King Street - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-67 |
| **TAX NO.:** | 009-291-11 |
| **LOCATION:** | East 57th Place, 200'± west of Old Seward Highway, Southtown Industrial Park, Lot 8. |
| **SALE PRICE:** | $205,000 **UNIT PRICE:** $5.00/SF |
| **SALE DATE:** | March, 1982 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Irregular |
| **SIZE:** | 40,930 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level (low) |
| **ACCESS:** | East 57th Place - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-68 |
| **TAX NO.:** | 009-291-16 |
| **LOCATION:** | East 57th Place, 200'± west of Old Seward Highway, Southtown Industrial Park, Lot 3. |
| **SALE PRICE:** | $195,000 **UNIT PRICE:** $4.99/SF |
| **SALE DATE:** | March, 1982 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Industrial |
| **SHAPE:** | Irregular |
| **SIZE:** | 39,058 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | East 57th Place - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-69 |
| **TAX NO.:** | 009-285-22 |
| **LOCATION:** | East 57th Court, approximately 400' east of Old Seward Highway. |
| **SALE PRICE:** | $29,000 **UNIT PRICE:** $4.79/SF |
| **SALE DATE:** | June, 1982 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 6,050 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Abutter |
| **UTILITIES:** | Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-70 |
| **TAX NO.:** | 009-285-23 |
| **LOCATION:** | East 57th Court, east of Old Seward Highway. |
| **SALE PRICE:** | $29,000 **UNIT PRICE:** $4.79/SF |
| **SALE DATE:** | June, 1982 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 6,050 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Abutter |
| **UTILITIES:** | Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-71 |
| **TAX NO.:** | 009-285-24 |
| **LOCATION:** | East 57th Court, east of Old Seward Highway (East 57th Court not in at this point, Paper Street), Meredith Street 6. |
| **SALE PRICE:** | $29,000 **UNIT PRICE:** $4.77/SF |
| **SALE DATE:** | June, 1982 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 6,067 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Abutter |
| **UTILITIES:** | Electricity (no sewer or water) |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-72 |
| **TAX NO.:** | 009-242-29 |
| **LOCATION:** | East 56th Avenue, approximately 400' east of A Street. |
| **SALE PRICE:** | $350,000 **UNIT PRICE:** $4.67/SF |
| **SALE DATE:** | July, 1982 |
| **HIGHEST AND BEST USE:** | Industrial/Office |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Industrial/Office and Industrial (rear) |
| **SHAPE:** | Rectangular |
| **SIZE:** | 74,800 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | East 56th Avenue - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-73 |
| **TAX NO.:** | 009-291-13 |
| **LOCATION:** | 57th Avenue, west of Old Seward Highway on cul de sac, Lot 6, Southtown Industrial Park. |
| **SALE PRICE:** | $190,600 **UNIT PRICE:** $4.50/SF |
| **SALE DATE:** | June, 1981 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Office/warehouse (Herding Lawson Associates) |
| **SHAPE:** | Irregular |
| **SIZE:** | 42,355 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | 57th Avenue - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-74 |
| **TAX NO.:** | 003-051-42 and 43 |
| **LOCATION:** | S/s of Spar Avenue, between Sitka and Wrangell Streets. |
| **SALE PRICE:** | $850,000 **UNIT PRICE:** $4.50/SF |
| **SALE DATE:** | October, 1979 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-2 |
| **CURRENT USE:** | 42 vacant, 43 Hardwoods, Inc., AK |
| **SHAPE:** | Rectangular (two equal sizes pieces separated by another ownership, approximately 100') |
| **SIZE:** | 189,000 square feet (4.34 acres) |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Majority level - steep cliff in rear. |
| **ACCESS:** | Spar Avenue - gravel |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-75 |
| **TAX NO.:** | 013-081-26 |
| **LOCATION:** | East 82nd Avenue, approximately 300' east of Alaska Railroad, Bella Vista No. 2 Street 25. |
| **SALE PRICE:** | $115,000 **UNIT PRICE:** $4.34/SF |
| **SALE DATE:** | October, 1979 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 26,450 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Basically level |
| **ACCESS:** | Alley behind shopping center. 82nd Avenue not in at this point. |
| **UTILITIES:** | Sewer and electricity. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-76 |
| **TAX NO.:** | 014-11-27, 28, 29, 30, 31 and 32 |
| **LOCATION:** | East 70th Avenue, approximately 150' east of Old Seward Highway, Ridgeview, Lots 1 thru 6. |
| **SALE PRICE:** | $215,000 + $32,500 Utility Assessment = $247,500 |
| **UNIT PRICE:** | $4.23 per square foot |
| **SALE DATE:** | August, 1980 |
| **HIGHEST AND BEST USE:** | Commercial/Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial, Shops, etc. (27 thru 32) |
| **SHAPE:** | Rectangular |
| **SIZE:** | 58,500 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level, sloping |
| **ACCESS:** | East 70th Avenue - gravel |
| **UTILITIES:** | All |
| **COMMENTS:** | Six lots - 9,758 square feet each. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-77 |
| **TAX NO.:** | 009-242-30 |
| **LOCATION:** | East 56th Avenue, approximately 200' east of A Street, Spruce Heights No. 1, Lot 3, Block 5. |
| **SALE PRICE:** | $315,000 **UNIT PRICE:** $4.21/SF |
| **SALE DATE:** | February, 1979 |
| **HIGHEST AND BEST USE:** | Industrial/Office |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Offices and Industrial (rear) |
| **SHAPE:** | Rectangular |
| **SIZE:** | 74,800 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | East 56th Avenue - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-78 |
| **TAX NO.:** | 014-042-43 |
| **LOCATION:** | Greenwood Street, between 66th and 68th Avenues, Murray, Block D, Lot 15. |
| **SALE PRICE:** | $31,000 **UNIT PRICE:** $4.13/SF |
| **SALE DATE:** | August, 1982 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,500 square feet |
| **SOIL CONDITIONS:** | Good to fair (observation). |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Greenwood Street - dirt |
| **UTILITIES:** | Sewer and electricity. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-79 |
| **TAX NO.:** | 004-063-15 |
| **LOCATION:** | S/s of Porcupine Drive, Alaska Industrial Subdivision No. 1, Lot 3, Block 9. |
| **SALE PRICE:** | $175,000 **UNIT PRICE:** $4.05/SF |
| **SALE DATE:** | November, 1981 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Lyndon Transport, open storage. |
| **SHAPE:** | Irregular |
| **SIZE:** | 42,224 square feet |
| **SOIL CONDITIONS:** | Good (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Oiled gravel or extremely poor asphalt. |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-80 |
| **TAX NO.:** | 003-052-28 |
| **LOCATION:** | Between Ship and Spar Avenues, 300' west of Sitka Street. |
| **SALE PRICE:** | $342,000 **UNIT PRICE:** $4.00/SF |
| **SALE DATE:** | October, 1978 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-2 |
| **CURRENT USE:** | Mini storage - Stor-All Cache |
| **SHAPE:** | Rectangular |
| **SIZE:** | 85,500 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Ship Avenue - gravel |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-81 |
| **TAX NO.:** | 003-051-15 |
| **LOCATION:** | N/s of Spar Avenue, 200' west of Wrangell Street. |
| **SALE PRICE:** | $115,912 **UNIT PRICE:** $4.00/SF |
| **SALE DATE:** | November, 1977 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-2 |
| **CURRENT USE:** | Light Industrial - Alaska Paper Company, Inc. |
| **SHAPE:** | Rectangular |
| **SIZE:** | 28,978 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Spar Avenue - gravel |
| **UTILITIES:** | All |
| **COMMENTS:** | Rail spur at rear of property. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-82 |
| **TAX NO.:** | 014-191 |
| **LOCATION:** | NE/c of 80th Avenue and Homer Drive, a one way frontage road parallel to New Seward Highway, Lots 1-4, Block 2, Commerce Park. |
| **SALE PRICE:** | $386,088 **UNIT PRICE:** $4.00/SF |
| **SALE DATE:** | April, 1979 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Industrial - Central Alaska Utilities, Inc. |
| **SHAPE:** | Rectangular |
| **SIZE:** | 96,552 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level, below grade |
| **ACCESS:** | Frontage Road - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-83 |
| **TAX NO.:** | 009-285-26 |
| **LOCATION:** | East 57th Court, east of Old Seward Highway, (East 57th Court not in at this point), Paper Street, Meredith, Lot 4. |
| **SALE PRICE:** | $29,000 **UNIT PRICE:** $3.96/SF |
| **SALE DATE:** | June, 1982 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,315 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Abutter |
| **UTILITIES:** | Electricity (no sewer or water) |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-84 |
| **TAX NO.:** | 009-285-25 |
| **LOCATION:** | East 57th Court, east of Old Seward Highway (East 57th Court not in at this point) Paper Street, Meredith, Lot 5. |
| **SALE PRICE:** | $29,000 **UNIT PRICE:** $3.95/SF |
| **SALE DATE:** | June, 1982 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,332 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Abutter |
| **UTILITIES:** | Electricity (no sewer or water) |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-85 |
| **TAX NO.:** | 003-063-12 |
| **LOCATION:** | NE/c of Orca and First Avenues. |
| **SALE PRICE:** | $115,000 **UNIT PRICE:** $3.95/SF |
| **SALE DATE:** | February, 1977 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-2 |
| **CURRENT USE:** | Alaska Mill and Feed Garden Center |
| **SHAPE:** | Rectangular |
| **SIZE:** | 29,082 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | First and Orca Avenues - both gravel |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-86 |
| **TAX NO.:** | 003-051-41 |
| **LOCATION:** | S/s of Spar Avenue, between Sitko and Wrangell Streets, 200'+ west of Wrangell Street. |
| **SALE PRICE:** | $396,000 |
| **UNIT PRICE:** | $3.92 per square foot ($4.60 per square foot usable) |
| **SALE DATE:** | April, 1981 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-2 |
| **CURRENT USE:** | Light Industrial - Mack Trucks |
| **SHAPE:** | Rectangular |
| **SIZE:** | 101,059 square feet (2.32 acres) |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Approximately 85% land and 15% cliff. |
| **ACCESS:** | Spar Avenue - Gravel |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-87 |
| **TAX NO.:** | 014-021-24 |
| **LOCATION:** | Dowling Road, between Burlwood and Petersburg Streets, Dowling, Lot 13A-2. |
| **SALE PRICE:** | $46,100 **UNIT PRICE:** $3.88/SF |
| **SALE DATE:** | October, 1979 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial |
| **SHAPE:** | Rectangular |
| **SIZE:** | 11,867 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Dowling Road - paved |
| **UTILITIES:** | Sewer and electricity. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-88 |
| **TAX NO.:** | 012-013-46 |
| **LOCATION:** | B Street, approximately 200' south of Dowling Road, C Street Industrial, Block 2, Lot 26. |
| **SALE PRICE:** | $60,000 **UNIT PRICE:** $3.86/SF |
| **SALE DATE:** | May, 1981 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 15,525 square feet |
| **SOIL CONDITIONS:** | Fair to poor (observation). |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | B Street - dirt |
| **UTILITIES:** | Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-89 |
| **TAX NO.:** | 009-285-17 |
| **LOCATION:** | East 58th Court, approximately 150' east of Old Seward Highway, Meredith, Lot 13. |
| **SALE PRICE:** | $28,000 **UNIT PRICE:** $3.82/SF |
| **SALE DATE:** | August, 1982 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,315 square feet |
| **SOIL CONDITIONS:** | Fair to poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Abutter |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-90 |
| **TAX NO.:** | 003-052-29 |
| **LOCATION:** | Between Ship and Spar Avenues at Concrete Street - 600' West of Sitka. |
| **SALE PRICE:** | $324,900 **UNIT PRICE:** $3.80/SF |
| **SALE DATE:** | 2/77 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-2 |
| **CURRENT USE:** | Alaska Fish & Farm Products, Inc. -apparently wholesale. |
| **SHAPE:** | Rectangular |
| **SIZE:** | 85,500 square feet |
| **SOIL CONDITIONS:** | Good to Fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Ship Avenue - Gravel |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-91 |
| **TAX NO.:** | 016-221-11 |
| **LOCATION:** | North side of 100th Avenue (Roy Road) between Old Seward & ARR - Lot 5 Mindoro Subdivision #1. |
| **SALE PRICE:** | $135,000 **UNIT PRICE:** $3.80/SF |
| **SALE DATE:** | 4/83 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 35,554 square feet |
| **SOIL CONDITIONS:** | Fair to Poor (USGS) |
| **TOPOGRAPHY:** | Level - slightly sloping |
| **ACCESS:** | 100th Avenue - Gravel |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-92 |
| **TAX NO.:** | 012-011-13 |
| **LOCATION:** | Dowling Road, "C" Street & Mackay Street |
| **SALE PRICE:** | $42,500 **UNIT PRICE:** $3.73/SF |
| **SALE DATE:** | 7/79 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light industrial, shops, etc. |
| **SHAPE:** | Rectangular |
| **SIZE:** | 11,376 square feet |
| **SOIL CONDITIONS:** | Fair to Poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Mackay - Oiled Gravel |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-93 |
| **TAX NO.:** | 012-014-09 |
| **LOCATION:** | "A" Street Loop between Dowling & 64th - "C" Street Industrial - Block 1, Lot 3N |
| **SALE PRICE:** | $30,000 **UNIT PRICE:** $3.70/SF |
| **SALE DATE:** | 12/81 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 8,100 square feet |
| **SOIL CONDITIONS:** | Fair to Poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | "A" Street Loop - Dirt |
| **UTILITIES:** | Sewer and Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-94 |
| **TAX NO.:** | 016-221-14 |
| **LOCATION:** | Northeast Corner ARR and 100th Avenue - 1/2 block west of Old Sewards - Lot 8 Mindoro Subdivision #1. |
| **SALE PRICE:** | $211,400 - $218,080 - including water assessment. |
| **UNIT PRICE:** | $3.60/SF |
| **SALE DATE:** | 1/83 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 60,629 square feet |
| **SOIL CONDITIONS:** | Fair to Poor (USGS) |
| **TOPOGRAPHY:** | Level - below grade |
| **ACCESS:** | 100th Avenue - Gravel |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-95 |
| **TAX NO.:** | 014-212-15 |
| **LOCATION:** | Hartzell - approximately 300' North of E. Dimond Shady acres - Block 1, Lot 5. |
| **SALE PRICE:** | $100,000 **UNIT PRICE:** $3.33/SF |
| **SALE DATE:** | 10/82 |
| **HIGHEST AND BEST USE:** | Commercial/Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial |
| **SHAPE:** | Rectangular |
| **SIZE:** | 30,000 square feet |
| **SOIL CONDITIONS:** | Good to Fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Hartzell - Gravel |
| **UTILITIES:** | Sewer and Electric |
| **COMMENTS:** | Block is light industrial, shops, etc. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-96 |
| **TAX NO.:** | 010-201-37 |
| **LOCATION:** | Northwest Corner of W 44th Avenue and ARR Roosevelt Park - Block 14, Lot IB. |
| **SALE PRICE:** | $44,000 **UNIT PRICE:** $3.43 |
| **SALE DATE:** | 1/81 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial - Refrigeration & Food Equipment, Inc. |
| **SHAPE:** | Irregular |
| **SIZE:** | 12,808 square feet |
| **SOIL CONDITIONS:** | Good to Fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | W 44th - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-97 |
| **TAX NO.:** | 003-051-13 |
| **LOCATION:** | Northwest Corner Spar and Sitka. |
| **SALE PRICE:** | $95,192.50 **UNIT PRICE:** $3.25/SF |
| **SALE DATE:** | 9/75 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-2 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 29,290 square feet |
| **SOIL CONDITIONS:** | Good to Fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Spar Avenue and Wrangell Street - both gravel |
| **UTILITIES:** | All |
| **COMMENTS:** | RR spur at rear of property |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-98 |
| **TAX NO.:** | 003-051-14 |
| **LOCATION:** | North side of Spar Avenue - 100 feet west of Wrangell Street. |
| **SALE PRICE:** | $94,250 **UNIT PRICE:** $3.25/SF |
| **SALE DATE:** | 9/75 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-2 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 29,000 square feet |
| **SOIL CONDITIONS:** | Good to Fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Spar Avenue (Gravel) |
| **UTILITIES:** | All |
| **COMMENTS:** | RR spur at rear of site |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-99 |
| **TAX NO.:** | 014-262-13 |
| **LOCATION:** | Dakato (Paper Street) between 86th and 88th Avenues - John Wells - Block 5, Lot 38. |
| **SALE PRICE:** | $25,000 **UNIT PRICE:** $3.24/SF |
| **SALE DATE:** | 3/80 |
| **HIGHEST AND BEST USE:** | Residential/Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular (square) |
| **SIZE:** | 7,695 square feet |
| **SOIL CONDITIONS:** | Good (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Abutter |
| **UTILITIES:** | Electric |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-100 |
| **TAX NO.:** | 014-042-32 |
| **LOCATION:** | Greenwood Street - between 64th and 66th Avenues. Murray - Block C, Lot 16 |
| **SALE PRICE:** | $23,000 **UNIT PRICE:** $3.06/SF |
| **SALE DATE:** | 8/82 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,500 square feet |
| **SOIL CONDITIONS:** | Good to Fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Greenwood - Dirt |
| **UTILITIES:** | Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-101 |
| **TAX NO.:** | 012-014-34 |
| **LOCATION:** | Cordova Street - approximately 400' south of Dowling. Lot 2D, Block 1, "C" Street Industrial Subdivision. |
| **SALE PRICE:** | $43,000 **UNIT PRICE:** $2.99/SF |
| **SALE DATE:** | 5/77 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial |
| **SHAPE:** | Rectangular |
| **SIZE:** | 14,375 square feet |
| **SOIL CONDITIONS:** | Fair to Poor (USGS) |
| **TOPOGRAPHY:** | Level - Cordova |
| **ACCESS:** | Gravel |
| **UTILITIES:** | Electicity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-102 |
| **TAX NO.:** | 012-013-30 |
| **LOCATION:** | "A" Street - Between Dowling and 64th Avenue, "C" Street Industrial - Block 2, Lot 4A. |
| **SALE PRICE:** | $29,500 **UNIT PRICE:** $2.73/SF |
| **SALE DATE:** | 1/80 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 10,780 square feet |
| **SOIL CONDITIONS:** | Fair to Poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | "A" Street - Dirt |
| **UTILITIES:** | Electric and Sewer |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-103 |
| **TAX NO.:** | 012-014-07 |
| **LOCATION:** | "A" Street Loop - Between Dowling and 64th.<br>"C" Street Industrial - Block 1, Lot 3V. |
| **SALE PRICE:** | $22,750 **UNIT PRICE:** $2.67/SF |
| **SALE DATE:** | 10/80 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial |
| **SHAPE:** | Rectangular |
| **SIZE:** | 8,500 square feet |
| **SOIL CONDITIONS:** | Fair to Poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | "A" Street Loop - Dirt |
| **UTILITIES:** | Sewer and Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-104 |
| **TAX NO.:** | 003-062-12 |
| **LOCATION:** | Southeast Corner Iugra Street and 1st Avenue. |
| **SALE PRICE:** | $84,000 **UNIT PRICE:** $2.55/SF |
| **SALE DATE:** | 2/79 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-2 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 33,000 square feet |
| **SOIL CONDITIONS:** | Poor (USGS) |
| **TOPOGRAPHY:** | Sloping |
| **ACCESS:** | 1st Avenue - Gravel - Iugra is on West side of lot, gravel a few feet back from 1st Avenue then paved. |
| **COMMENTS:** | Approximately 4' - 5' above grade on 1st Avenue - Slopes upward to both South and West. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-105 |
| **TAX NO.:** | 003-051-23 |
| **LOCATION:** | Northeast Corner of Spar Avenue and Sitka Street. |
| **SALE PRICE:** | $80,000 **UNIT PRICE:** $2.47/SF |
| **SALE DATE:** | 1/75 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-2 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Triangular (Base on Spar Avenue) |
| **SIZE:** | 32,338 square feet |
| **SOIL CONDITIONS:** | Good to Fair (USGS) |
| **TOPOGRAPHY:** | Basically level, but approximately 4' above grade on Spar Avenue (access point). Overgrowth with brush at time of sale. |
| **ACCESS** | Spar Avenue - Gravel |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-106 |
| **TAX NO.:** | 013-091-23 |
| **LOCATION:** | W 87th Avenue - South of Dimond Boulevard. |
| **SALE PRICE:** | $310,000 **UNIT PRICE:** $2.37/SF |
| **SALE DATE:** | 1/81 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial |
| **SHAPE:** | Rectangular |
| **SIZE:** | 130,680 square feet (3 acres) |
| **SOIL CONDITIONS:** | Good to Fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | W 87th - paved |
| **UTILITIES:** | Sewer and Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-107 |
| **TAX NO.:** | 014-201-66 |
| **LOCATION:** | Hartzell Road - East of new Seward - 200' North of 82nd - East Dimond Industrial Park - Block 2, Lot 4. |
| **SALE PRICE:** | $110,000 **UNIT PRICE:** $2.22/SF |
| **SALE DATE:** | 11/80 |
| **HIGHEST AND BEST USE:** | Light Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Light Industrial |
| **SHAPE:** | Rectangular |
| **SIZE:** | 49,500 square feet |
| **SOIL CONDITIONS:** | Fair to Poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Hartzell - Gravel |
| **UTILITIES:** | Sewer and Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-108 |
| **TAX NO.:** | 009-285-16 |
| **LOCATION:** | East 58th Court - East of Old Seward - Meredith - Lot 14. |
| **SALE PRICE:** | $15,000 **UNIT PRICE:** $2.05/SF |
| **SALE DATE:** | 3/81 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,315 square feet |
| **SOIL CONDITIONS:** | Fair to Poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Abutter |
| **UTILITIES:** | Electricity |
| **COMMENTS:** | East 58th Court not in at this point. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-109 |
| **TAX NO.:** | 009-271-07 |
| **LOCATION:** | Northeast Corner of Dowling Road and Petersburg Street. |
| **SALE PRICE:** | $260,000 **UNIT PRICE:** $2.01/SF |
| **SALE DATE:** | 1/79 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 129,007 square feet (2.96 acres) |
| **SOIL CONDITIONS:** | Fair to Poor (USGS) |
| **TOPOGRAPHY:** | Level - Low |
| **ACCESS:** | Dowling Road, paved and Petersburg, Gravel |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-110 |
| **TAX NO.:** | 012-325-11 |
| **LOCATION:** | West 92nd Avenue - Between King and Dallas Streets. Lot 3, Block 1 - King - Subdivision. |
| **SALE PRICE:** | $80,000 **UNIT PRICE:** $2.00/SF |
| **SALE DATE:** | 4/81 |
| **HIGHEST AND BEST USE:** | Industrial |
| **ZONING:** | I-1 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 40,050 square feet |
| **SOIL CONDITIONS:** | Good to Fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Gravel - Poor |
| **UTILITIES:** | Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-111 |
| **TAX NO.:** | 001-143-13 |
| **LOCATION:** | Castine Circle, approximately 60' northeast of Forest Park Drive, Winchester Heights, Lot 1. |
| **SALE PRICE:** | $120,000 **UNIT PRICE:** $11.80/SF |
| **SALE DATE:** | May, 1981 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-1-A |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 10,164 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Sloping - street to water. |
| **ACCESS:** | Castine Circle - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-112 |
| **TAX NO.:** | 001-032-48 |
| **LOCATION:** | M Street at west end of 4th Avenue. |
| **SALE PRICE:** | $292,350 **UNIT PRICE:** $10.00/SF |
| **SALE DATE:** | Mid-1977 |
| **HIGHEST AND BEST USE:** | Residential Condominium |
| **ZONING:** | R-3 |
| **CURRENT USE:** | Residential Condominium |
| **SHAPE:** | Rectangular, except small section at northwest corner chopped off by Alaska Railroad. |
| **SIZE:** | 29,235 square feet |
| **SOIL CONDITIONS:** | Poor (USGS) |
| **TOPOGRAPHY:** | Basically level - some slope. |
| **ACCESS:** | M Street - paved |
| **UTILITIES:** | All |
| **COMMENTS:** | Northwest boundary is Alaska Railroad. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-113 |
| **TAX NO.:** | 018-151-10 |
| **LOCATION:** | Jarvi Drive, abuts Alaska Railroad, Sunset Manor No. 2, Block 6, Lot 5. |
| **SALE PRICE:** | $65,000 **UNIT PRICE:** $7.36/SF |
| **SALE DATE:** | April, 1981 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-1-A |
| **CURRENT USE:** | Residential |
| **SHAPE:** | Rectangular |
| **SIZE:** | 8,826 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level - lower at rear. |
| **ACCESS:** | Jarvi Drive - paved |
| **UTILITIES:** | All(?). Assessor's records indicates private water and sewer (holding). Other sale on street has all public utilities. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-114 |
| **TAX NO.:** | 018-151-18 |
| **LOCATION:** | Jarvi Drive, abuts right-of-way (Alaska Railroad), Sunset Manor No. 2, Block 6, Lot 13. |
| **SALE PRICE:** | $60,000 **UNIT PRICE:** $6.83/SF |
| **SALE DATE:** | January, 1981 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-1-A |
| **CURRENT USE:** | Residential |
| **SHAPE:** | Basically rectangular (slanted). |
| **SIZE:** | 8,777 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level - lower at rear. |
| **ACCESS:** | Jarvi Drive - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-115 |
| **TAX NO.:** | 001-092-30 |
| **LOCATION:** | K Street, between 14th and 15th Avenues, South Addition, Block 36C, Lot 10. |
| **SALE PRICE:** | $45,000 **UNIT PRICE:** $6.42/SF |
| **SALE DATE:** | July, 1979 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-3 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 7,000 square feet |
| **SOIL CONDITIONS:** | Good (USGS) |
| **TOPOGRAPHY:** | Level (a few mounds) |
| **ACCESS:** | 15th Avenue - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-116 |
| **TAX NO.:** | 001-181-50 |
| **LOCATION:** | Atwood Drive at Marilaine Drive, The Highlands, Block 1, Lot 5. |
| **SALE PRICE:** | $75,000 **UNIT PRICE:** $6.14/SF |
| **SALE DATE:** | August, 1980 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-1-A |
| **CURRENT USE:** | Residential |
| **SHAPE:** | Irregular |
| **SIZE:** | 12,211 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level (slope) |
| **ACCESS:** | Atwood Drive - paved |
| **UTILITIES:** | All |
| **COMMENTS:** | Relatively new development - expensive single family residences. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-117 |
| **TAX NO.:** | 001-181-47 |
| **LOCATION:** | Atwood Drive, The Highlands, Block 1, Lot 8. |
| **SALE PRICE:** | $74,000 **UNIT PRICE:** $5.41/SF |
| **SALE DATE:** | February, 1980 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-1-A |
| **CURRENT USE:** | Residential |
| **SHAPE:** | Irregular |
| **SIZE:** | 13,665 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level (sloping) |
| **ACCESS:** | Atwood Drive - paved |
| **UTILITIES:** | All |
| **COMMENTS:** | Relatively new development, expensive single family residences. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-118 |
| **TAX NO.:** | 001-032-16 |
| **LOCATION:** | M Street, between West 3rd and West 4th Avenues. |
| **SALE PRICE:** | $10,000 **UNIT PRICE:** $4.26/SF |
| **SALE DATE:** | May, 1978 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-3 |
| **CURRENT USE:** | Residential |
| **SHAPE:** | Irregular |
| **SIZE:** | 2,350 square feet |
| **SOIL CONDITIONS:** | Poor (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | 3' wide easement granted by the Alaska Railroad. No vehicular access. |
| **UTILITIES:** | Sewer and electricity. |
| **COMMENTS:** | Source of water is an on-site well. |

SALES DATA SHEET
ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-119 |
| **TAX NO.:** | 001-151-59 |
| **LOCATION:** | West 19th Avenue, approximately 250' east of Spenard Road. |
| **SALE PRICE:** | $45,000 **UNIT PRICE:** $3.89/SF |
| **SALE DATE:** | February, 1979 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-2 |
| **CURRENT USE:** | Tom Thumb Montessori School (institutional) |
| **SHAPE:** | Rectangular |
| **SIZE:** | 11,551 square feet |
| **SOIL CONDITIONS:** | Good (USGS) |
| **TOPOGRAPHY:** | Level - slopes upward from 19th Avenue. |
| **ACCESS:** | 19th Avenue - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-120 |
| **TAX NO.:** | 018-203-10 |
| **LOCATION:** | Hancock Drive, Sunset Hills West, Block 1, Lot 10. |
| **SALE PRICE:** | $54,000 **UNIT PRICE:** $3.60/SF |
| **SALE DATE:** | July, 1982 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-1-A |
| **CURRENT USE:** | Residential |
| **SHAPE:** | Rectangular |
| **SIZE:** | 15,000 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Hilly (wooded) |
| **ACCESS:** | Hancock Drive - paved |
| **UTILITIES:** | Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-121 |
| **TAX NO.:** | 018-203-26 |
| **LOCATION:** | Hancock Drive, Sunset Hills West, Block 4, Lot 9. |
| **SALE PRICE:** | $45,000 **UNIT PRICE:** $3.18/SF |
| **SALE DATE:** | July, 1981 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-1-A |
| **CURRENT USE:** | Residential |
| **SHAPE:** | Rectangular |
| **SIZE:** | 14,108 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Hilly (wooded) |
| **ACCESS:** | Hancock Drive - gravel |
| **UTILITIES:** | Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-122 |
| **TAX NO.:** | 001-163-38 |
| **LOCATION:** | Hillcrest, Jensen, Lot 1. |
| **SALE PRICE:** | $60,000 **UNIT PRICE:** $3.16/SF |
| **SALE DATE:** | March, 1979 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-2 |
| **CURRENT USE:** | Residential |
| **SHAPE:** | Irregular |
| **SIZE:** | 18,935 square feet |
| **SOIL CONDITIONS:** | Good (USGS) |
| **TOPOGRAPHY:** | Hilly (steep slopes) |
| **ACCESS:** | Hillcrest - paved |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-123 |
| **TAX NO.:** | 18-203-23 |
| **LOCATION:** | Jarvi Drive, Sunset Hills West, Block 1, Lot 23. |
| **SALE PRICE:** | $35,000 **UNIT PRICE:** $3.05/SF |
| **SALE DATE:** | January, 1981 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-1-A |
| **CURRENT USE:** | Residential |
| **SHAPE:** | Triangular |
| **SIZE:** | 11,440 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Hilly (wooded) |
| **ACCESS:** | Jarvi Drive, paved/gravel, paving starts at this property, continues north. |
| **UTILITIES:** | Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-124 |
| **TAX NO.:** | 018-203-24 |
| **LOCATION:** | SW/c of Hancock and Jarvi Drives, Sunset Hills West, Block 4, Lot 11. |
| **SALE PRICE:** | $52,000 **UNIT PRICE:** $3.00/SF |
| **SALE DATE:** | June, 1981 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-1-A |
| **CURRENT USE:** | Residential |
| **SHAPE:** | Irregular |
| **SIZE:** | 17,300 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Hilly (wooded) |
| **ACCESS:** | Jarvi and Hancock Drives - oiled gravel |
| **UTILITIES:** | Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-125 |
| **TAX NO.:** | 018-203-45 |
| **LOCATION:** | Jarvi Drive, Sunset Hills West, Block 4, Lot 12. |
| **SALE PRICE:** | $54,000 **UNIT PRICE:** $2.50/SF |
| **SALE DATE:** | September, 1981 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-1-A |
| **CURRENT USE:** | Residential |
| **SHAPE:** | Irregular |
| **SIZE:** | 21,600 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Jarvi Drive - oiled gravel |
| **UTILITIES:** | Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-126 |
| **TAX NO.:** | 018-203-20 |
| **LOCATION:** | Hancock Drive, Sunset Hills West, Block 1, Lot 20. |
| **SALE PRICE:** | $35,000 **UNIT PRICE:** $2.46/SF |
| **SALE DATE:** | March, 1981 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-1-A |
| **CURRENT USE:** | Residential |
| **SHAPE:** | Irregular |
| **SIZE:** | 14,200 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Hilly (wooded) |
| **ACCESS:** | Hancock Drive - gravel |
| **UTILITIES:** | Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-127 |
| **TAX NO.:** | 018-203-12 |
| **LOCATION:** | Hancock Drive, Sunset Hills West, Block 1, Lot 12. |
| **SALE PRICE:** | $36,000 **UNIT PRICE:** $2.40/SF |
| **SALE DATE:** | October, 1981 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-1-A |
| **CURRENT USE:** | Residential |
| **SHAPE:** | Rectangular |
| **SIZE:** | 15,000 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Hilly (wooded) |
| **ACCESS:** | Hancock Drive - gravel |
| **UTILITIES:** | Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-128 |
| **TAX NO.:** | 018-203-13 |
| **LOCATION:** | Hancock Drive, Sunset Hills West, Block 1, Lot 13. |
| **SALE PRICE:** | $34,000 **UNIT PRICE:** $2.26/SF |
| **SALE DATE:** | January, 1981 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-1-A |
| **CURRENT USE:** | Residential |
| **SHAPE:** | Rectangular |
| **SIZE:** | 15,000 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Hilly (wooded) |
| **ACCESS:** | Hancock Drive - gravel |
| **UTILITIES:** | Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-129 |
| **TAX NO.:** | 018-151-22 |
| **LOCATION:** | Cul de sac off Jarvi Drive, N.E., Sunset Manor No. 2, Block 5, Lot 2. |
| **SALE PRICE:** | $29,000 **UNIT PRICE:** $1.90/SF |
| **SALE DATE:** | July, 1979 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-1-A |
| **CURRENT USE:** | Residential |
| **SHAPE:** | Irregular |
| **SIZE:** | 15,261 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Hilly (wooded) |
| **ACCESS:** | Jarvi Drive - gravel (oiled - at this point) |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-130 |
| **TAX NO.:** | 018-123-72 |
| **LOCATION:** | Coral Lane, Oceanview No. 6, Block 5, Lot 10. |
| **SALE PRICE:** | $65,000 **UNIT PRICE:** $1.55/SF |
| **SALE DATE:** | July, 1979 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | R-1-A |
| **CURRENT USE:** | Residential |
| **SHAPE:** | Rectangular, except sloping front. |
| **SIZE:** | 41,850 square feet |
| **SOIL CONDITIONS:** | Good to fair (USGS) |
| **TOPOGRAPHY:** | Cliff, part on top and part at bottom. |
| **ACCESS:** | Coral Lane |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-131 |
| **TAX NO.:** | 001-193-13, 15, 16, 17, 20 (five sales) |
| **LOCATION:** | W. Marston Drive at Foraker Drive, Turnagain Heights, Block K, Lots 13A, 11, 1A, 2A, 5A. |
| **SALE PRICE:** | $14,500 - $27,500 |
| **UNIT PRICE:** | $1.09/SF to $1.69/SF |
| **SALE DATE:** | May, June and July, 1981 |
| **HIGHEST AND BEST USE:** | Residential (if usable), otherwise recreation. |
| **ZONING:** | R-1-A |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Irregular and rectangular |
| **SIZE:** | 10,495 square feet to 20,500 square feet (five sales). |
| **SOIL CONDITIONS:** | Poor (USGS) |
| **TOPOGRAPHY:** | Level (low) |
| **ACCESS:** | None |
| **UTILITIES:** | Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-132 |
| **TAX NO.:** | 050-175-01, 03, 04 |
| **LOCATION:** | Between Old Glenn Highway and New Glenn Highway, on the south side of Eagle River exit from New Glenn, Alaska. |
| **SALE PRICE:** | $1,240,938 **UNIT PRICE:** $9.00/SF |
| **SALE DATE:** | December, 1982 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Vacant - some equipment on property. |
| **SHAPE:** | Irregular |
| **SIZE:** | 137,882 square feet (3± acres) |
| **SOIL CONDITIONS:** | Good to fair (observation) |
| **TOPOGRAPHY:** | 25% hilly, 75% level |
| **ACCESS:** | New Glenn Highway Exit (Access) Road and Old Glenn Highway - both paved. |
| **UTILITIES:** | All in area (across street) - sewer and water not at property. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-133 |
| **TAX NO.:** | 050-162-50 |
| **LOCATION:** | On curved corner of Centerfield Drive approximately 600' west of Old Glenn Highway, Eagle River, Alaska. |
| **SALE PRICE:** | $210,353 **UNIT PRICE:** $7.50/SF |
| **SALE DATE:** | June, 1982 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Two-story office building - Frontier Alaska Credit Union. |
| **SHAPE:** | Curved triangle. |
| **SIZE:** | 28,047 square feet |
| **SOIL CONDITIONS:** | Good to fair (observation) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Centerfield Drive - paved. |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-134 |
| **TAX NO.:** | 050-111-33 |
| **LOCATION:** | West of Old Glenn Highway at Easy Street - Eagle River, Alaska. |
| **SALE PRICE:** | $231,600 **UNIT PRICE:** $7.43/SF |
| **SALE DATE:** | March, 1981 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Pizza Hut |
| **SHAPE:** | Basically rectangular - front slanted. |
| **SIZE:** | 31,165 square feet |
| **SOIL CONDITIONS:** | Good to fair (observation) |
| **TOPOGRAPHY:** | Level to sloping; below grade at Old Glenn Highway. |
| **ACCESS:** | Old Glenn Highway - paved - four-lane. |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-135 |
| **TAX NO.:** | 005-162-53 |
| **LOCATION:** | Eagle River - south side of Business Boulevard, approximately 250' west of Old Glenn Highway, Alaska. |
| **SALE PRICE:** | $350,000 **UNIT PRICE:** $7.34/SF |
| **SALE DATE:** | June, 1982 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Commercial - small shopping center. |
| **SHAPE:** | Basically rectangular - a little wider in rear. |
| **SIZE:** | 47,706 square feet |
| **SOIL CONDITIONS:** | Good to fair (observation) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Business Boulevard - paved. |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-136 |
| **TAX NO.:** | 050-035-20-23 |
| **LOCATION:** | Eagle River, west side of Old Glenn Highway between Eleonora Drive and Mercy Drive, Alaska. |
| **SALE PRICE:** | $371,077 **UNIT PRICE:** $7.00/SF |
| **SALE DATE:** | December, 1982 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Front lots vacant - residential in rear. |
| **SHAPE:** | Rectangular |
| **SIZE:** | 53,011 square feet |
| **SOIL CONDITIONS:** | Good to fair (observation) |
| **TOPOGRAPHY:** | Basically level. |
| **ACCESS:** | Old Glenn Highway - paved - four-lane. |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-137 |
| **TAX NO.:** | 050-063-35 |
| **LOCATION:** | East side of Old Glenn Highway at Santa Maria Drive, Alaska. |
| **SALE PRICE:** | $1,800,000 **UNIT PRICE:** $5.63/SF |
| **SALE DATE:** | March, 1983 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Irregular |
| **SIZE:** | 7.34 acres or 319,730 square feet |
| **SOIL CONDITIONS:** | Good (observation) |
| **TOPOGRAPHY:** | Mostly hilly, some level. |
| **ACCESS:** | Old Glenn Highway - paved. |
| **UTILITIES:** | All |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-138 |
| **TAX NO.:** | 050-061-07 |
| **LOCATION:** | Eagle River - Schroeder Drive, 200' west of Old Glenn Highway, Alaska. |
| **SALE PRICE:** | $200,000 **UNIT PRICE:** $3.96/SF |
| **SALE DATE:** | July, 1982 |
| **HIGHEST AND BEST USE:** | Commercial |
| **ZONING:** | B-3 |
| **CURRENT USE:** | Mini-storage. |
| **SHAPE:** | Rectangular except rear boundary (slanted). |
| **SIZE:** | 50,551 square feet |
| **SOIL CONDITIONS:** | Good to fair (observation) |
| **TOPOGRAPHY:** | Hilly (uneven). |
| **ACCESS:** | Schroeder Drive - paved. |
| **UTILITIES:** | All |
| **COMMENTS:** | West side of lot at a lower level than the east side. |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-139 |
| **TAX NO.:** | 051-152-01 |
| **LOCATION:** | Between Birchwood Loop Road and Alaska Railroad at a point even with McKinley Drive, Alaska. |
| **SALE PRICE:** | $25,000 **UNIT PRICE:** $10,000/acre |
| **SALE DATE:** | May, 1982 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | U |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 2.5 acres |
| **SOIL CONDITIONS:** | Good (observation) |
| **TOPOGRAPHY:** | Mostly hilly, some level. |
| **ACCESS:** | Gravel road off Birchwood Loop Road |
| **UTILITIES:** | Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-140 |
| **TAX NO.:** | 051-161-04 and 09 |
| **LOCATION:** | Birchwood Loop Road at a point where the road makes a 90 degree right turn, Alaska. |
| **SALE PRICE:** | $30,000 **UNIT PRICE:** $12,000/acre |
| **SALE DATE:** | April, 1983 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | U |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 2.5 acres or 108,900 square feet |
| **SOIL CONDITIONS:** | Good (observation). |
| **TOPOGRAPHY:** | Mostly hilly, some level. |
| **ACCESS:** | Birchwood Loop Road |
| **UTILITIES:** | Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-141 |
| **TAX NO.:** | 051-152-16 |
| **LOCATION:** | Between Birchwood Loop Road and Alaska Railroad at a point even with Jayhawk Drive, Alaska. |
| **SALE PRICE:** | $30,000 **UNIT PRICE:** $12,000/acre |
| **SALE DATE:** | May, 1982 |
| **HIGHEST AND BEST USE:** | Residential |
| **ZONING:** | U |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 2.5 acres or 108,900 square feet |
| **SOIL CONDITIONS:** | Good (observation) |
| **TOPOGRAPHY:** | Mostly hilly, some level. |
| **ACCESS:** | Gravel road |
| **UTILITIES:** | Electricity |

## SALES DATA SHEET
## ALASKA RAILROAD

| | |
|---|---|
| **SALE NO.:** | A-142 |
| **TAX NO.:** | 051-081-16 |
| **LOCATION:** | Across Ike Walton Road from Kenai Supply, which is occupying a lease site on Alaska Railroad's Birchwood property, Alaska. |
| **SALE PRICE:** | $20,000 **UNIT PRICE:** $10,000/acre |
| **SALE DATE:** | April 26, 1983 |
| **HIGHEST AND BEST USE:** | Industrial/Residential |
| **ZONING:** | U |
| **CURRENT USE:** | Vacant |
| **SHAPE:** | Rectangular |
| **SIZE:** | 2.0 acres |
| **SOIL CONDITIONS:** | Good to fair (observation) |
| **TOPOGRAPHY:** | Level |
| **ACCESS:** | Ike Walton Road - paved. |
| **UTILITIES:** | Electricity |

## SUMMARY OF BASE VALUES

**MARKET AREA:** ANCHORAGE

| Valuation Unit No. | Land Area (Sq.Ft.) | Unit Base Value/ Sq.Ft. |
|---|---|---|
| A-1 | 45,670 | $15.00 |
| A-2 | 524,521 | 6.00 |
| A-3 | 847,537 | 7.00 |
| A-4 | 508,147 | .25 |
| A-5 | 21,420 | 4.00 |
| A-6 | 2,454,901 | 6.00 |
| A-7 | 211,563 | .50 |
| A-8 | 233,082 | 5.50 |
| A-9 | 43,037 | 2.00 |
| A-10 | 48,183 | .50 |
| A-11 | 393,304 | 5.50 |
| A-12 | 781,579 | 5.50 |
| A-13 | 44,908 | .50 |
| A-14 | 268,869 | 1.00 |
| A-15 | 219,048 | 1.00 |
| A-16 | 237,272 | 5.50 |
| A-16A | 15,359 | 10.00 |
| A-16B | 23,400 | 7.00 |
| A-16C | 80,200 | 6.00 |
| A-17 | 8,185 | 10.00 |

## SUMMARY OF BASE VALUES

**MARKET AREA:** ANCHORAGE

| Valuation Unit No. | Land Area (Sq.Ft.) | Unit Base Value/ Sq.Ft. |
|---|---|---|
| A-19 | 695,653 | $ 4.25 |
| A-20 | 120,225 | 3.00 |
| A-21A | 126,774 | .50 |
| A-21B | 31,343 | .50 |
| A-21C | 705,559 | .50 |
| A-21D | 469,781 | .50 |
| A-22 | 533,292 | -0- |
| A-23 | 278,224 | 4.00 |
| A-24 | 1,579,177 | 5.00 |
| A-25 | 939,460 | 5.00 |
| A-26 | 234,836 | 3.00 |
| A-26A | 172,267 | 3.00 |
| A-27 | 224,856 | 1.00 |
| A-28 | 130,680 | -0- |
| A-29 | 2,130,011 | .10 |
| A-30 | 101,717 | 4.75 |
| A-31 | 33,746 | 4.75 |
| A-32 | 111,500 | 4.75 |
| A-32A | 16,012 | 4.75 |
| A-33 | 245,478 | 5.00 |

## SUMMARY OF BASE VALUES

MARKET AREA: ANCHORAGE

| Valuation Unit No. | Land Area (Sq.Ft.) | Unit Base Value/ Sq.Ft. |
|---|---|---|
| A-34 | 172,969 | $ -0- |
| A-35 | 2,407,126 | 5.00 |
| A-37 | 1,037,044 | .10 |
| A-38 | 209,809 | 3.50 |
| A-39 | 239,046 | .50 |
| A-40 | 957,353 | 6.00 |
| A-40A | 588,983 | 5.00 |
| A-46 | 12,826 | 20.00 |
| A-46A | 75,794 | 20.00 |
| A-47 | 68,356,138 | .046 |
| A-48 | 1,176,120 | 3.00 |
| A-49 | 653,480 | .184 |
| A-50 | 3,615,480 | .046 |
| A-53 | 21,113,532 | .046 |
| A-55 | 5,227,200 | .011 |
| A-62 | 3,664 | 5.00 |
| A-70 | 236,000 | .15 |
| A-O-18 | 6,563,492 | 5.25 |
| A-O-36A, B, C, D, E | 195,149 | -0- |

## SUMMARY OF BASE VALUES

MARKET AREA: ANCHORAGE

| Valuation Unit No. | Land Area (Sq.Ft.) | Unit Base Value/ Sq.Ft. |
|---|---|---|
| A-O-41 | 311,087 | $ 8.00 |
| A-O-42 | 96,400 | 8.00 |
| A-O-43 | 35,000 | 8.00 |
| A-O-44 | 42,000 | 8.00 |
| A-O-45 | 45,000 | 8.00 |
| A-O-47A | 2,657,160 | .184 |
| A-O-51 | 1,481,040 | .184 |
| A-O-52 | 5,183,640 | .046 |
| A-O-54 | 1,319,868 | .011 |
| A-O-56 | 792,791 | .011 |
| A-O-57 | 3,685,176 | .011 |
| A-O-58 | 1,542,024 | .011 |
| A-O-60 | 43,600 | 1.50 |
| A-O-61 | 106,000 | 1.00 |
| A-O-63 | 113,610 | .80 |
| A-O-64 | 201,446 | .80 |
| A-O-65 | 74,424 | 1.50 |
| A-O-66 | 104,050 | .80 |
| A-O-67 | 322,715 | 1.00 |
| A-O-68 | 87,500 | .30 |

## SUMMARY OF BASE VALUES

**MARKET AREA:** ANCHORAGE

| Valuation Unit No. | Land Area (Sq.Ft.) | Unit Base Value/ Sq.Ft. |
|---|---|---|
| A-O-69 | 197,000 | $ .30 |
| A-O-71 | 389,862 | .75 |
| A-O-72 | 192,780 | .50 |
| A-O-73 | 14,070 | .75 |
| A-O-74 | 783,416 | .25 |
| A-O-75 | 128,502 | 1.50 |
| A-O-76 | 144,799 | .25 |

## OPERATING BUILDINGS VALUATION

Of Alaska Railroad buildings located on property which has been designated as Operating property, Jackson-Cross values only those which:

1. Are economically suitable for non-rail use; and
2. Have economic lives which extend beyond 1993.

For the Anchorage summary of building values, which follows immediately, and for all succeeding market areas, the following conclusions are listed:

**1983 Value of Buildings** - This number represents the base value of the buildings on October 1, 1983. These buildings will continue to have an economic value in 1993 when they are available for non-rail use.

**Appreciation Factor 15 Years** - This number is the total appreciation factor applied to the 1983 base value to arrive at the 1998 base value. Overall, that is when a terminal value on these buildings is appropriate since it represents the midpoint of the allowable marketing period.

**FV 1998** - This conclusion is the base value or fair market value of the buildings without considering adjustments for a portfolio of competing properties.

**PV Factor** - This is the discount factor to bring the future 1998 value to a 1983 present worth.

**PV 1983** - This is the value of the buildings within the portfolio.

## SUMMARY OF BUILDING VALUES

**MARKET AREA:** ANCHORAGE

| Building Number | | Value |
|---|---|---|
| 114-01 | Warehouse #1 | $ 400,000 |
| 114-02 | Truck Storage | 103,000 |
| 114-14 | General Office and Depot | 1,000,000 |
| 114-16 | Freight Depot/Office | 65,700 |
| 114-20 | Sand Drying | 15,000 |
| 114-22 | Air Brake Shop | 31,000 |
| 114-24 | Yard Office | 35,000 |
| 114-25 | Wheel Shop | 125,000 |
| 114-26 | Diesel Shop | 557,000 |
| 114-27 | General Repair Shop | 396,000 |
| 114-28 | Car and Coach Shop | 826,000 |
| 114-63 | MP&E Office | 88,000 |
| 114-86 | Doll House | 75,000 |
| 114-88 | Bearing Shop | 49,600 |
| 114-95 | Storage Building | 22,000 |
| 114-98 | Office Annex Addition | 59,500 |
| 114-99 | Office Annex | 275,000 |
| 114- | Wheel Truing Shop | 293,000 |
| | | $4,415,800 |

| 1983 Base Value of Bldgs. | Appreciation Factor 15 yrs. | FV 1998 | PV Factor @ 18% | PV 1983 |
|---|---|---|---|---|
| $4,415,800 | (@ 5%) 2.078928 | $9,180,130 | .083516 | $766,688 |

NUMBER OF ACRES 156.11 19-Sep 83
ABSORPTION 15%
ESCALATION FACTOR 5%
BASE VALUE $7,706,040

## ANCHORAGE YARD AREA NON-OPERATING PROPERTY LEASE-UP PROJECTION

| ACRES | SQ.FT. PER ACRE | BASE VALUE | YEAR | FUTURE VALUE OF 1 | RENTAL FACTOR | RENT |
|---|---|---|---|---|---|---|
| | 43560 | $1.43 | 1983 | 1.000000 | 0.0975 | $0 |
| 23.42 | 43560 | $1.43 | 1984 | 1.050000 | 0.0975 | $149,048 |
| 19.90 | 43560 | $1.43 | 1985 | 1.102500 | 0.0975 | $133,026 |
| 16.92 | 43560 | $1.43 | 1986 | 1.157625 | 0.0975 | $118,726 |
| 14.38 | 43560 | $1.43 | 1987 | 1.215506 | 0.0975 | $105,963 |
| 12.22 | 43560 | $1.43 | 1988 | 1.276282 | 0.0975 | $94,572 |
| 10.39 | 43560 | $1.43 | 1987 | 1.340096 | 0.0975 | $84,405 |
| 8.83 | 43560 | $1.43 | 1990 | 1.407100 | 0.0975 | $75,332 |
| 7.51 | 43560 | $1.43 | 1991 | 1.477455 | 0.0975 | $67,233 |
| 6.38 | 43560 | $1.43 | 1992 | 1.551328 | 0.0975 | $60,006 |
| REM 36.16 | | | | | | |

| | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 |
|---|---|---|---|---|---|---|---|---|---|---|
| | $0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | 149,048 | 149,048 | 149,048 | 149,048 | 149,048 | 190,227 | 190,227 | 190,227 | 190,227 |
| | | | 133,026 | 133,026 | 133,026 | 133,026 | 133,026 | 169,779 | 169,779 | 169,779 |
| | | | | 118,726 | 118,726 | 118,726 | 118,726 | 118,726 | 151,528 | 151,528 |
| | | | | | 105,963 | 105,963 | 105,963 | 105,963 | 105,963 | 135,239 |
| | | | | | | 94,572 | 94,572 | 94,572 | 94,572 | 94,572 |
| | | | | | | | 84,405 | 84,405 | 84,405 | 84,405 |
| | | | | | | | | 75,332 | 75,332 | 75,332 |
| | | | | | | | | | 67,233 | 67,233 |
| | | | | | | | | | | 60,006 |
| NON OP UNLEASED GROSS INCOME | $0 | 149,048 | 282,074 | 400,800 | 506,763 | 601,335 | 726,919 | 839,004 | 939,039 | 1,028,320 |
| NON OP LEASED GROSS INCOME | $3,042,539 | 3,587,795 | 4,308,155 | 4,857,952 | 5,803,435 | 7,230,592 | 7,581,767 | 8,028,199 | 8,312,691 | 8,772,576 |
| NON OP TOTAL GROSS INCOME | $3,042,539 | 3,736,843 | 4,570,229 | 5,258,752 | 6,310,198 | 7,831,927 | 8,308,686 | 8,867,203 | 9,251,730 | 9,800,896 |
| MANAGEMENT & LEASING EXP. | ($152,127) | (186,842) | (229,511) | (262,938) | (315,510) | (391,596) | (415,434) | (443,360) | (462,586) | (490,045) |
| HOLDING COSTS | ($1,152,818) | ($1,216,459) | ($1,270,982) | ($1,334,531) | ($1,401,258) | ($1,471,320) | ($1,544,886) | ($1,622,131) | ($1,703,237) | ($1,788,399) |
| NET INCOME | $1,737,594 | $2,339,542 | $3,089,736 | $3,661,283 | $4,593,431 | $5,969,010 | $6,348,365 | $6,801,712 | $7,085,906 | $7,522,452 |
| DISCOUNTED PRESENT WORTH | $1,599,585 | $1,825,189 | $2,042,755 | $2,051,381 | $2,181,063 | $2,401,680 | $2,164,855 | $1,965,636 | $1,735,395 | $1,561,279 |

TOTAL NON OP BASE VALUE 1983 - $76,854,535

TOTAL NON OP ACRES - 599.78

$77,027,152 REVERSION
$15,986,924

NET PRESENT VALUE $35,515,942
NET PRES VAL OF REM 723,832
TOTAL NET PRESENT VALUE $36,239,774

REM

| AC | SQ FT | FV | BV | PW | PRES VAL |
|---|---|---|---|---|---|
| 36.16 | 43560 | 1.551328 | 1.43 | 0.2075492 | 723,832 |

18% PV FACTOR ADJ. FOR 1/2 YR.

| | |
|---|---|
| 1983 | 0.9205747 |
| 1984 | 0.7801480 |
| 1985 | 0.6611424 |
| 1986 | 0.5602902 |
| 1987 | 0.4748222 |
| 1988 | 0.4023916 |
| 1989 | 0.3410099 |
| 1990 | 0.2889914 |
| 1991 | 0.2449080 |
| 1992 | 0.2075492 |

NUMBER OF ACRES 216.20 20-Sep-83
ABSORPTION 10%
ESCALATION FACTOR 5%
BASE VALUE $941,764

## ANCHORAGE YARD-ENIK ARM NON-OPERATING LEASE-UP PROJECTION

| ACRES | SQ.FT. PER ACRE | BASE VALUE | YEAR | FUTURE VALUE OF 1 | RENTAL FACTOR | RENT |
|---|---|---|---|---|---|---|
| | 43560 | $0.10 | 1983 | 1.000000 | 0.0975 | $0 |
| 21.62 | 43560 | $0.10 | 1984 | 1.050000 | 0.0975 | $9,641 |
| 19.46 | 43560 | $0.10 | 1985 | 1.102500 | 0.0975 | $9,111 |
| 17.51 | 43560 | $0.10 | 1986 | 1.157625 | 0.0975 | $8,610 |
| 15.76 | 43560 | $0.10 | 1987 | 1.215506 | 0.0975 | $8,136 |
| 14.18 | 43560 | $0.10 | 1988 | 1.276282 | 0.0975 | $7,689 |
| 12.77 | 43560 | $0.10 | 1989 | 1.340096 | 0.0975 | $7,266 |
| 11.49 | 43560 | $0.10 | 1990 | 1.407100 | 0.0975 | $6,866 |
| 10.34 | 43560 | $0.10 | 1991 | 1.477455 | 0.0975 | $6,489 |
| 9.31 | 43560 | $0.10 | 1992 | 1.551328 | 0.0975 | $6,132 |
| REM 83.76 | | | | | | |

| | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 |
|---|---|---|---|---|---|---|---|---|---|---|
| | $0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | 9,641 | 9,641 | 9,641 | 9,641 | 9,641 | 12,305 | 12,305 | 12,305 | 12,305 |
| | | | 9,111 | 9,111 | 9,111 | 9,111 | 9,111 | 11,628 | 11,628 | 11,628 |
| | | | | 8,610 | 8,610 | 8,610 | 8,610 | 8,610 | 10,989 | 10,989 |
| | | | | | 8,136 | 8,136 | 8,136 | 8,136 | 8,136 | 10,384 |
| | | | | | | 7,689 | 7,689 | 7,689 | 7,689 | 7,689 |
| | | | | | | | 7,266 | 7,266 | 7,266 | 7,266 |
| | | | | | | | | 6,866 | 6,866 | 6,866 |
| | | | | | | | | | 6,489 | 6,489 |
| | | | | | | | | | | 6,132 |
| GROSS INCOME | $0 | 9,641 | 18,752 | 27,362 | 35,498 | 43,187 | 53,117 | 62,500 | 71,368 | 79,747 |
| MANAGEMENT & LEASING EXP. | $0 | (482) | (938) | (1,368) | (1,775) | (2,159) | (2,656) | (3,125) | (3,568) | (3,987) |
| HOLDING COSTS | ($14,126) | (14,833) | (15,574) | (16,353) | (17,171) | (18,029) | (18,931) | (19,877) | (20,871) | (21,915) |
| NET INCOME | ($14,126) | ($5,674) | $2,240 | $9,641 | $16,552 | $22,998 | $31,530 | $39,497 | $46,928 | $53,845 |
| DISCOUNTED PRESENT WORTH | ($13,004) | ($4,426) | $1,481 | $5,402 | $7,859 | $9,254 | $10,752 | $11,414 | $11,493 | $11,176 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1983 | 0.9205747 | | | | | |
| 1984 | 0.7801480 | | | | | |
| 1985 | 0.6611424 | | | | | |
| 1986 | 0.5602902 | | | | | |
| 1987 | 0.4748222 | | | | | |
| 1988 | 0.4023916 | | | | | |
| 1989 | 0.3410099 | | | | | |
| 1990 | 0.2889914 | | | | | |
| 1991 | 0.2449080 | | | | | |
| 1992 | 0.2075492 | | | | | |

18% PV FACTOR
ADJ. FOR 1/2 YR.

$552,259 REVERSION

| | |
|---|---|
| NET PRESENT VALUE | $166,021 |
| NET PRES VAL OF REM | 117,476 |
| TOTAL NET PRESENT VALUE | $283,498 |

| REM ACRES | SQ FT | FV | BV | PW | PRES. VAL |
|---|---|---|---|---|---|
| 83.76 | 43560 | 1.551 | $0.10 | 0.2075492 | $117,476 |

NUMBER OF ACRES 2287.31 19-Sep-83
ABSORPTION 15%
ESCALATION FACTOR 5%
BASE VALUE $7,895,818

## NORTH ANCHORAGE NON-OPERATING PROPERTY LEASE-UP PROJECTION

| ACRES | SQ.FT. PER ACRE | BASE VALUE | YEAR | FUTURE VALUE OF 1 | RENTAL FACTOR | RENT | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 43560 | $0.08 | 1983 | 1.000000 | 0.0975 | $0 | $0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 343.10 | 43560 | $0.08 | 1984 | 1.050000 | 0.0975 | $121,250 | | 121,250 | 121,250 | 121,250 | 121,250 | 121,250 | 154,749 | 154,749 | 154,749 | 154,749 |
| 291.63 | 43560 | $0.08 | 1985 | 1.102500 | 0.0975 | $108,216 | | | 108,216 | 108,216 | 108,216 | 108,216 | 138,114 | 138,114 | 138,114 | 138,114 |
| 247.89 | 43560 | $0.08 | 1986 | 1.157625 | 0.0975 | $96,583 | | | | 96,583 | 96,583 | 96,583 | 96,583 | 96,583 | 123,267 | 123,267 |
| 210.70 | 43560 | $0.08 | 1987 | 1.215506 | 0.0975 | $86,200 | | | | | 86,200 | 86,200 | 86,200 | 86,200 | 86,200 | 110,015 |
| 179.10 | 43560 | $0.08 | 1988 | 1.276282 | 0.0975 | $76,933 | | | | | | 76,933 | 76,933 | 76,933 | 76,933 | 76,933 |
| 152.23 | 43560 | $0.08 | 1989 | 1.340096 | 0.0975 | $68,663 | | | | | | | 68,663 | 68,663 | 68,663 | 68,663 |
| 129.40 | 43560 | $0.08 | 1990 | 1.407100 | 0.0975 | $61,282 | | | | | | | | 61,282 | 61,282 | 61,282 |
| 109.99 | 43560 | $0.08 | 1991 | 1.477455 | 0.0975 | $54,694 | | | | | | | | | 54,694 | 54,694 |
| 93.49 | 43560 | $0.08 | 1992 | 1.551328 | 0.0975 | $48,814 | | | | | | | | | | 48,814 |
| REM 529.78 | | | | NON OP UNLEASED GROSS INCOME | | | $0 | 121,250 | 229,466 | 326,049 | 412,249 | 489,182 | 591,344 | 682,524 | 763,902 | 836,532 |
| | | | | NON OP LEASED GROSS INCOME | | | $4,541 | $9,365 | $9,257 | $9,257 | $9,257 | $9,261 | $10,730 | $10,731 | $10,731 | $10,731 |
| | | | | NON OP TOTAL GROSS INCOME | | | $4,541 | 130,615 | 238,723 | 335,306 | 421,506 | 498,443 | 602,074 | 693,255 | 774,633 | 847,263 |
| TOTAL NON OP | | | | MANAGEMENT & LEASING EXP. | | | ($227) | (6,531) | (11,936) | (16,765) | (21,075) | (24,922) | (30,104) | (34,663) | (38,732) | (42,363) |
| BASE VALUE 1983 - | | $7,988,001 | | HOLDING COSTS | | | ($119,820) | ($125,811) | ($132,102) | ($138,707) | ($145,642) | ($152,924) | ($160,570) | ($168,599) | ($177,029) | ($185,880) |
| TOTAL NON OP | | | | NET INCOME | | | ($115,506) | ($1,727) | $94,685 | $179,834 | $254,789 | $320,597 | $411,400 | $489,994 | $558,873 | $619,019 |
| ACRES - | | 2,298.94 | | DISCOUNTED PRESENT WORTH | | | ($106,332) | ($1,347) | $62,600 | $100,759 | $120,979 | $129,005 | $140,292 | $141,604 | $136,872 | $128,477 |

$6,348,918 REVERSION
$1,317,713

| | |
|---|---|
| NET PRESENT VALUE | $2,170,623 |
| NET PRES VAL OF REM | 588,833 |
| TOTAL NET PRESENT VALUE | $2,759,456 |

| REM ACRES | SQ FT | FV | BV | PW | PRES VAL |
|---|---|---|---|---|---|
| 529.78 | 43560 | 1.5513282 | 0.079 | 0.2075492 | 588,833 |

18% PV FACTOR
ADJ. FOR 1/2 YR.

| | |
|---|---|
| 1983 | 0.9205747 |
| 1984 | 0.7801480 |
| 1985 | 0.6611424 |
| 1986 | 0.5602902 |
| 1987 | 0.4748222 |
| 1988 | 0.4023916 |
| 1989 | 0.3410099 |
| 1990 | 0.2889914 |
| 1991 | 0.2449080 |
| 1992 | 0.2075492 |

NUMBER OF ACRES 161.97 17-Sep-83
% ACRES 15%
ESCALATION FACTOR 5%
BASE VALUE $38,694,229

## ANCHORAGE YARD AREA OPERATING PROPERTY LEASE-UP PROJECTION

| | ACRES | SQ.FT. PER ACRE | BASE VALUE | YEAR | FUTURE VALUE OF 1 | RENTAL FACTOR | RENT | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 24.30 | 43560 | $5.48 | 1993 | 1.628895 | 0.0975 | $921,797 | $921,797 | 921,797 | 921,797 | 921,797 | 921,797 | 1,176,473 | 1,176,473 | 1,176,473 | 1,176,473 | 1,176,473 |
| | 20.65 | 43560 | $5.48 | 1994 | 1.710339 | 0.0975 | $822,703 | | 822,703 | 822,703 | 822,703 | 822,703 | 822,703 | 1,050,001 | 1,050,001 | 1,050,001 | 1,050,001 |
| | 17.55 | 43560 | $5.48 | 1995 | 1.795856 | 0.0975 | $734,263 | | | 734,263 | 734,263 | 734,263 | 734,263 | 734,263 | 937,126 | 937,126 | 937,126 |
| | 14.92 | 43560 | $5.48 | 1996 | 1.885649 | 0.0975 | $655,330 | | | | 655,330 | 655,330 | 655,330 | 655,330 | 655,330 | 836,386 | 836,386 |
| | 12.68 | 43560 | $5.48 | 1997 | 1.979932 | 0.0975 | $584,882 | | | | | 584,882 | 584,882 | 584,882 | 584,882 | 584,882 | 746,474 |
| | 10.78 | 43560 | $5.48 | 1998 | 2.078928 | 0.0975 | $522,007 | | | | | | 522,007 | 522,007 | 522,007 | 522,007 | 522,007 |
| | 9.16 | 43560 | $5.48 | 1999 | 2.182875 | 0.0975 | $465,891 | | | | | | | 465,891 | 465,891 | 465,891 | 465,891 |
| | 7.79 | 43560 | $5.48 | 2000 | 2.292018 | 0.0975 | $415,808 | | | | | | | | 415,808 | 415,808 | 415,808 |
| | 6.62 | 43560 | $5.48 | 2001 | 2.406619 | 0.0975 | $371,108 | | | | | | | | | 371,108 | 371,108 |
| | 5.63 | 43560 | $5.48 | 2002 | 2.526950 | 0.0975 | $331,214 | | | | | | | | | | 331,214 |
| REMAINDER | 31.89 | | | | | | | | | | | | | | | | |
| | | | | | | | GROSS INCOME | $921,797 | 1,744,500 | 2,478,763 | 3,134,093 | 3,718,975 | 4,495,658 | 5,188,846 | 5,807,518 | 6,359,681 | 6,852,487 |
| | | | | | | | MANAGEMENT & LEASING EXP. | ($46,090) | (87,225) | (123,938) | (156,705) | (185,949) | (224,783) | (259,442) | (290,376) | (317,984) | (342,624) |
| | | | | | | | HOLDING COSTS | ($945,432) | (992,704) | (1,042,339) | (1,094,456) | (1,149,179) | (1,206,638) | (1,266,970) | (1,330,318) | (1,396,834) | (1,466,676) |
| | | | | | | | NET INCOME | ($69,725) | $664,571 | $1,312,486 | $1,882,932 | $2,383,847 | $3,064,237 | $3,662,434 | $4,186,823 | $4,644,863 | $5,043,187 |
| | | | | | | | DISCOUNTED PRESENT WORTH | ($12,264) | $99,060 | $165,794 | $201,571 | $216,266 | $235,587 | $238,626 | $231,180 | $217,348 | $199,989 |

18% PV FACTOR - ADJ. F

| | |
|---|---|
| 1993 | 0.175889 |
| 1994 | 0.149058 |
| 1995 | 0.126320 |
| 1996 | 0.107051 |
| 1997 | 0.090721 |
| 1998 | 0.076882 |
| 1999 | 0.065154 |
| 2000 | 0.055216 |
| 2001 | 0.046797 |
| 2002 | 0.039657 |

$51,724,995 REVERSION
$2,051,165

NET PRESENT VALUE $3,844,322
NET PRES VAL OF REM 763,365
TOTAL NET PRESENT VALUE $4,607,687

| REM ACRES | SQ FT | FV | BV | PW | PRES. VAL |
|---|---|---|---|---|---|
| 31.89 | 43560 | 2.527 | $5.48 | 0.0396552 | 763,365 |

NUMBER OF ACRES 399.47 27-Sep-83
% ACRES 15%
ESCALATION FACTOR 5%
BASE VALUE $655,826

## NORTH ANCHORAGE OPERATING PROPERTY LEASE-UP PROJECTION

| | ACRES | SQ.FT. PER ACRE | BASE VALUE | YEAR | FUTURE VALUE OF 1 | RENTAL FACTOR | RENT | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 59.92 | 43560 | $0.04 | 1993 | 1.628895 | 0.0975 | $15,623 | $15,623 | 15,623 | 15,623 | 15,623 | 15,623 | 19,939 | 19,939 | 19,939 | 19,939 | 19,939 |
| | 50.93 | 43560 | $0.04 | 1994 | 1.710339 | 0.0975 | $13,944 | | 13,944 | 13,944 | 13,944 | 13,944 | 13,944 | 17,796 | 17,796 | 17,796 | 17,796 |
| | 43.29 | 43560 | $0.04 | 1995 | 1.795856 | 0.0975 | $12,445 | | | 12,445 | 12,445 | 12,445 | 12,445 | 12,445 | 15,883 | 15,883 | 15,883 |
| | 36.80 | 43560 | $0.04 | 1996 | 1.885649 | 0.0975 | $11,107 | | | | 11,107 | 11,107 | 11,107 | 11,107 | 11,107 | 14,176 | 14,176 |
| | 31.28 | 43560 | $0.04 | 1997 | 1.979932 | 0.0975 | $9,913 | | | | | 9,913 | 9,913 | 9,913 | 9,913 | 9,913 | 12,652 |
| | 26.59 | 43560 | $0.04 | 1998 | 2.078928 | 0.0975 | $8,847 | | | | | | 8,847 | 8,847 | 8,847 | 8,847 | 8,847 |
| | 22.60 | 43560 | $0.04 | 1999 | 2.182875 | 0.0975 | $7,896 | | | | | | | 7,896 | 7,896 | 7,896 | 7,896 |
| | 19.21 | 43560 | $0.04 | 2000 | 2.292018 | 0.0975 | $7,047 | | | | | | | | 7,047 | 7,047 | 7,047 |
| | 16.33 | 43560 | $0.04 | 2001 | 2.406619 | 0.0975 | $6,290 | | | | | | | | | 6,290 | 6,290 |
| | 13.88 | 43560 | $0.04 | 2002 | 2.526950 | 0.0975 | $5,614 | | | | | | | | | | 5,614 |
| REMAINDER | 78.65 | | | | | | | | | | | | | | | | |
| | | | | | | | GROSS INCOME | $15,623 | 29,567 | 42,012 | 53,119 | 63,032 | 76,195 | 87,944 | 98,429 | 107,788 | 116,141 |
| | | | | | | | MANAGEMENT & LEASING EXP. | ($781) | (1,478) | (2,101) | (2,656) | (3,152) | (3,810) | (4,397) | (4,921) | (5,389) | (5,807) |
| | | | | | | | HOLDING COSTS | ($16,024) | (16,825) | (17,667) | (18,550) | (19,477) | (20,451) | (21,474) | (22,547) | (23,675) | (24,859) |
| | | | | | | | NET INCOME | ($1,182) | $11,263 | $22,245 | $31,913 | $40,403 | $51,934 | $62,073 | $70,960 | $78,724 | $85,475 |
| | | | | | | | DISCOUNTED PRESENT WORTH | ($208) | $1,679 | $2,810 | $3,416 | $3,665 | $3,993 | $4,044 | $3,918 | $3,684 | $3,390 |

18% PV FACTOR - ADJ. FOR 1/2 YR.

| | |
|---|---|
| 1993 | 0.1758891 |
| 1994 | 0.1490585 |
| 1995 | 0.1263208 |
| 1996 | 0.1070518 |
| 1997 | 0.0907216 |
| 1998 | 0.0768827 |
| 1999 | 0.0651549 |
| 2000 | 0.0552160 |
| 2001 | 0.0467932 |
| 2002 | 0.0396552 |

$876,666 REVERSION
$34,764

NET PRESENT VALUE $65,156
NET PRES VAL OF REM 12,938
TOTAL NET PRESENT VALUE $78,094

| REM ACRES | SQ FT | FV | BV | PW | PRES VAL |
|---|---|---|---|---|---|
| 78.65 | 43560 | 2.526 | 0.037689171 | 0.0396552 | 12,938 |

NUMBER OF ACRES 66.66
% ACRES 10%
ESCALATION FACTOR 5%
BASE VALUE $1,913,612

## SOUTH ANCHORAGE RIGHT-OF-WAY (OPERATING PROPERTY) LEASE-UP PROJECTION

| | ACRES | SQ.FT. PER ACRE | BASE VALUE | YEAR | FUTURE VALUE OF 1 | RENTAL FACTOR | RENT |
|---|---|---|---|---|---|---|---|
| | 6.67 | 43560 | $0.66 | 1993 | 1.628895 | 0.0975 | $30,391 |
| | 6.00 | 43560 | $0.66 | 1994 | 1.710339 | 0.0975 | $28,720 |
| | 5.40 | 43560 | $0.66 | 1995 | 1.795856 | 0.0975 | $27,140 |
| | 4.86 | 43560 | $0.66 | 1996 | 1.885649 | 0.0975 | $25,648 |
| | 4.37 | 43560 | $0.66 | 1997 | 1.979932 | 0.0975 | $24,237 |
| | 3.94 | 43560 | $0.66 | 1998 | 2.078928 | 0.0975 | $22,904 |
| | 3.54 | 43560 | $0.66 | 1999 | 2.182875 | 0.0975 | $21,644 |
| | 3.19 | 43560 | $0.66 | 2000 | 2.292018 | 0.0975 | $20,454 |
| | 2.87 | 43560 | $0.66 | 2001 | 2.406619 | 0.0975 | $19,329 |
| | 2.58 | 43560 | $0.66 | 2002 | 2.526950 | 0.0975 | $18,266 |
| REMAINDER | 23.24 | | | | | | |

| | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 |
|---|---|---|---|---|---|---|---|---|---|---|
| GROSS INCOME | $30,391 | 59,111 | 86,251 | 111,899 | 136,136 | 167,436 | 197,015 | 224,968 | 251,383 | 276,345 |
| MANAGEMENT & LEASING EXP. | ($1,520) | (2,956) | (4,313) | (5,595) | (6,807) | (8,372) | (9,851) | (11,248) | (12,569) | (13,817) |
| HOLDING COSTS | ($46,756) | (49,094) | (51,549) | (54,126) | (56,832) | (59,674) | (62,658) | (65,791) | (69,080) | (72,534) |
| NET INCOME | ($17,885) | $7,062 | $30,390 | $52,178 | $72,497 | $99,391 | $124,507 | $147,929 | $169,733 | $189,994 |
| DISCOUNTED PRESENT WORTH | ($3,146) | $1,053 | $3,039 | $5,586 | $6,577 | $7,641 | $8,112 | $8,168 | $7,942 | $7,534 |

$1,948,652 REVERSION
$77,274

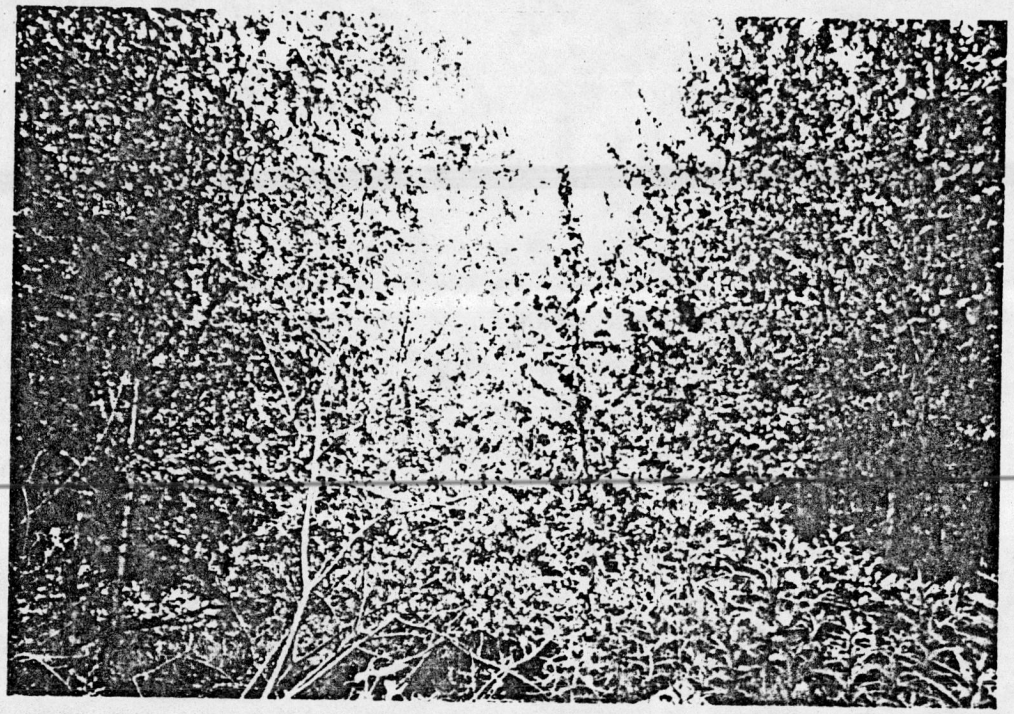
NET PRESENT VALUE $130,581
NET PRES VAL OF REM 66,861
TOTAL NET PRESENT VALUE $197,442

| REM ACRES | SQ FT | FV | BV | PW | PRES. VAL |
|---|---|---|---|---|---|
| 23.24 | 43560 | 2.526 | $0.66 | 0.0396552 | 66,861 |

18% PV FACTOR - ADJ. FOR 1/2

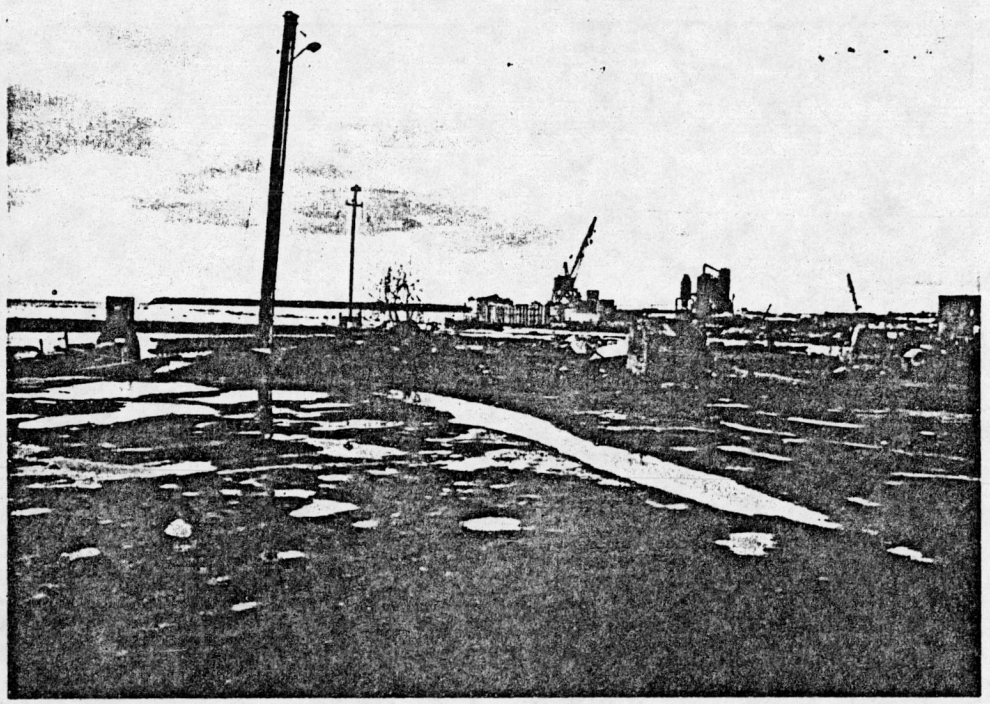
| | |
|---|---|
| 1993 | 0.1758091 |
| 1994 | 0.1490585 |
| 1995 | 0.1263208 |
| 1996 | 0.1070518 |
| 1997 | 0.0907216 |
| 1998 | 0.0768827 |
| 1999 | 0.0651549 |
| 2000 | 0.0552160 |
| 2001 | 0.0467932 |
| 2002 | 0.0396552 |

PHOTOGRAPHS

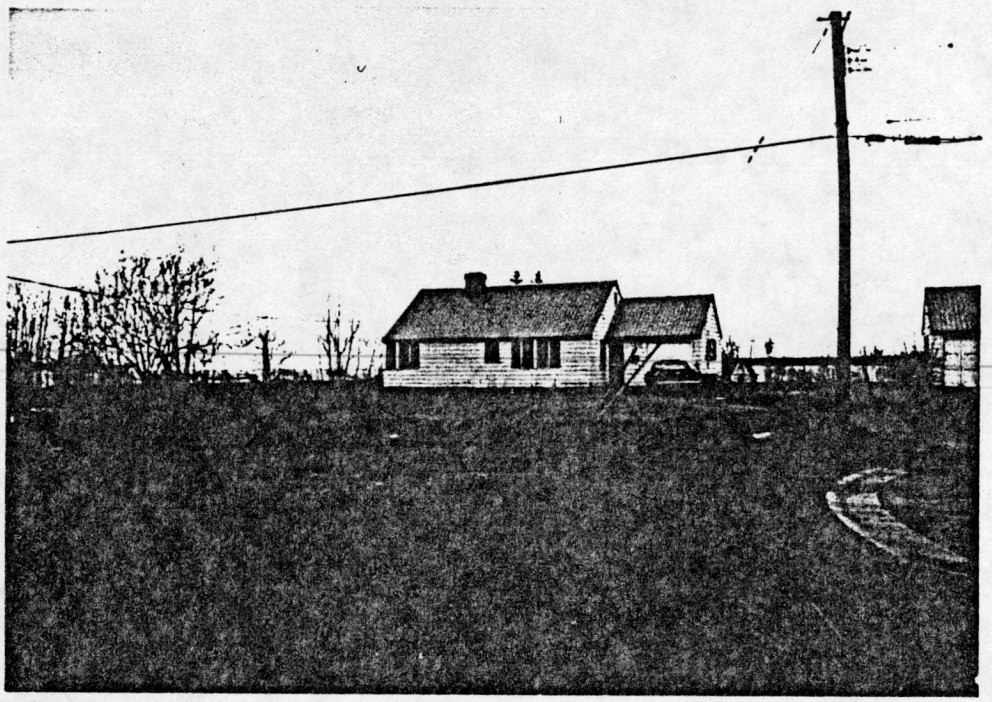


VALUATION UNIT NO. A-1
BEHIND K STREET AND 3RD AVENUE

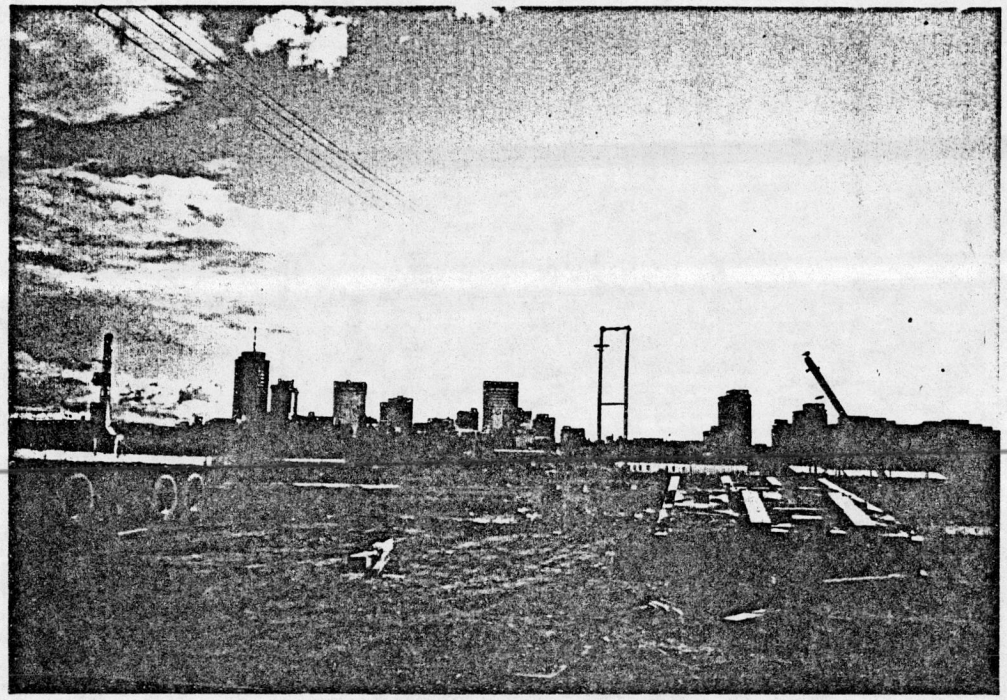
VALUATION UNIT NO. A-2
FIRST AVENUE (EXTENDED)



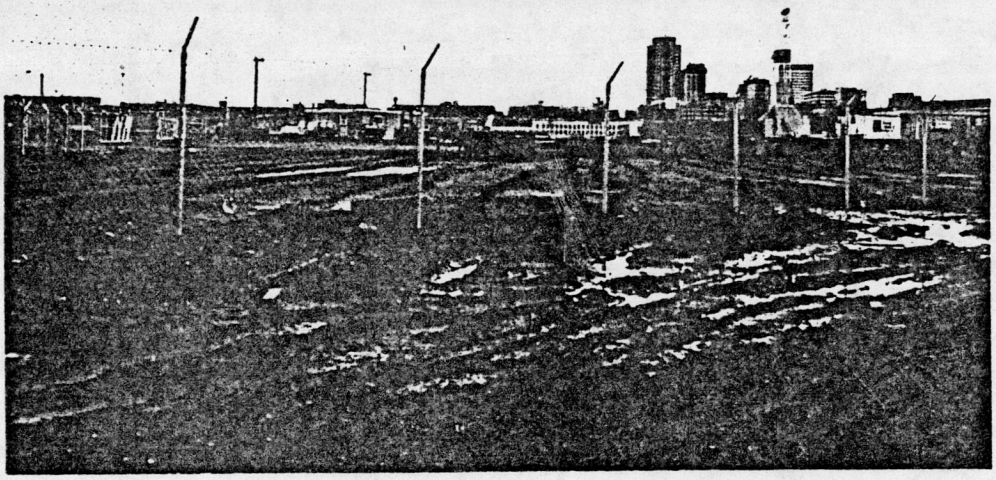
VALUATION UNIT NO. A-3
WITH KNIK ARM IN BACKGROUND



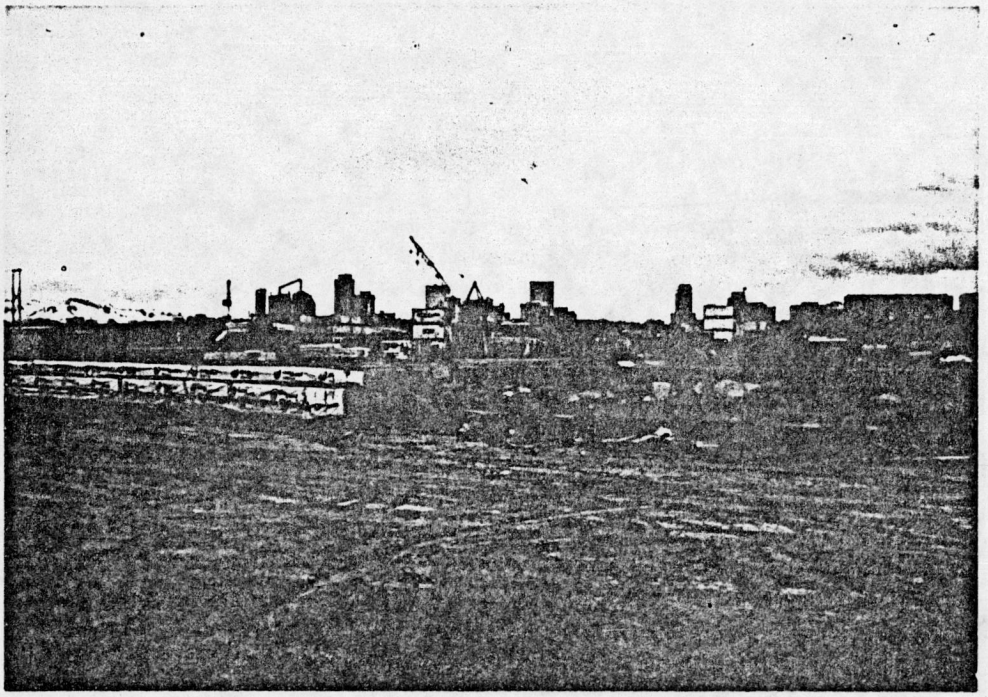
VALUATION UNIT NO. A-5
DELANEY STREET



VALUATION UNIT NO. A-6 IN FOREGROUND;
VALUATION UNIT NO. A-4 AND A-3 IN BACKGROUND IN FRONT OF SKYLINE

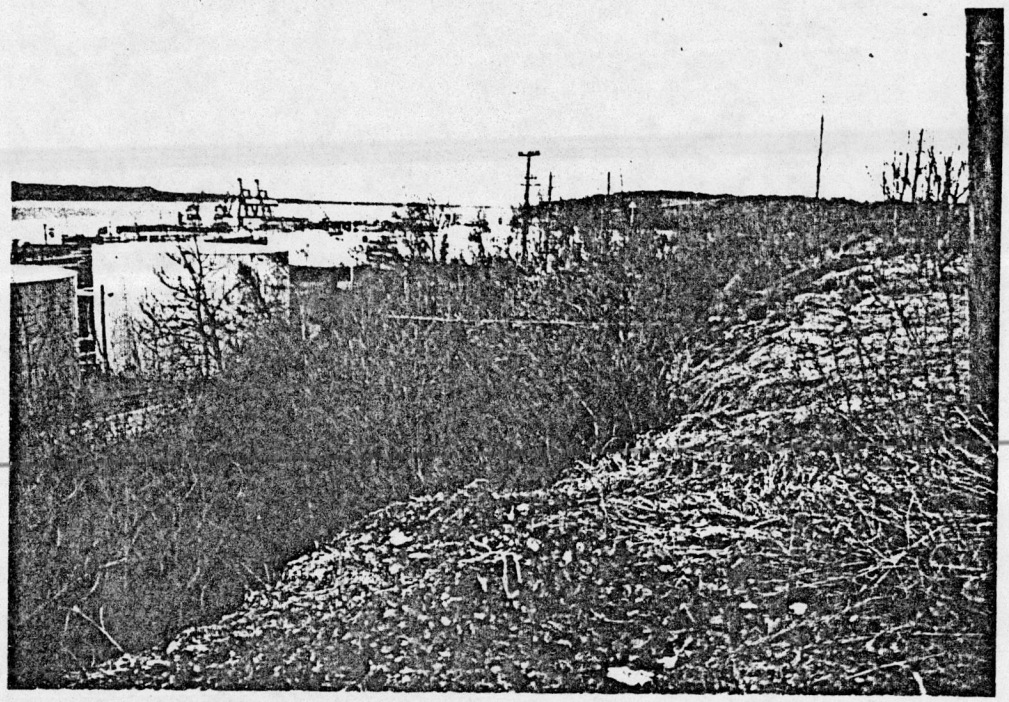


VALUATION UNIT NO. A-6

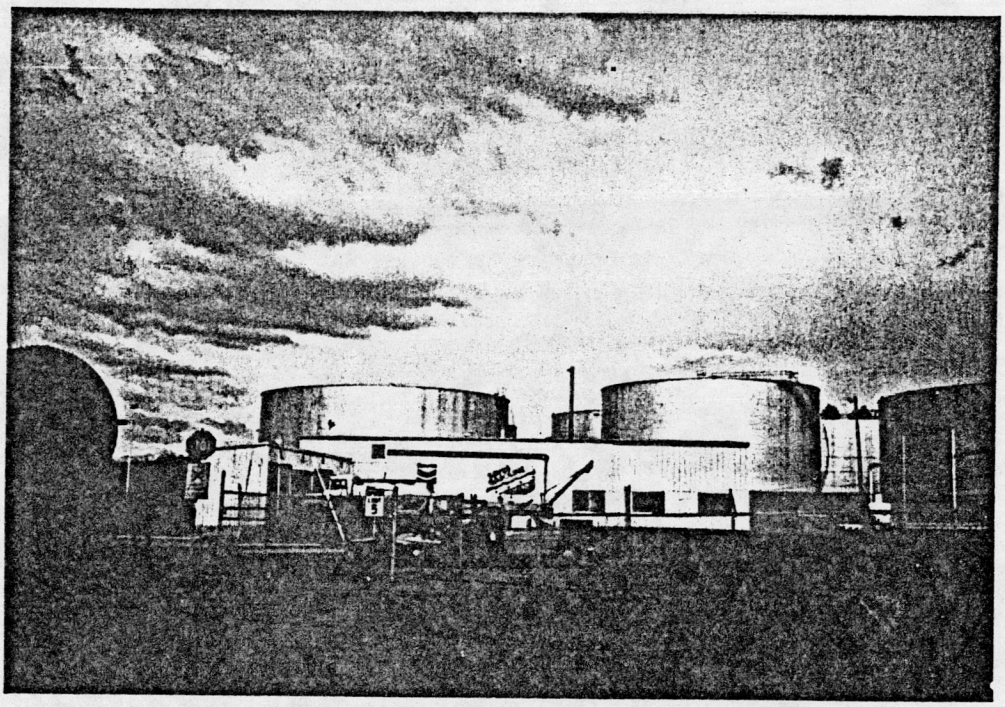


VALUATION UNIT NO. A-6

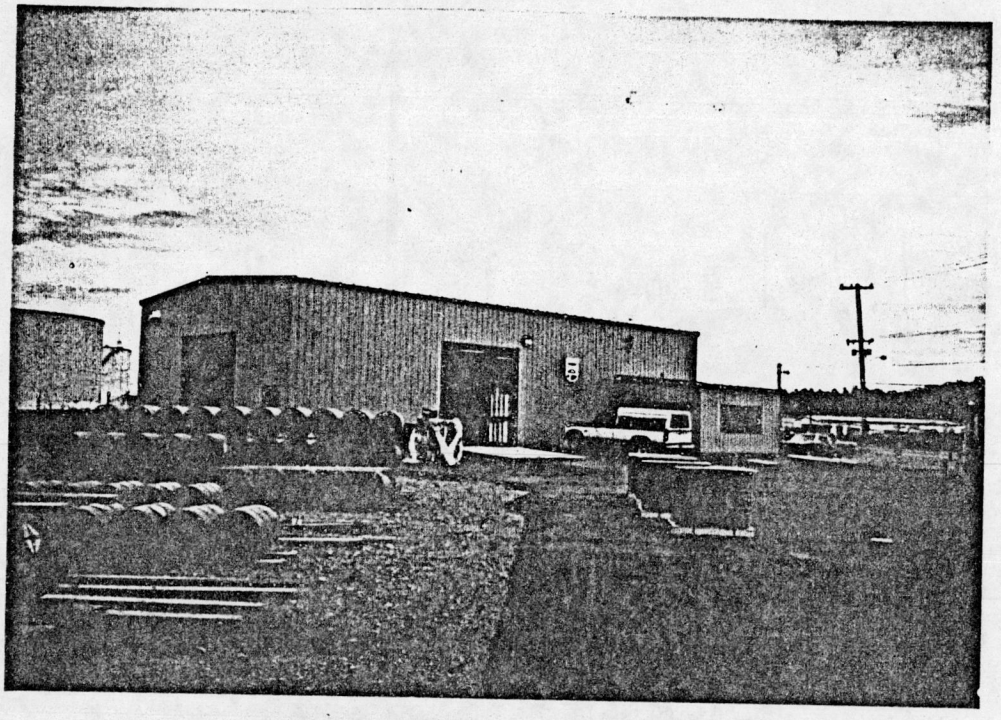
VALUATION UNIT NO. A-6 (WATERFRONT OFF OCEAN DOCK ROAD AND A-37 (SHIP CREEK)



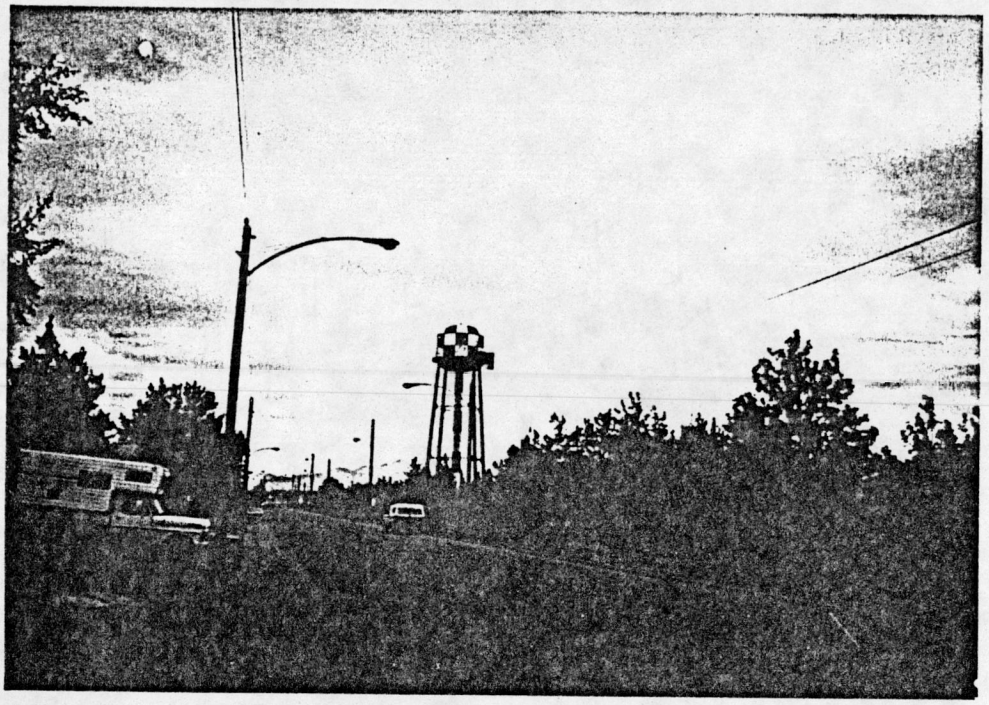
VALUATION UNIT NO. A-7
BLUFF ROAD



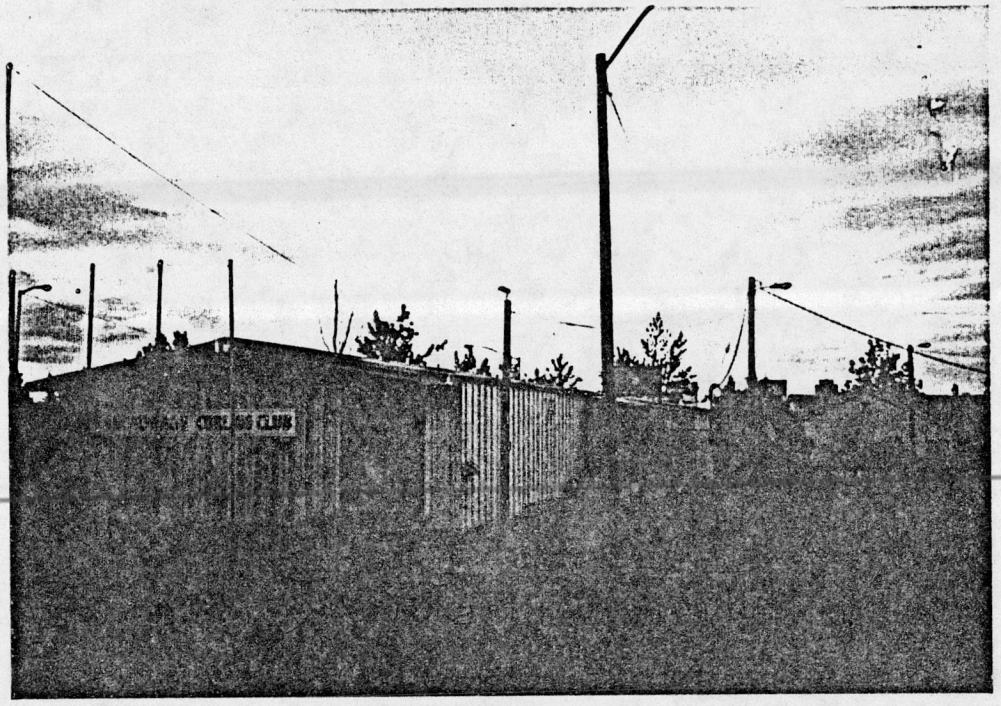
VALUATION UNIT NO. A-11
OCEAN DOCK AND BLUFF ROADS



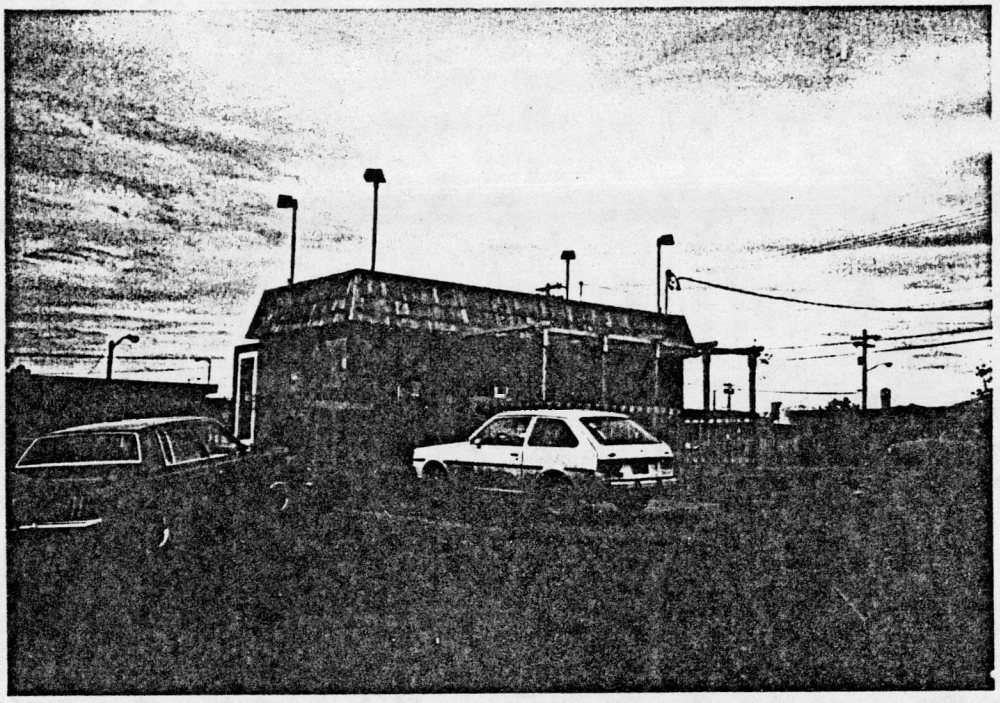
VALUATION UNIT NO. A-12
OCEAN DOCK ROAD



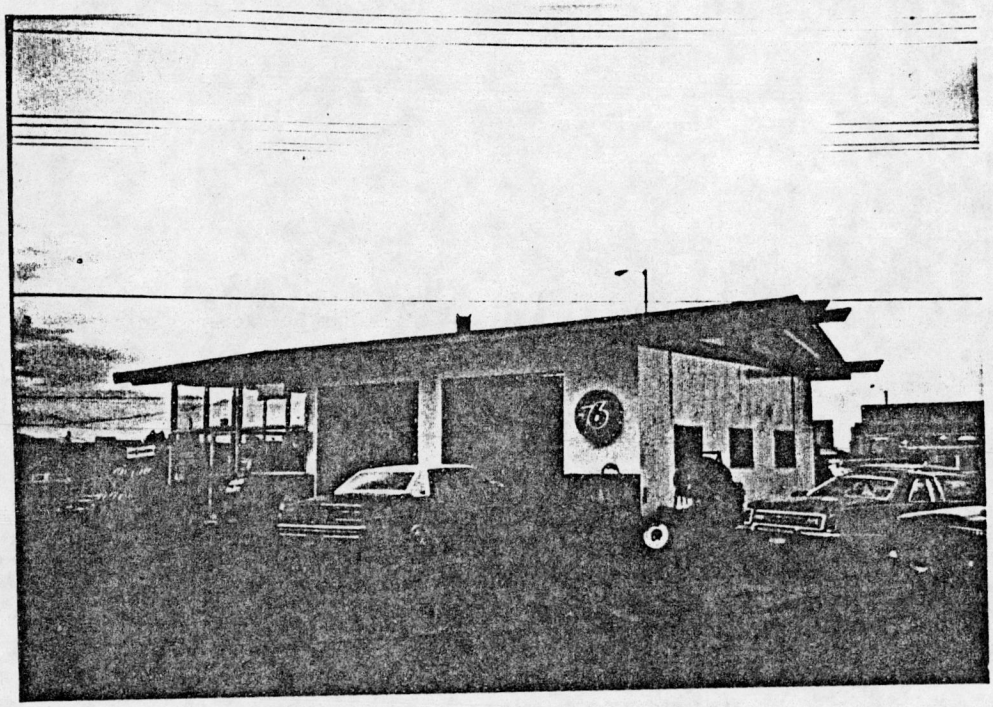
VALUATION UNIT NO. A-15 (ON RIGHT)
HARVARD AVENUE



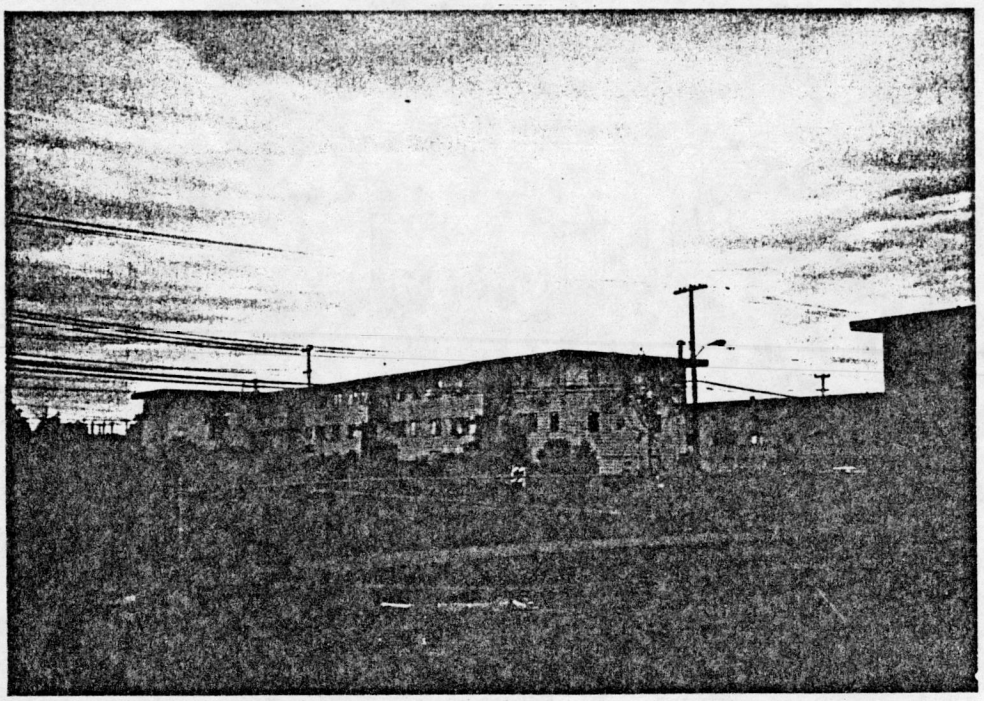
VALUATION UNIT NO. A-16
LOOP ROAD



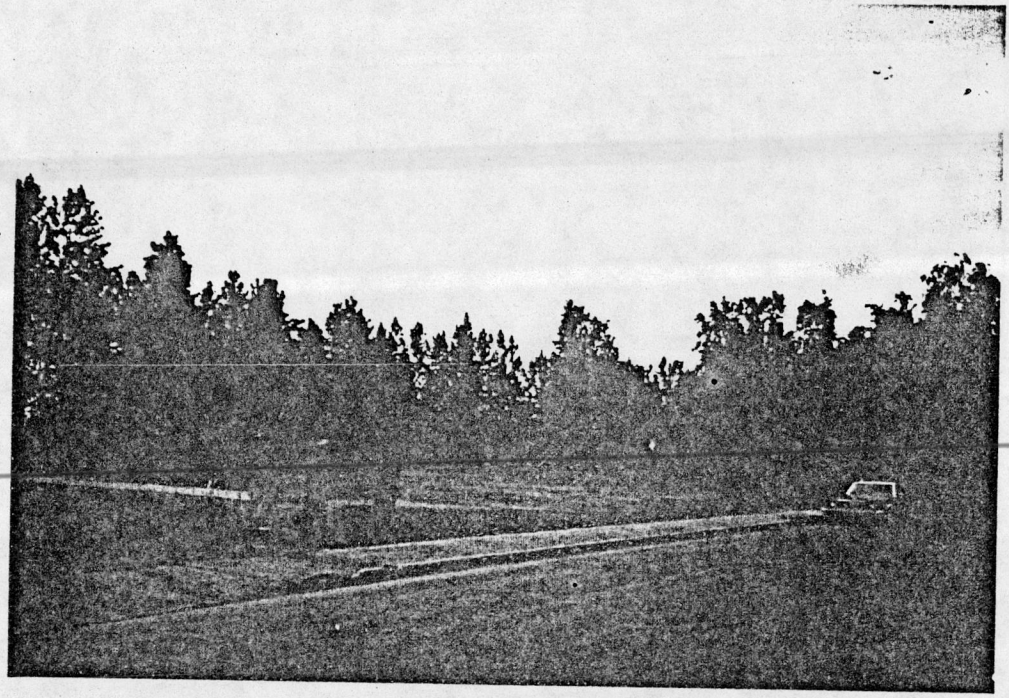
VALUATION UNIT NO. A-16B
SEC HOLLYWOOD DRIVE AND LOOP ROAD



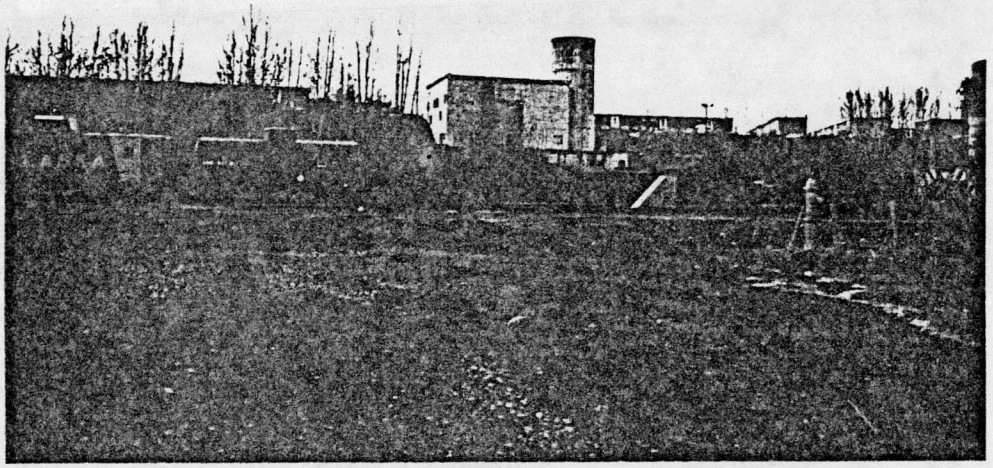
VALUATION UNIT NO. A-17
EAST BLUFF ROAD



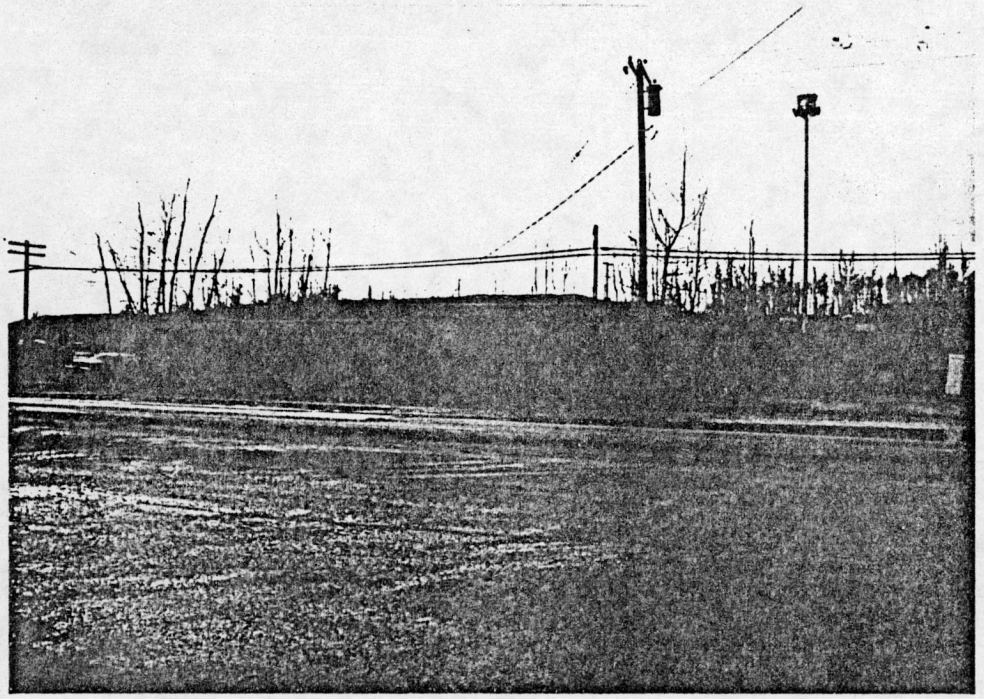
VALUATION UNIT NO. A-19
HOLLYWOOD DRIVE



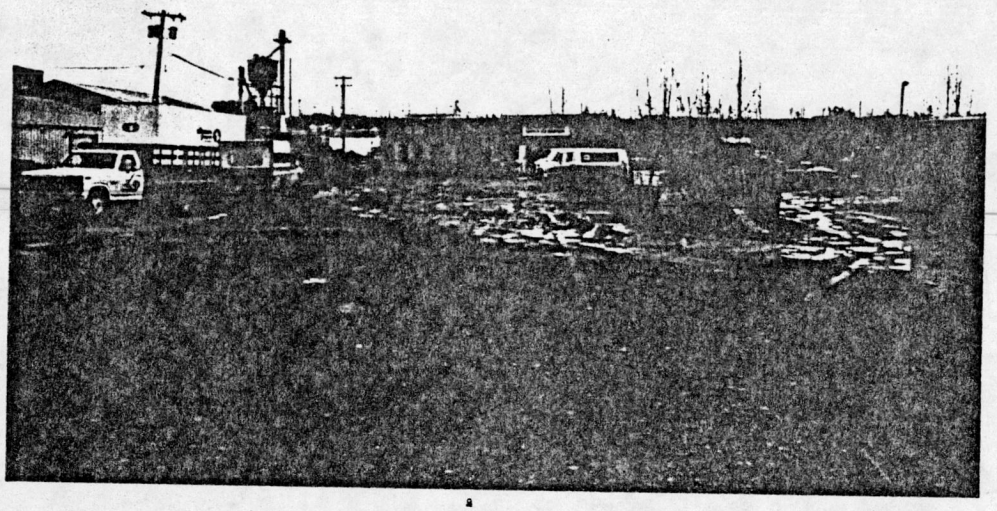
VALUATION UNIT NO. A-19
VALUATION UNIT NO. A-21A IN BACKGROUND
ELM STREET



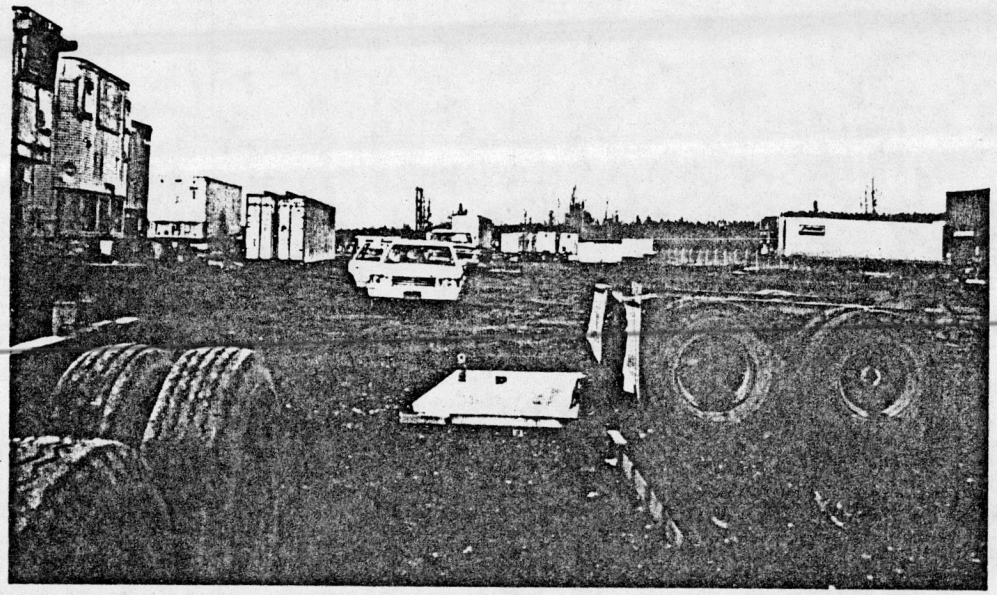
VALUATION UNIT A-20
ANCHORAGE
TAMARACK & IVY STREETS



VALUATION UNIT A-23
ANCHORAGE
POST ROAD

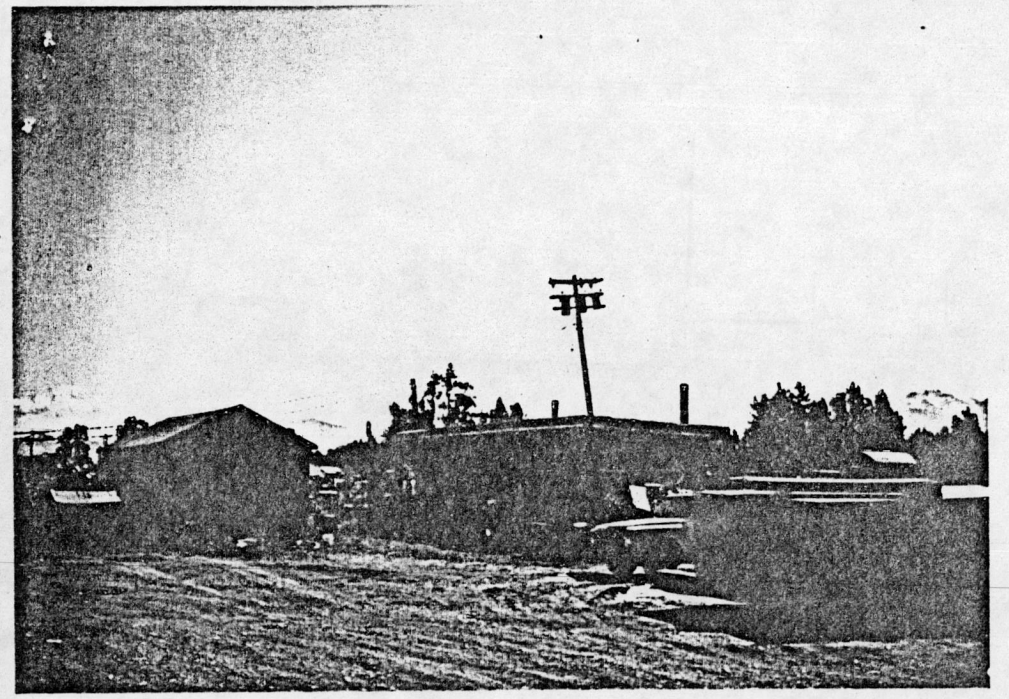


VALUATION UNIT A-24
ANCHORAGE
POST ROAD

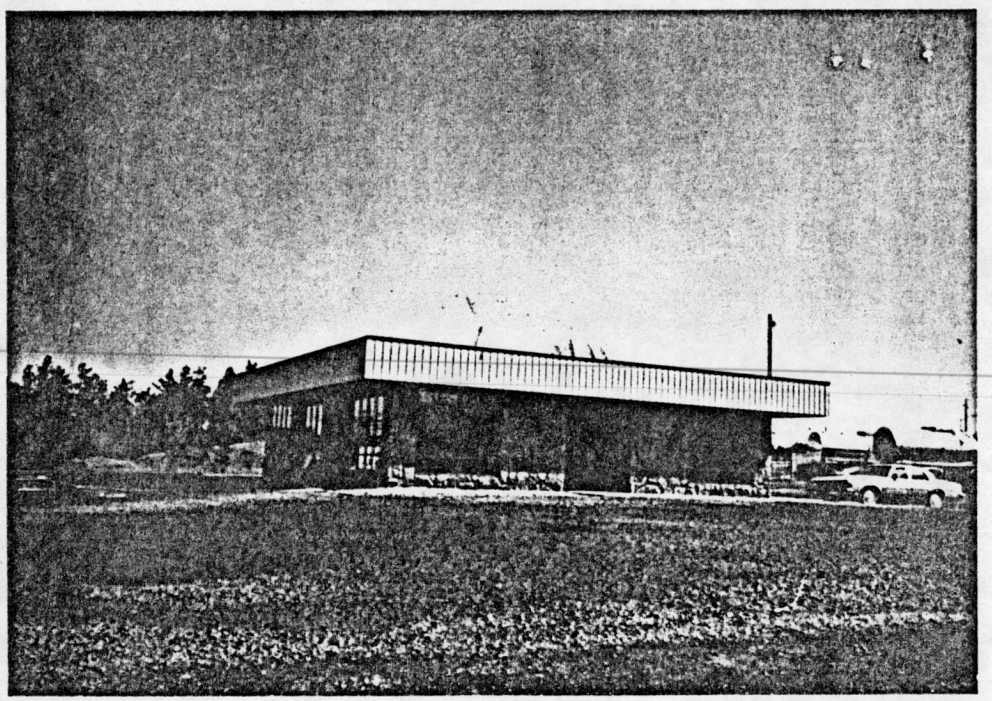


VALUATION UNIT A-24A
ANCHORAGE
OFF POST ROAD

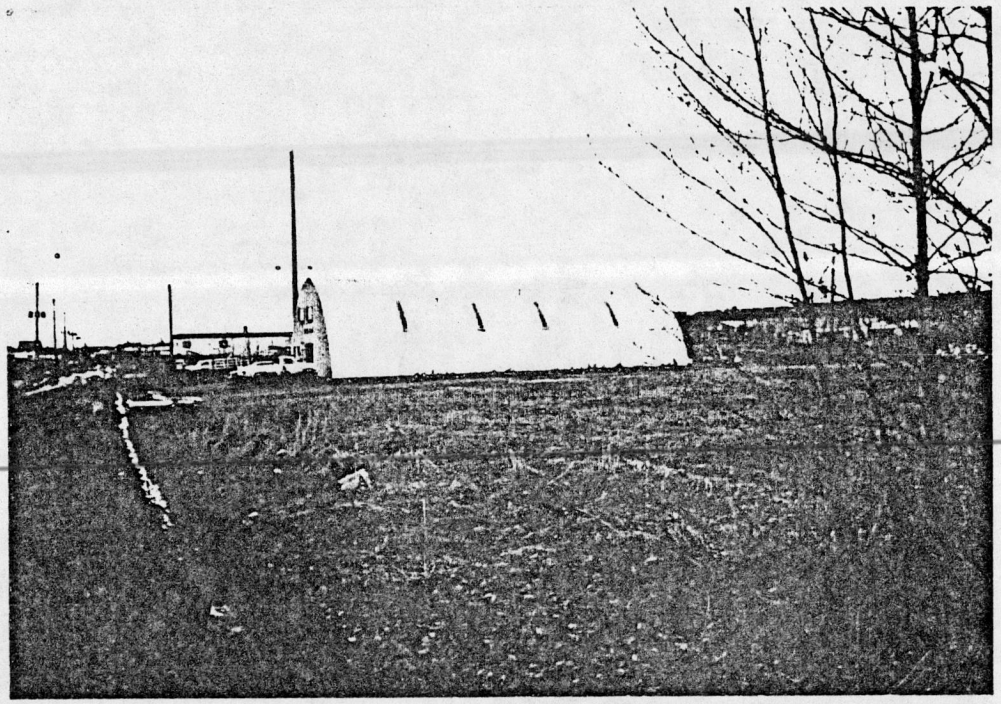
VALUATION UNIT A-25
ANCHORAGE
YAKVTAT STREET



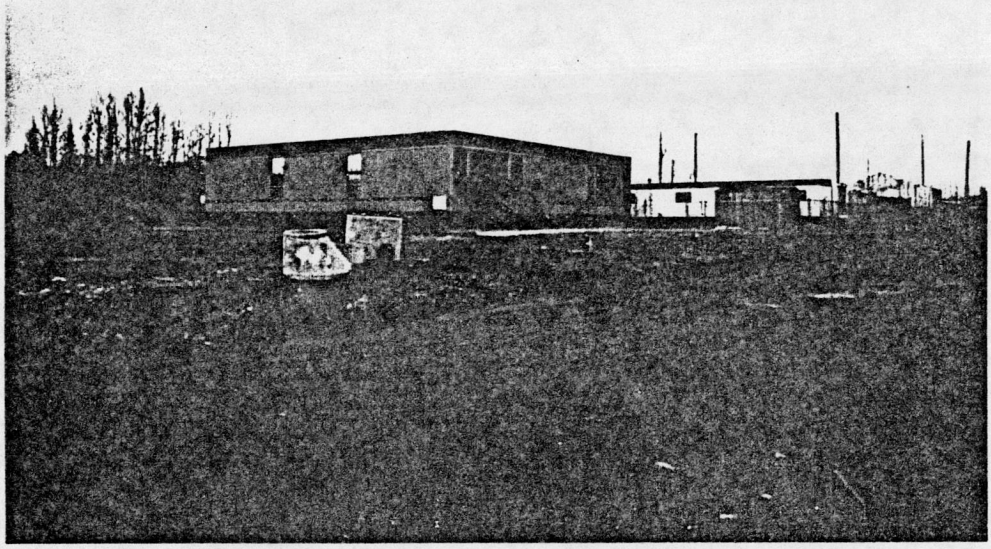
VALUATION UNIT A-25
ANCHORAGE
OFF YAKUTAT STREET



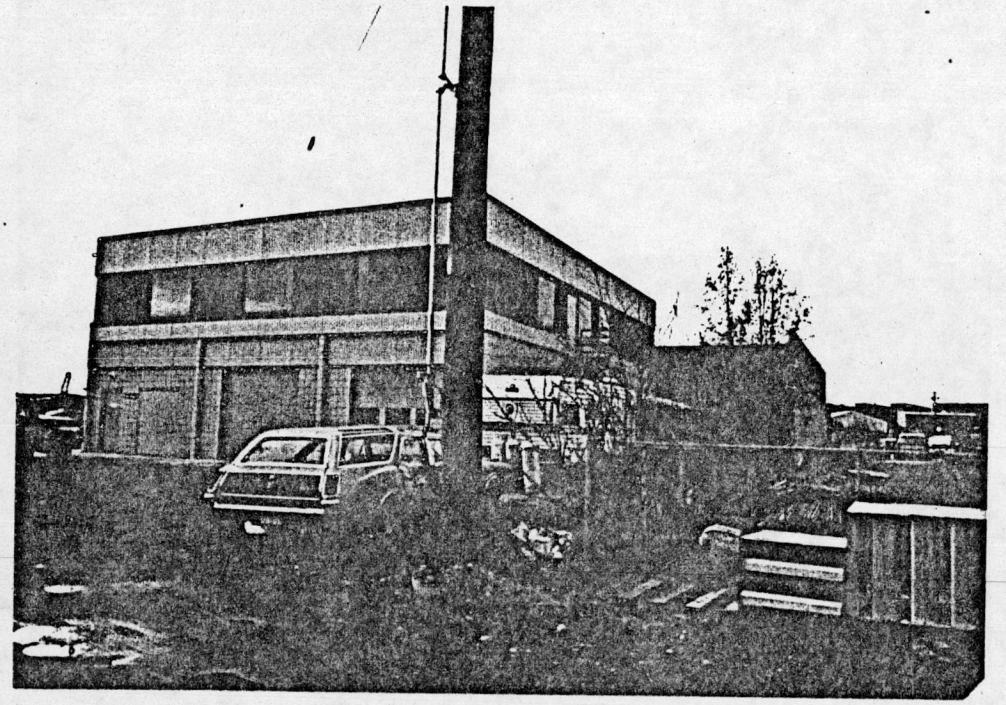
VALUATION UNIT A-28
ANCHORAGE
WRANGELL STREET



VALUATION UNIT 30
ANCHORAGE
SHIP AVENUE

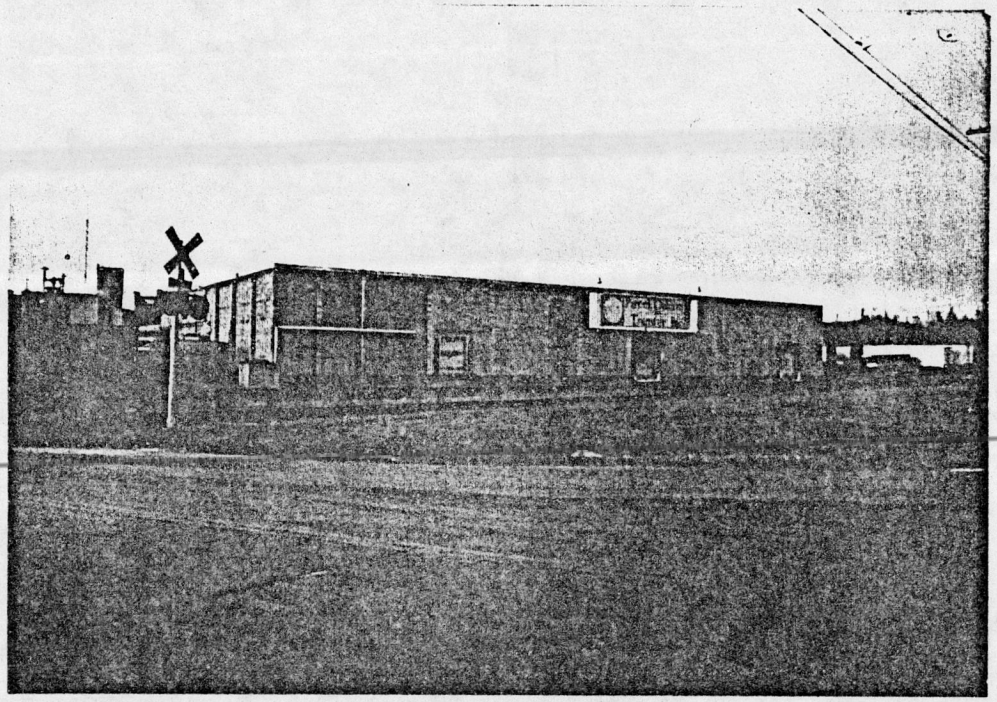


VALUATION UNIT A-32
ANCHORAGE
SHIP AVENUE

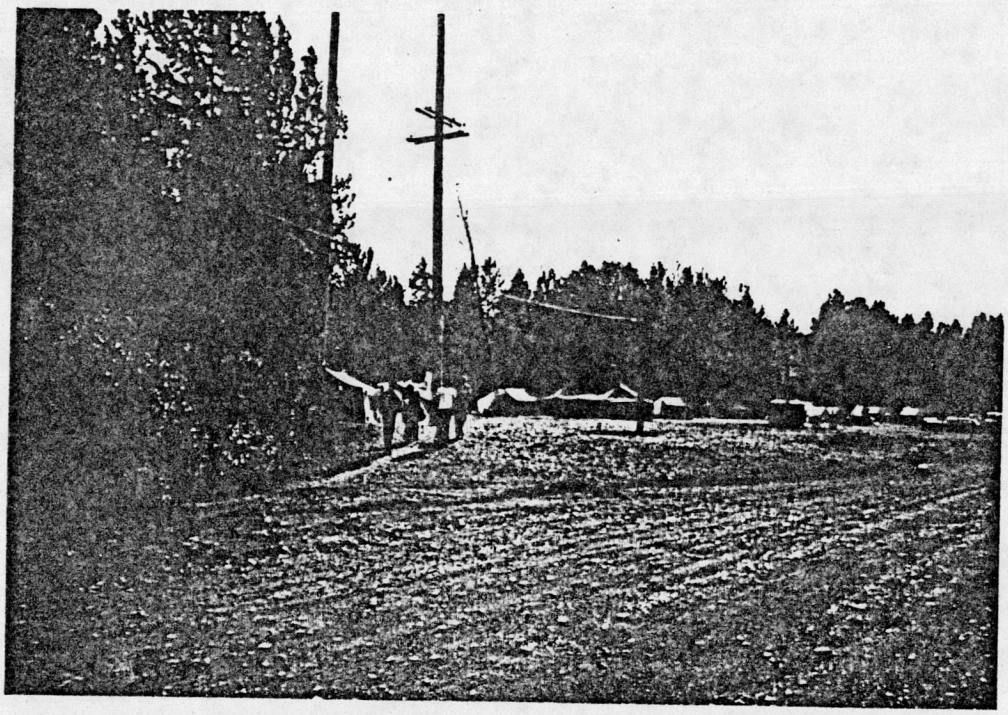


VALUATION UNIT A-33
ANCHORAGE
SPAR AVENUE

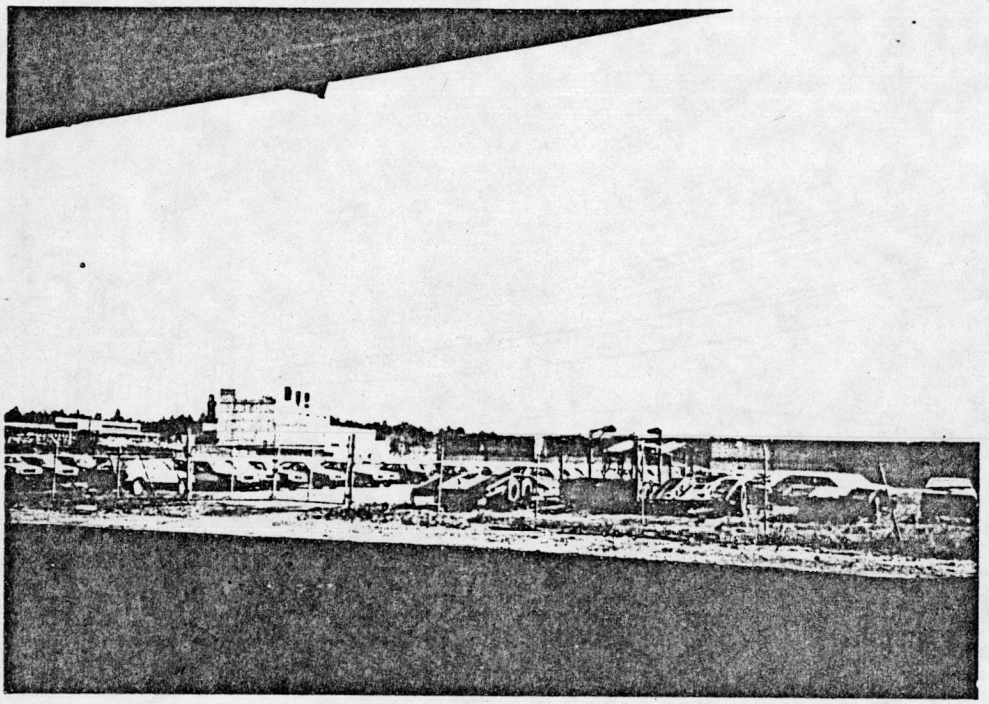
VALUATION UNIT A-35
ANCHORAGE
WHITNEY ROAD



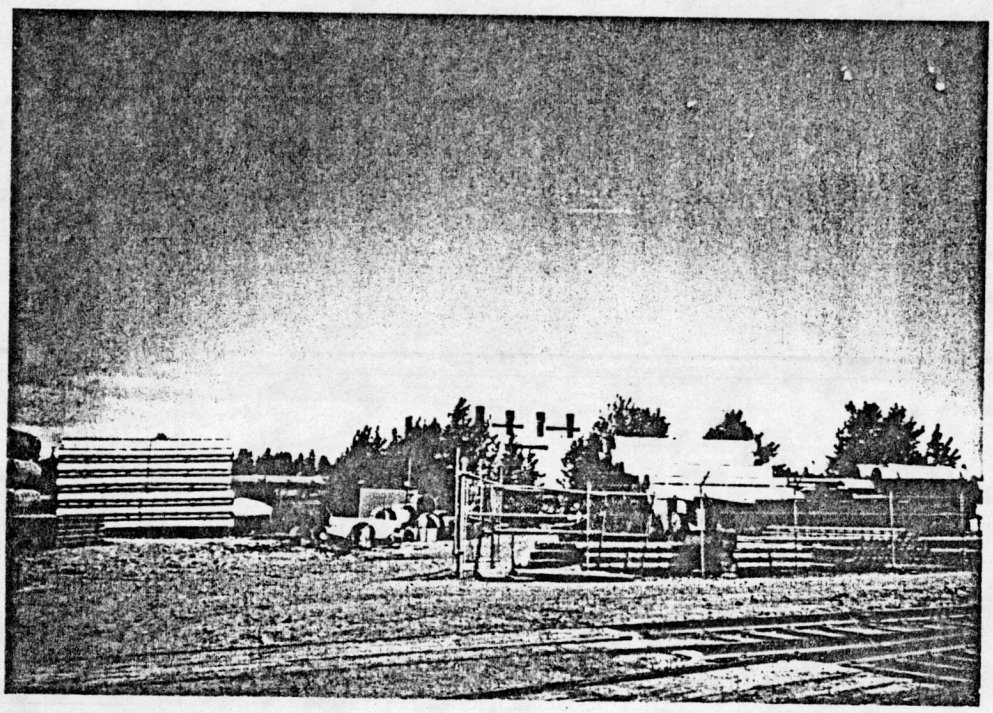
VALUATION UNIT A-35
ANCHORAGE
WHITNEY ROAD



VALUATION UNIT NO. A-38
WEST OF INGRA STREET

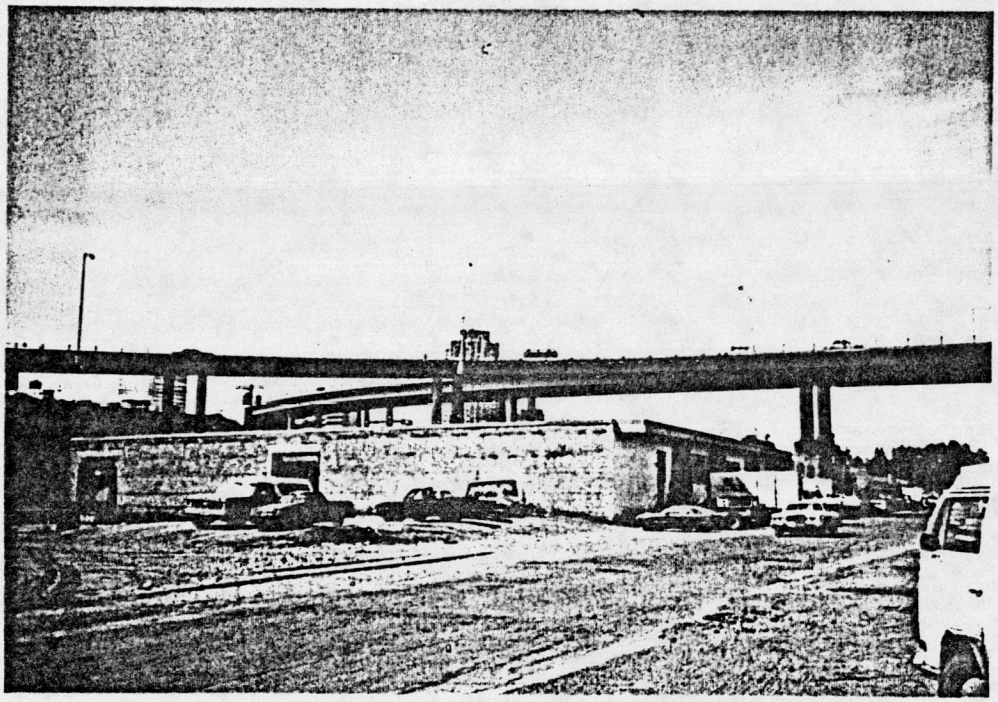


VALUATION UNIT A-40
ANCHORAGE
WHITNEY ROAD

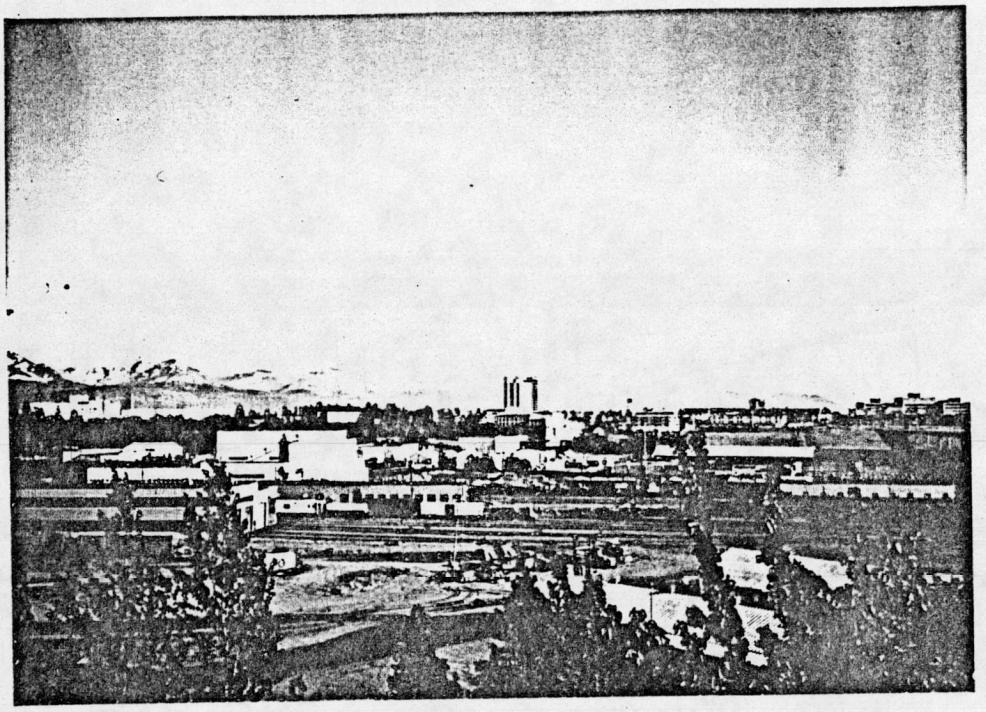


VALUATION UNIT A-40
ANCHORAGE
OFF WAREHOUSE AVENUE

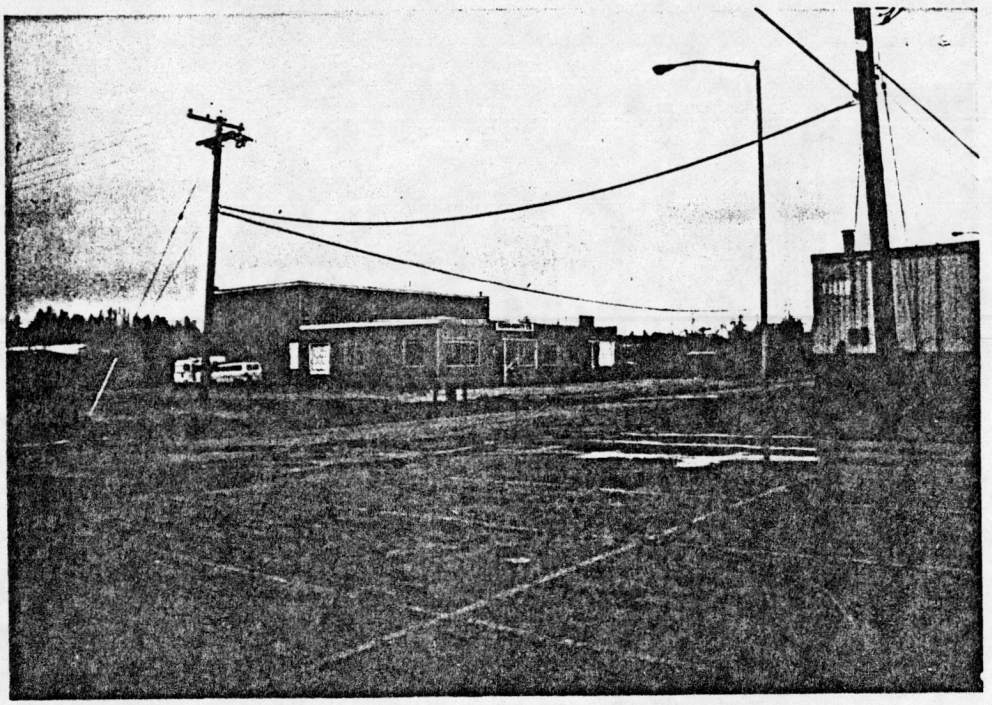
VALUATION UNIT A-40A
ANCHORAGE
WAREHOUSE AVENUE



VALUATION UNIT A-43
ANCHORAGE
FIRST AVENUE



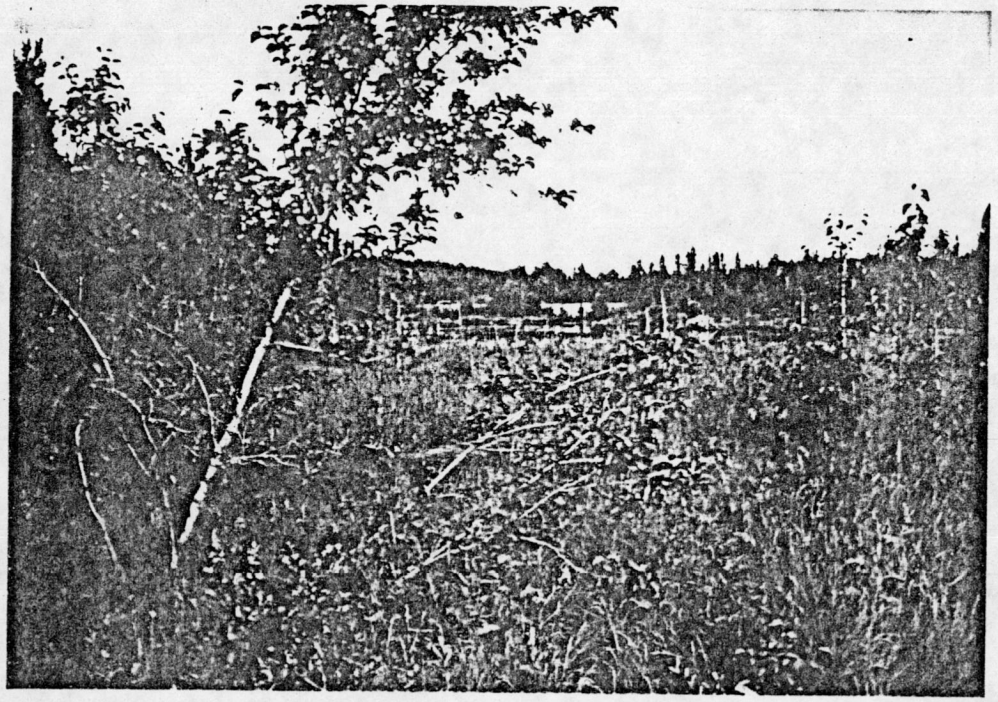
VALUATION UNIT NO. A-O-18
SOUTH FROM GOVERNMENT HILL



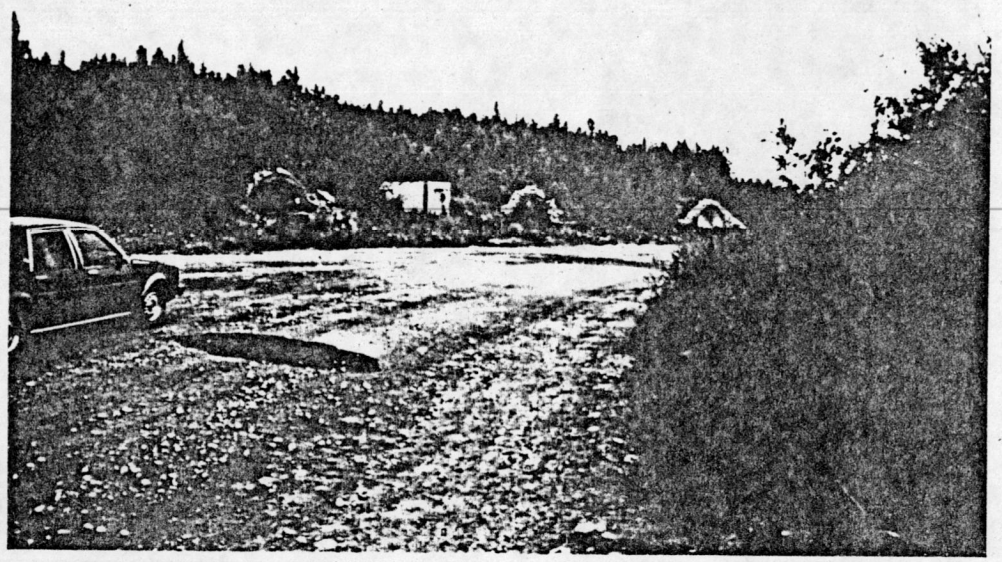
VALUATION UNIT A-40A
ANCHORAGE
WAREHOUSE AVENUE

VALUATION UNIT A-O-41
ANCHORAGE
FIRST AVENUE

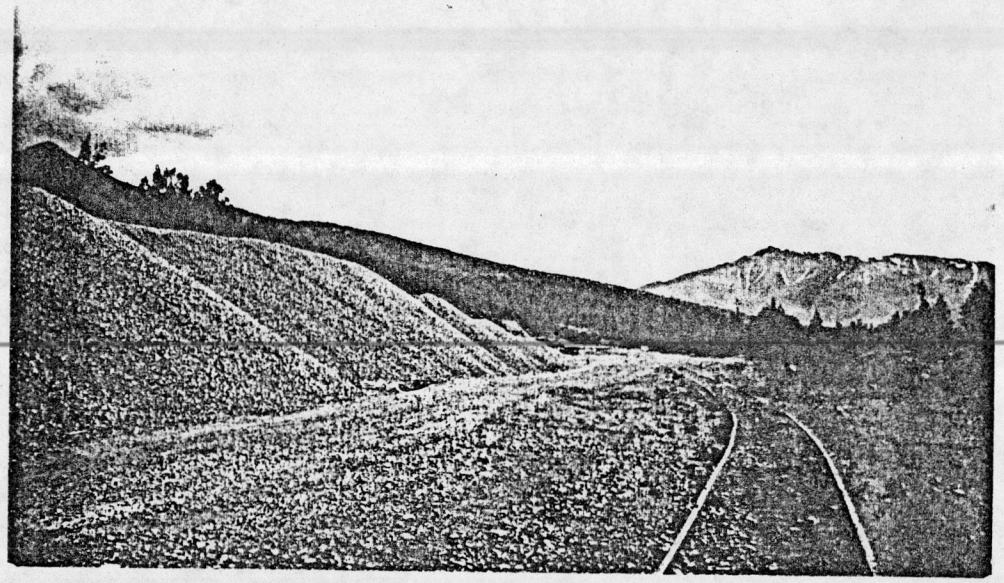
VALUATION UNIT NO. A-O-41



NORTH ANCHORAGE EAGLE RIVER
VALUATION UNIT A-47

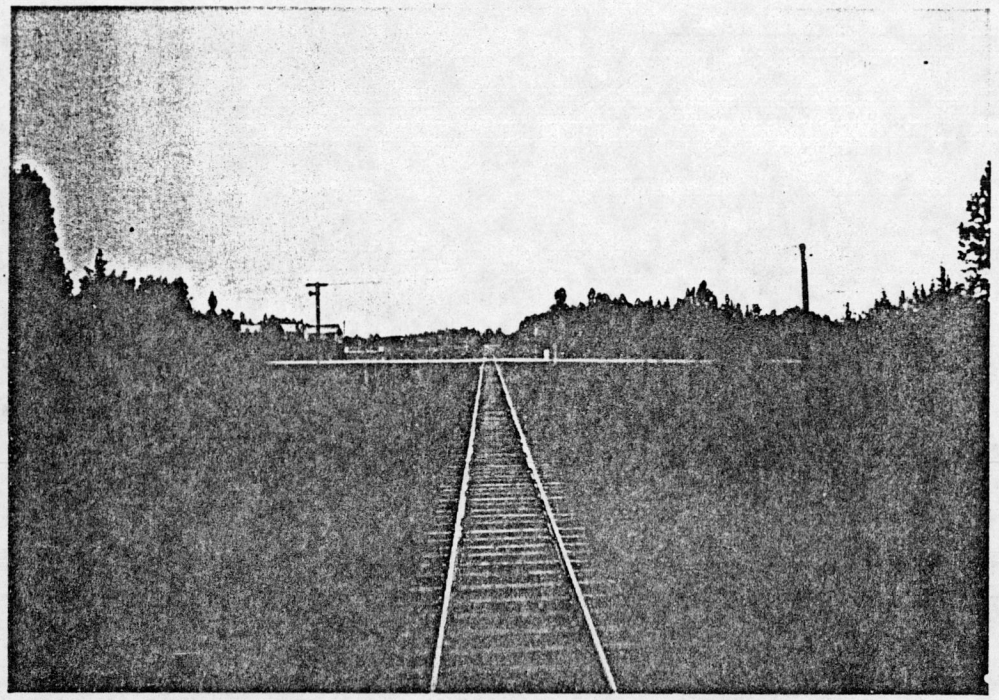


NORTH ANCHORAGE EAGLE RIVER
VALUATION UNIT A-47

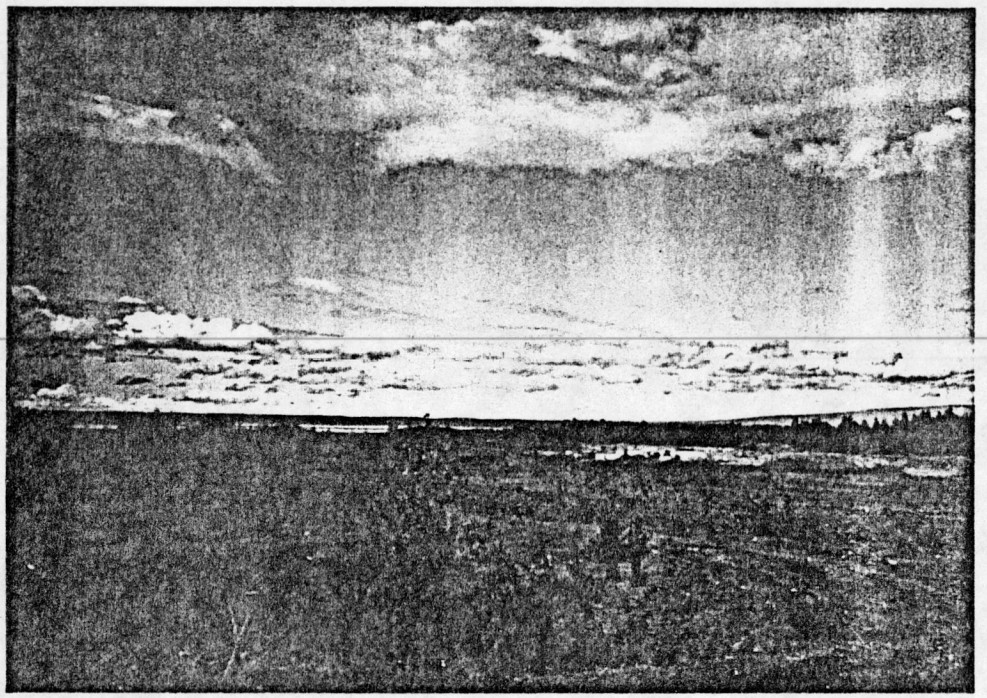


NORTH ANCHORAGE EAGLE RIVER
VALUATION UNIT A-47

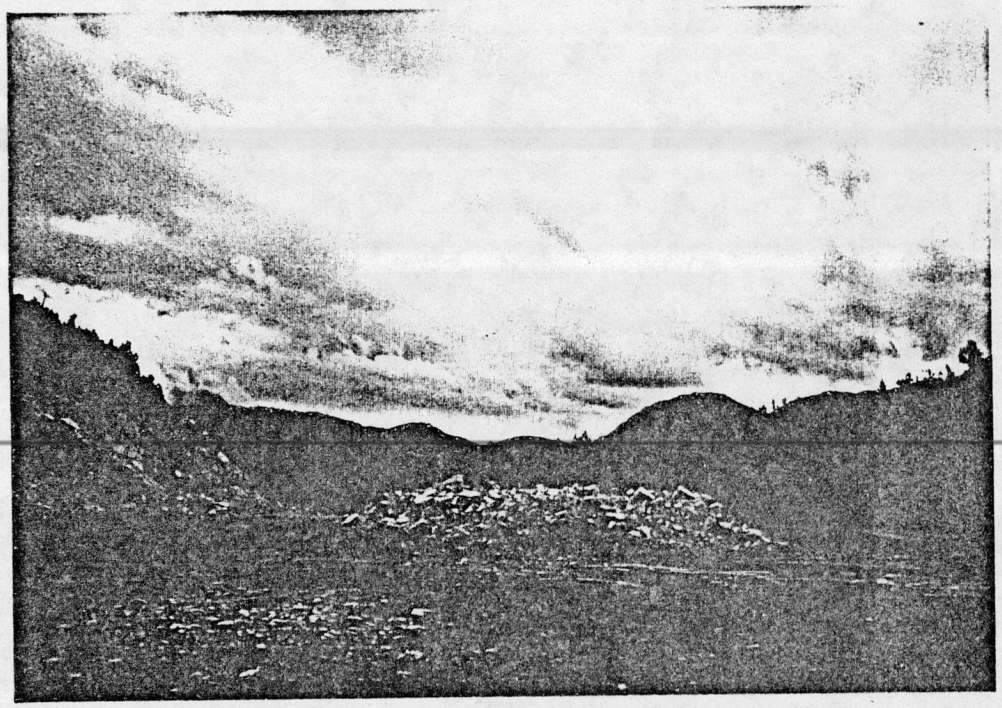
NORTH ANCHORAGE EAGLE RIVER
VALUATION UNIT A-48



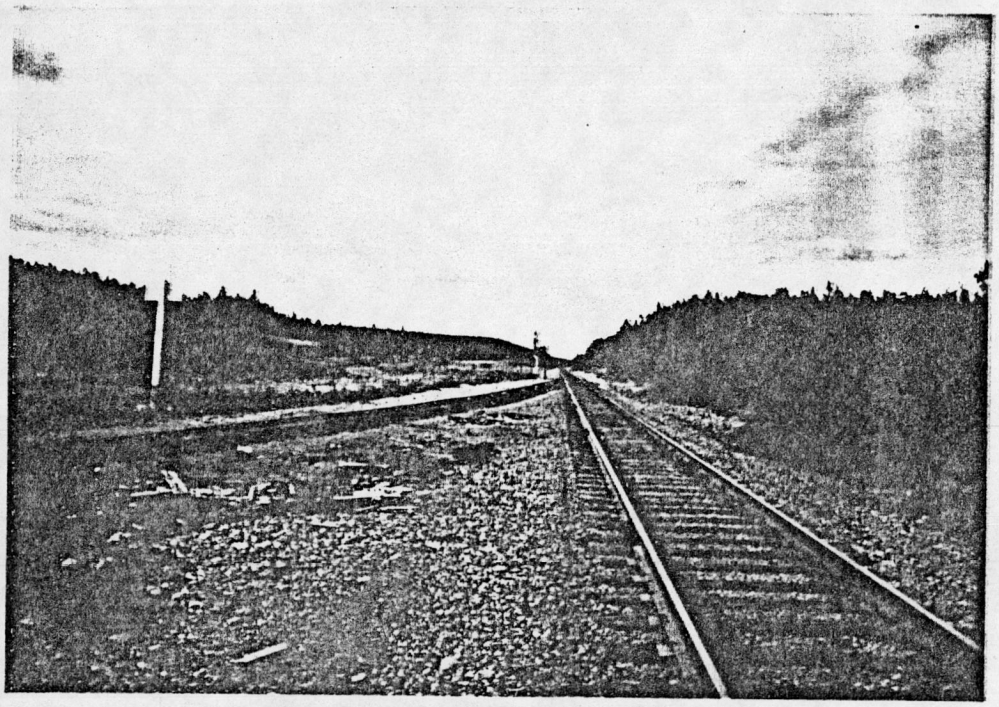
NORTH ANCHORAGE BIRCHWOOD
VALUATION UNIT A-49



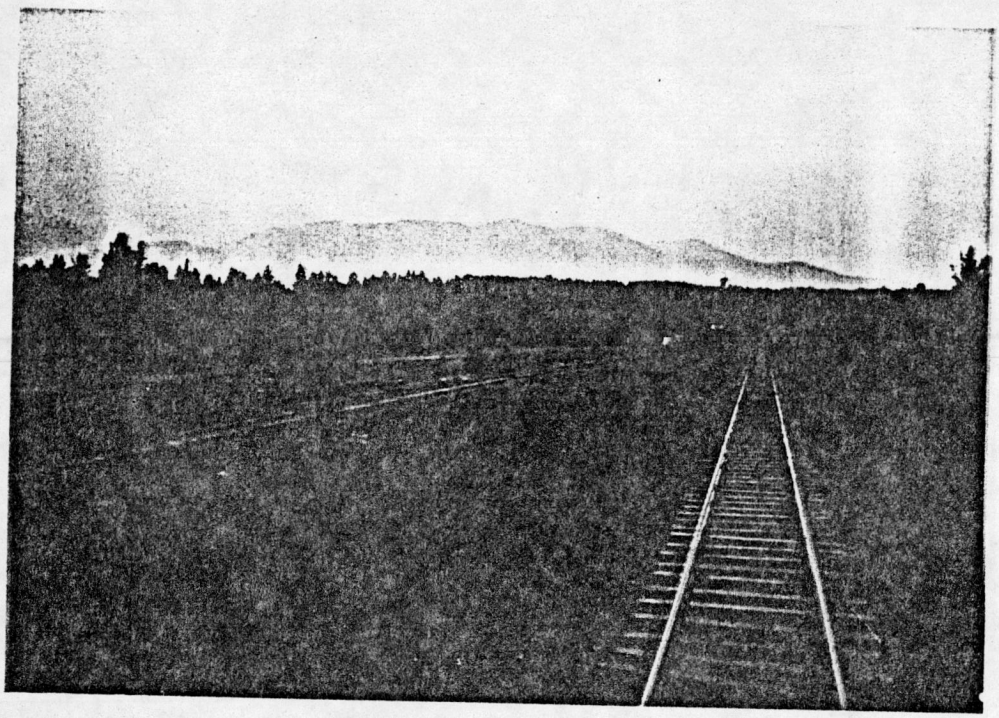
NORTH ANCHORAGE EKLUTNA
VALUATION UNIT A-53



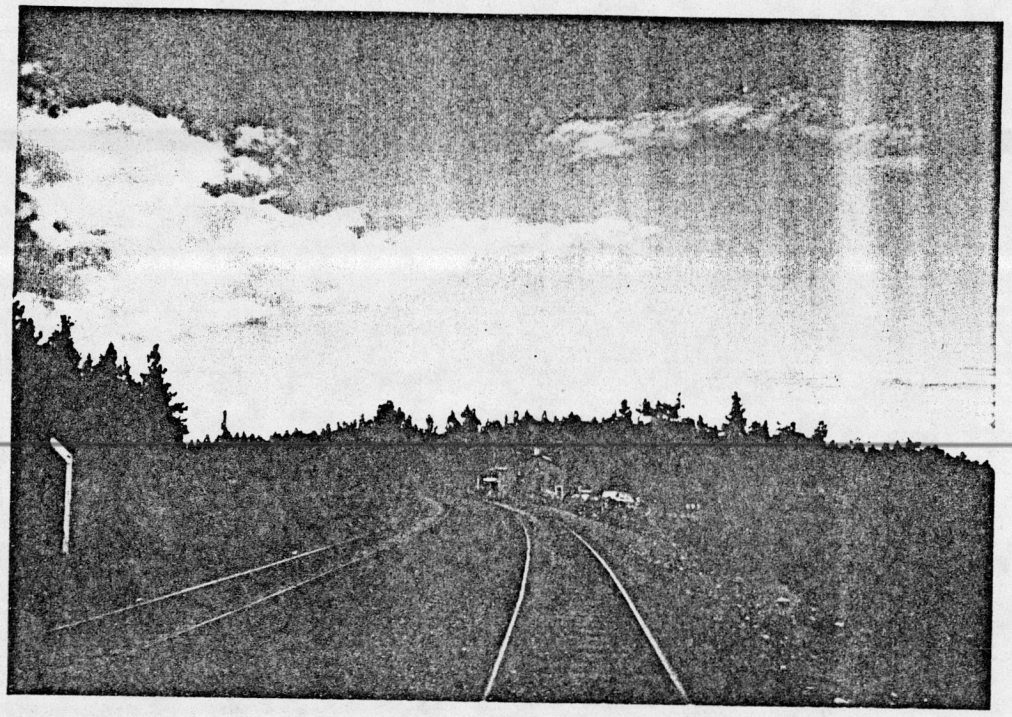
NORTH ANCHORAGE EKLUTNA
VALUATION UNIT A-55



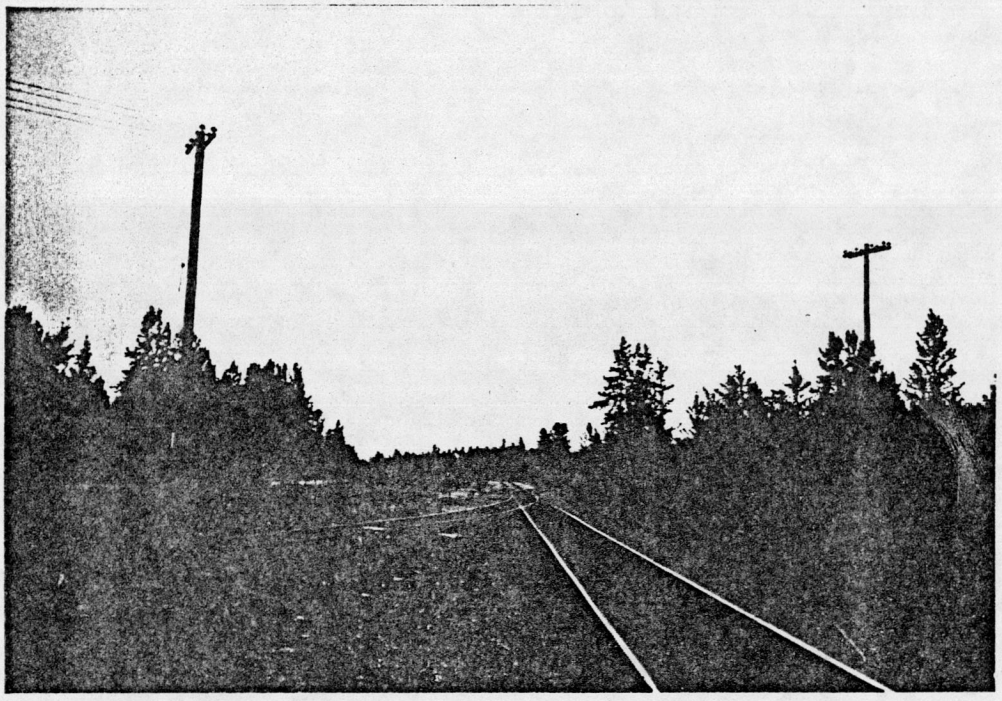
NORTH ANCHORAGE EAGLE RIVER
VALUATION UNIT A-O-47



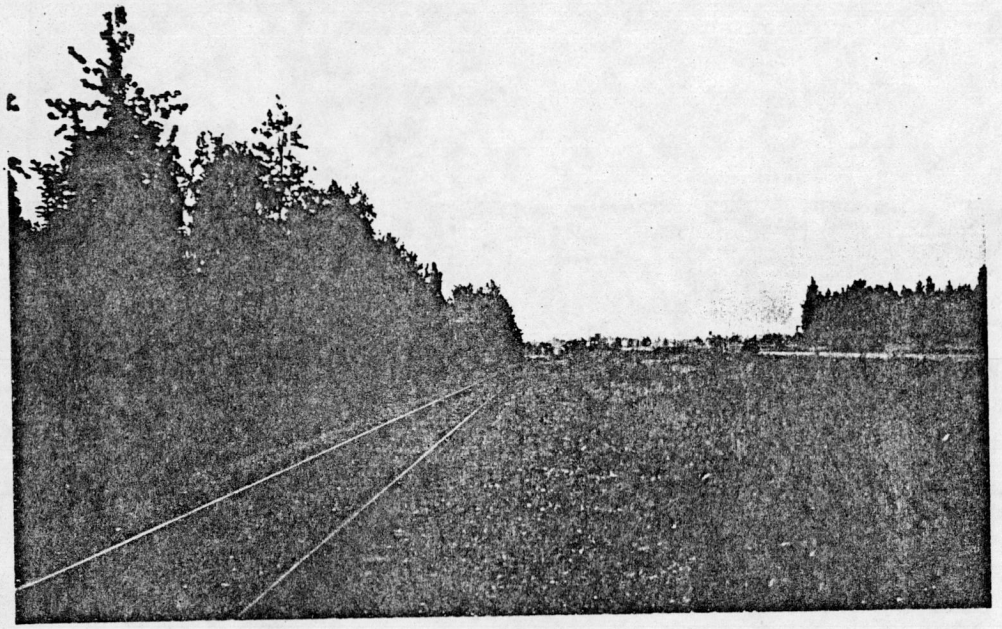
NORTH ANCHORAGE BIRCHWOOD
VALUATION UNIT A-O-51



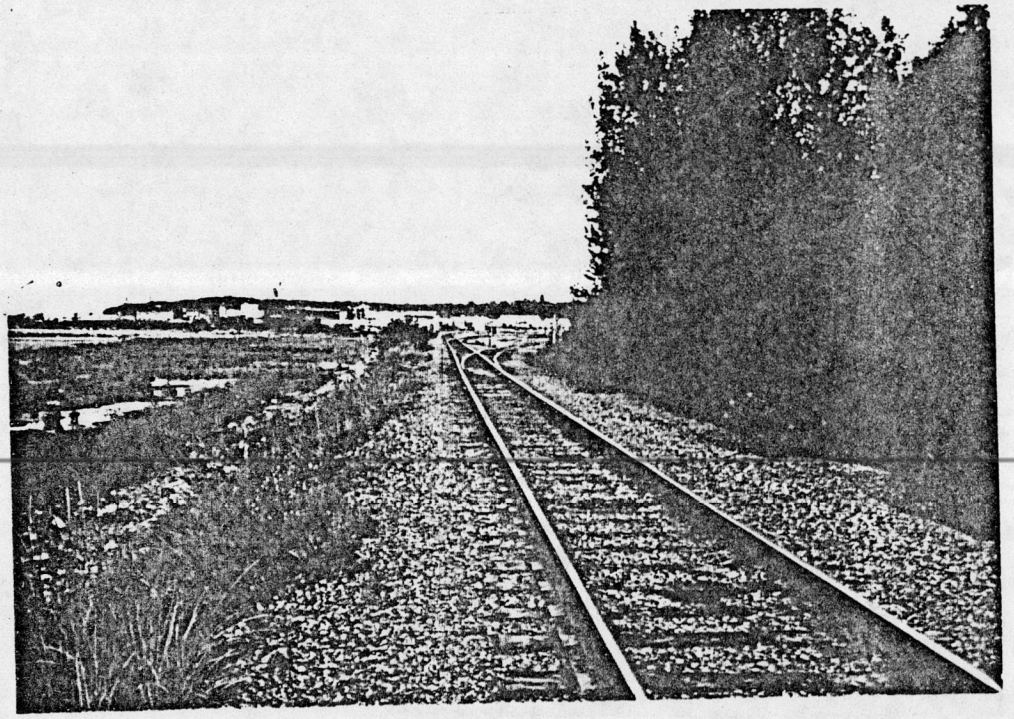
NORTH ANCHORAGE EKLUTNA
VALUATION UNIT A-O-56



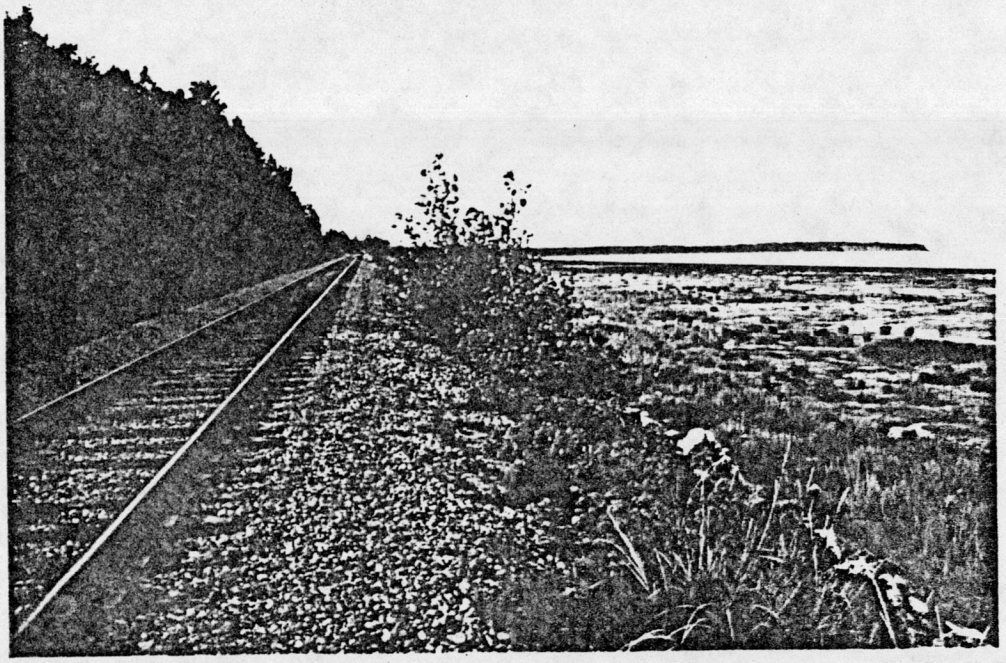
N @ MP 118.9 ELMENDORF AFB
ANCHORAGE
VALUATION UNIT A-O-57



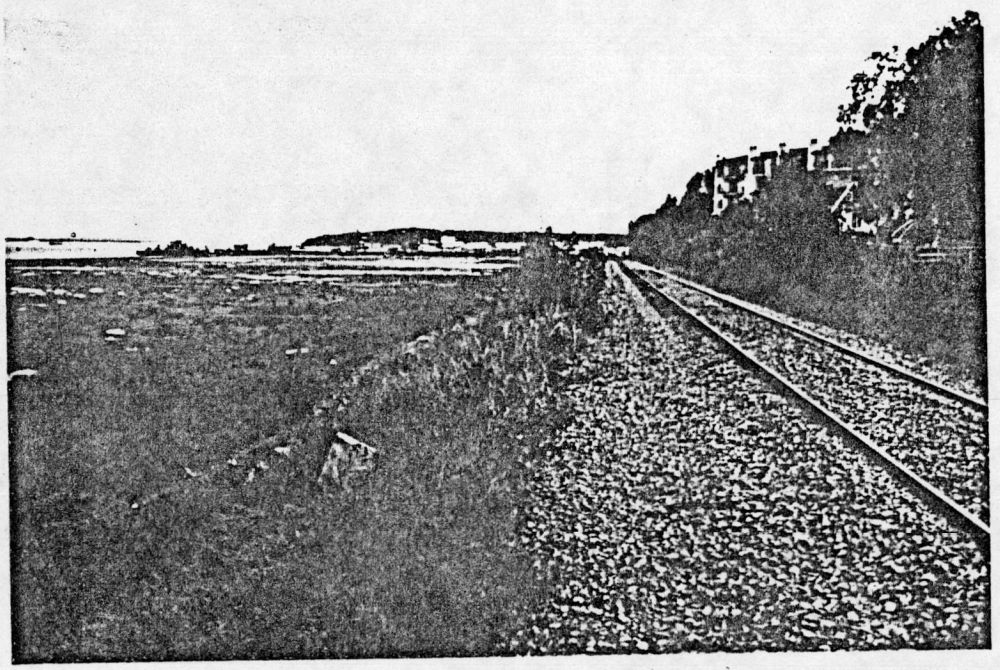
S @ MP 118.9 ELMENDORF AFB
ANCHORAGE
VALUATION UNIT A-O-57



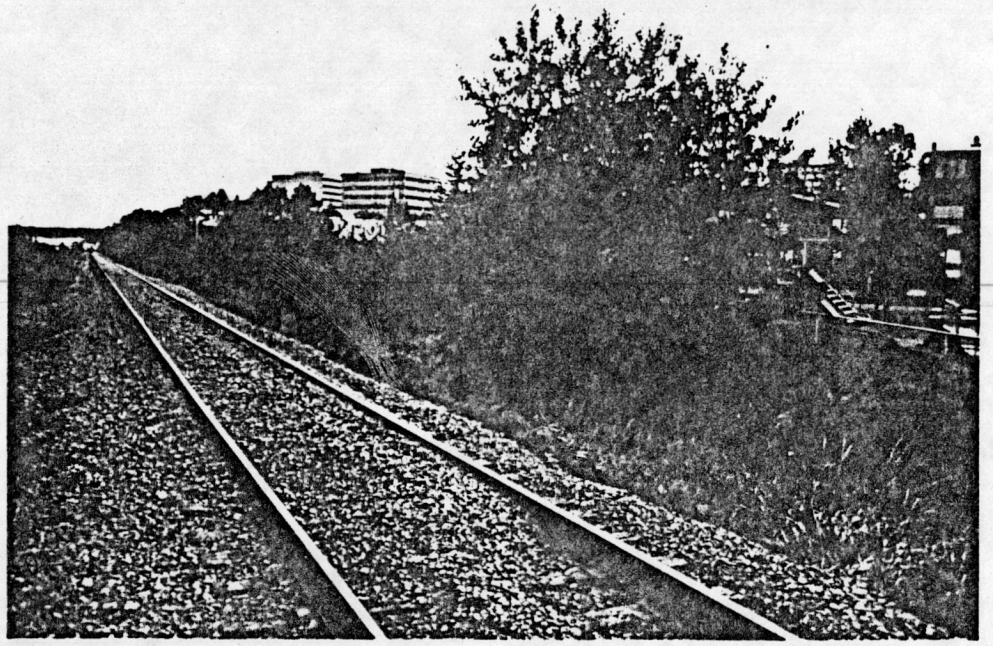
SOUTH ANCHORAGE ROW
VALUATION UNIT A-O-60



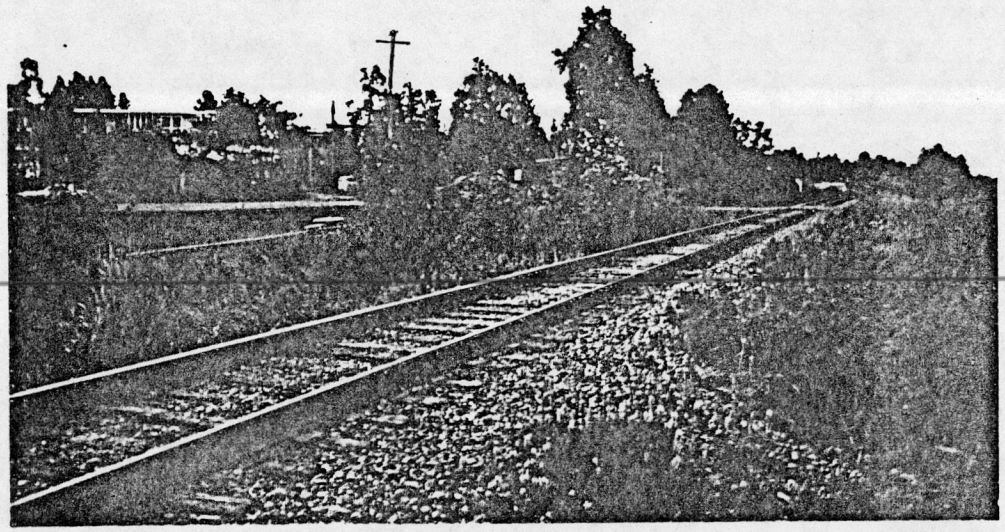
SOUTH ANCHORAGE ROW
VALUATION UNIT A-O-60



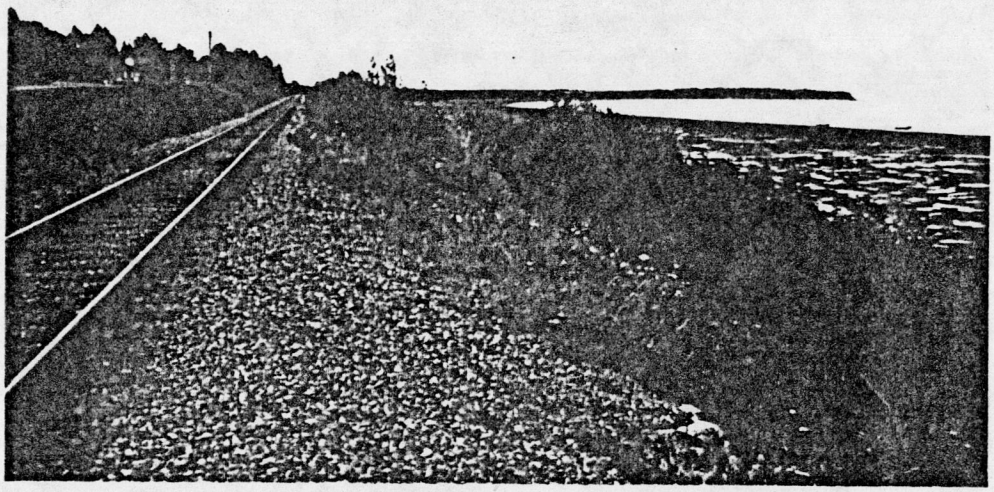
SOUTH ANCHORAGE ROW
VALUATION UNIT A-O-61



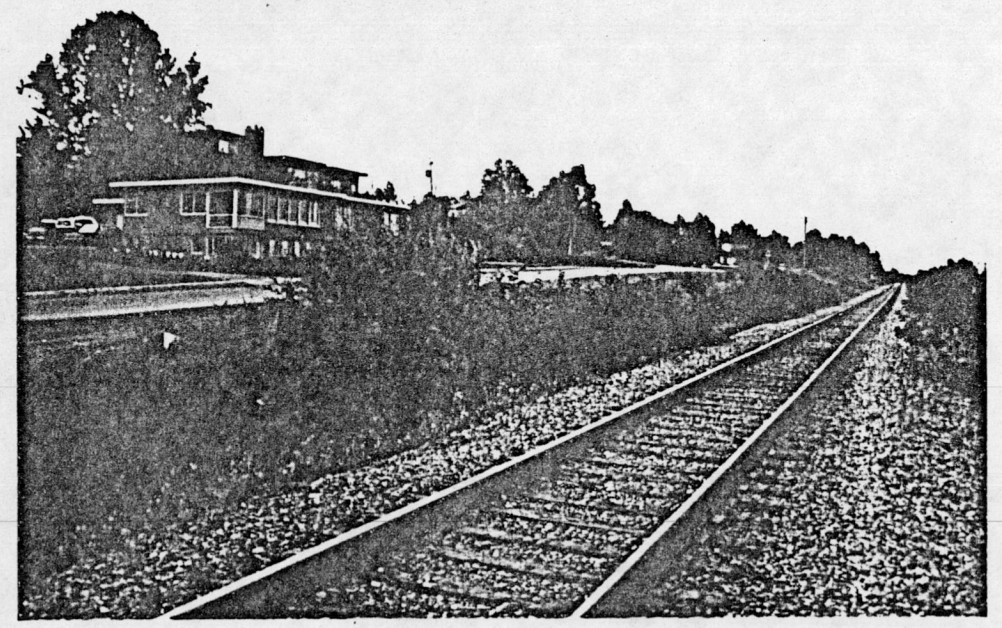
SOUTH ANCHORAGE ROW
VALUATION UNIT A-O-61



SOUTH ANCHORAGE ROW
VALUATION UNIT A- 62

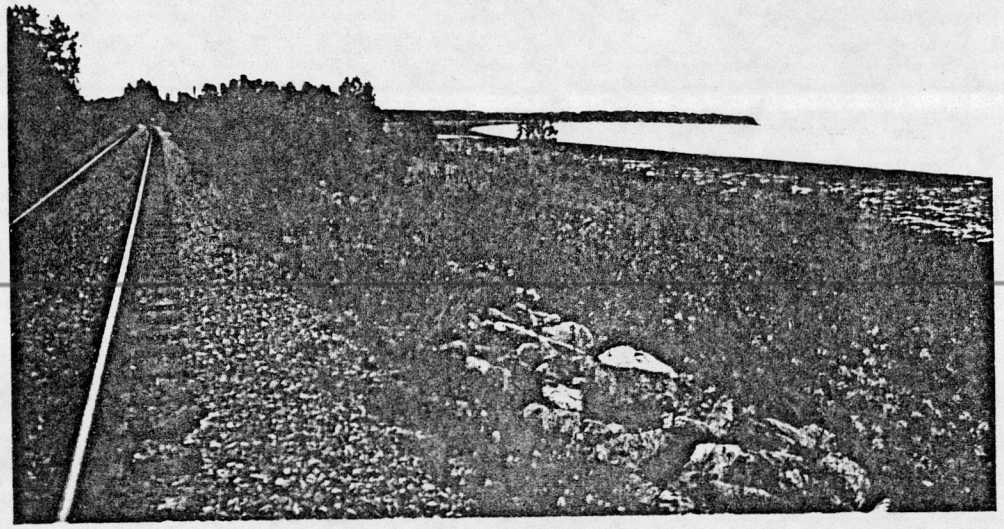


SOUTH ANCHORAGE ROW
VALUATION UNIT A-O-64

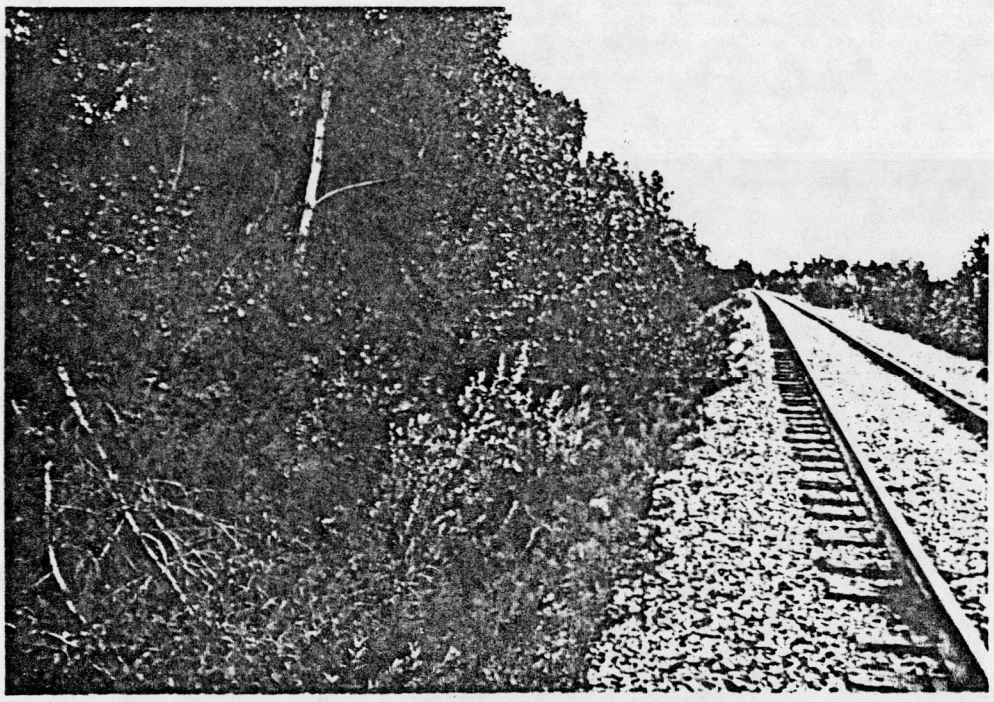


SOUTH ANCHORAGE ROW
VALUATION UNIT A-O-65

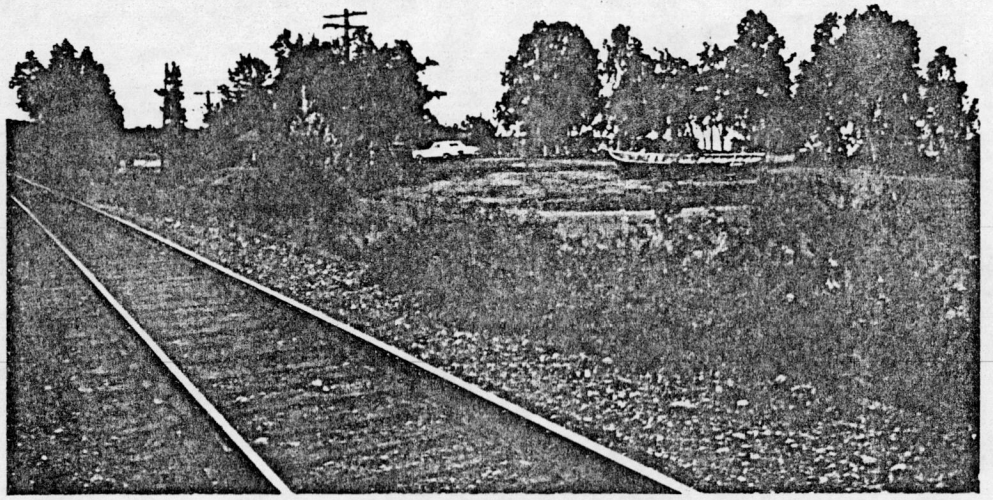
SOUTH ANCHORAGE ROW
VALUATION UNIT A-O-65



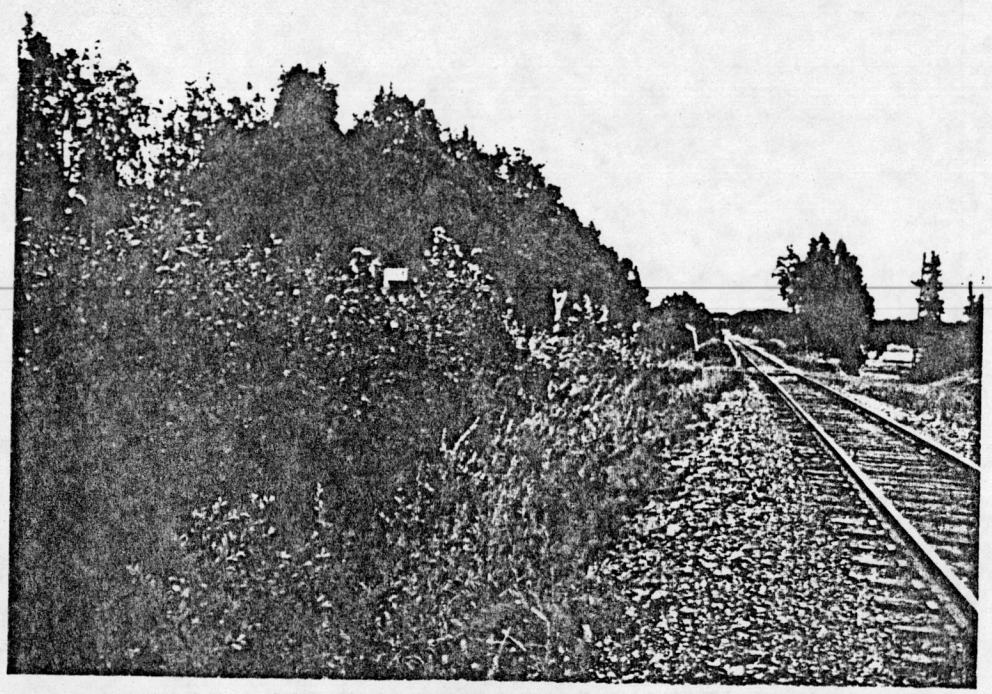
SOUTH ANCHORAGE ROW
VALUATION UNIT A-O-66



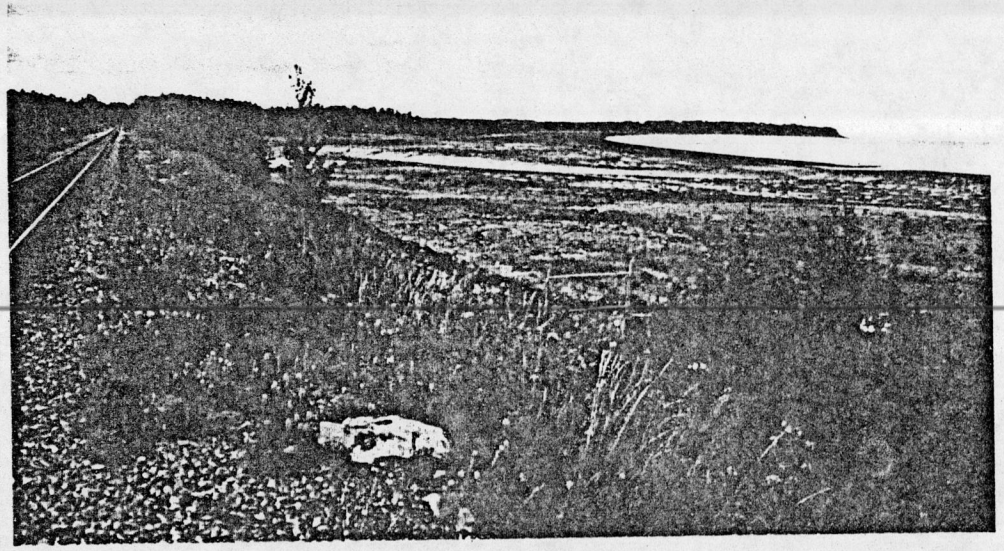
SOUTH ANCHORAGE ROW
VALUATION UNIT A-O-66



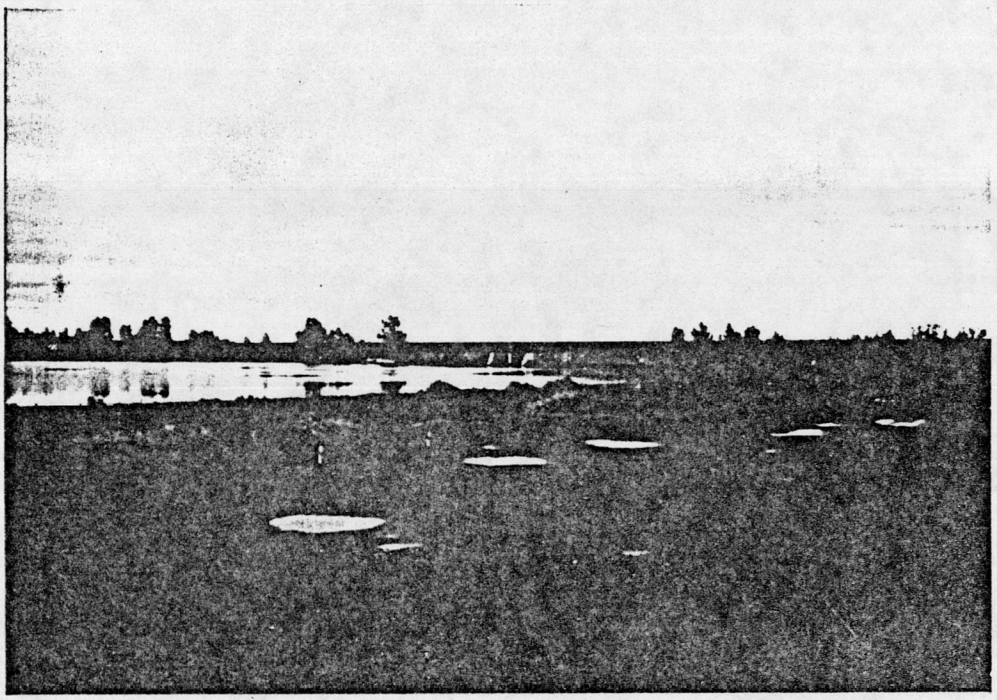
SOUTH ANCHORAGE ROW
VALUATION UNIT A-O-67



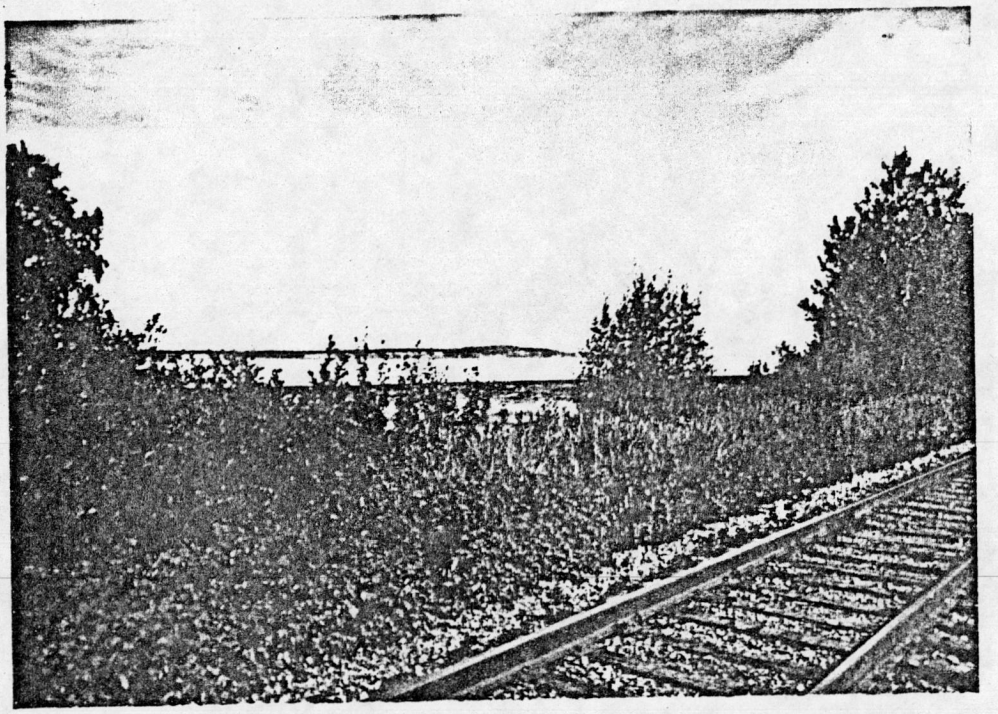
SOUTH ANCHORAGE ROW
VALUATION UNIT A-O-67



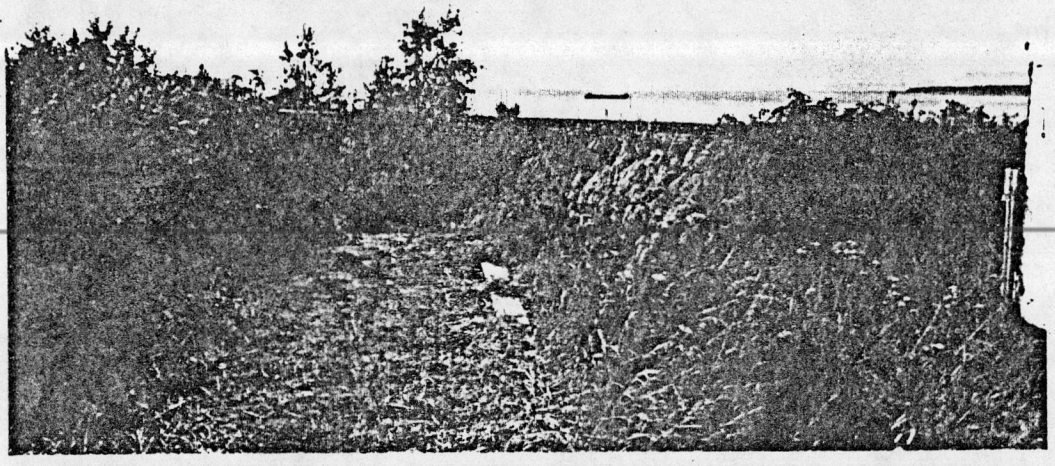
SOUTH ANCHORAGE ROW
VALUATION UNIT A-O-68



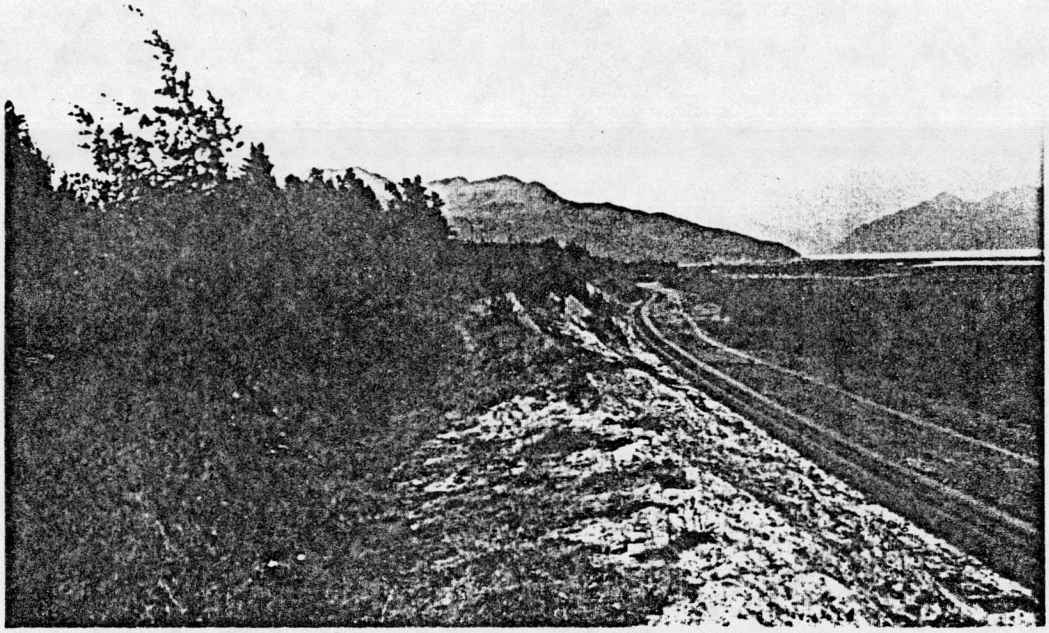
SOUTH ANCHORAGE ROW
VALUATION UNITS A-O-68-69



SOUTH ANCHORAGE ROW
VALUATION UNIT A-[illegible]70



SOUTH SEGMENT OF SOUTH ANCHORAGE ROW
VALUATION UNIT A-O-71



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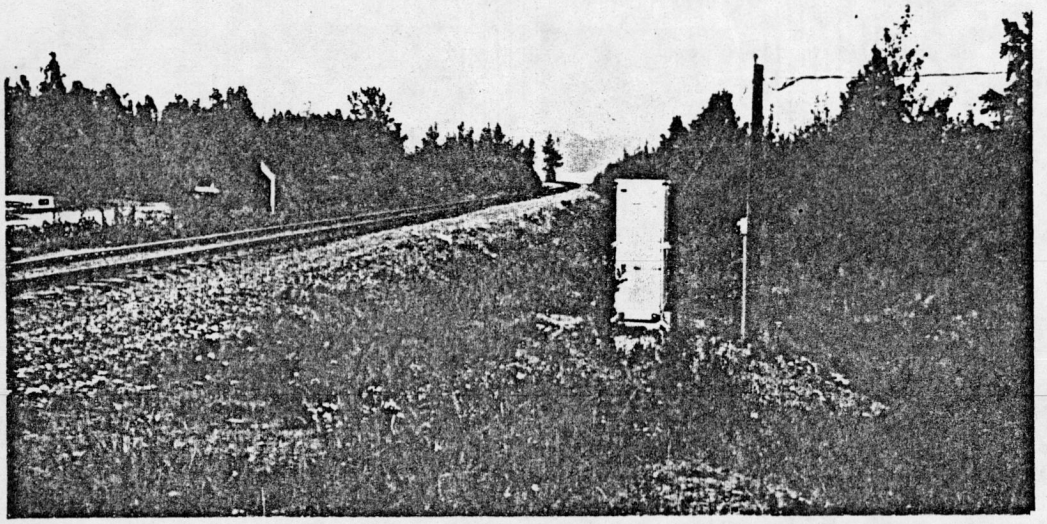
VALUATION UNIT A-O-73



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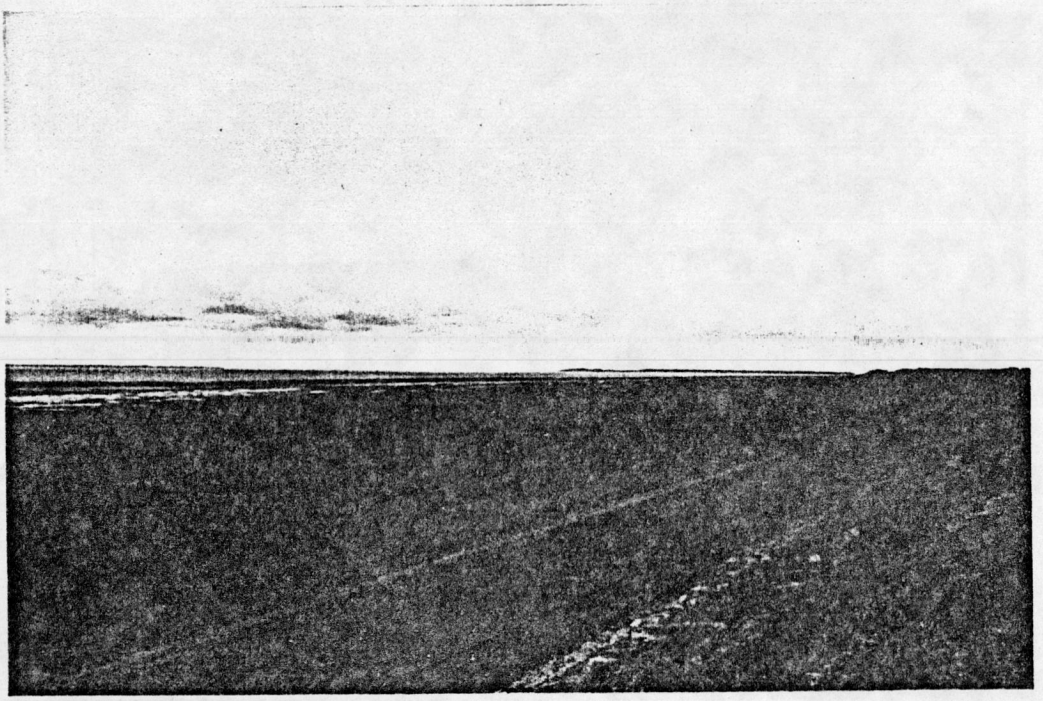
VALUATION UNIT A-O-75



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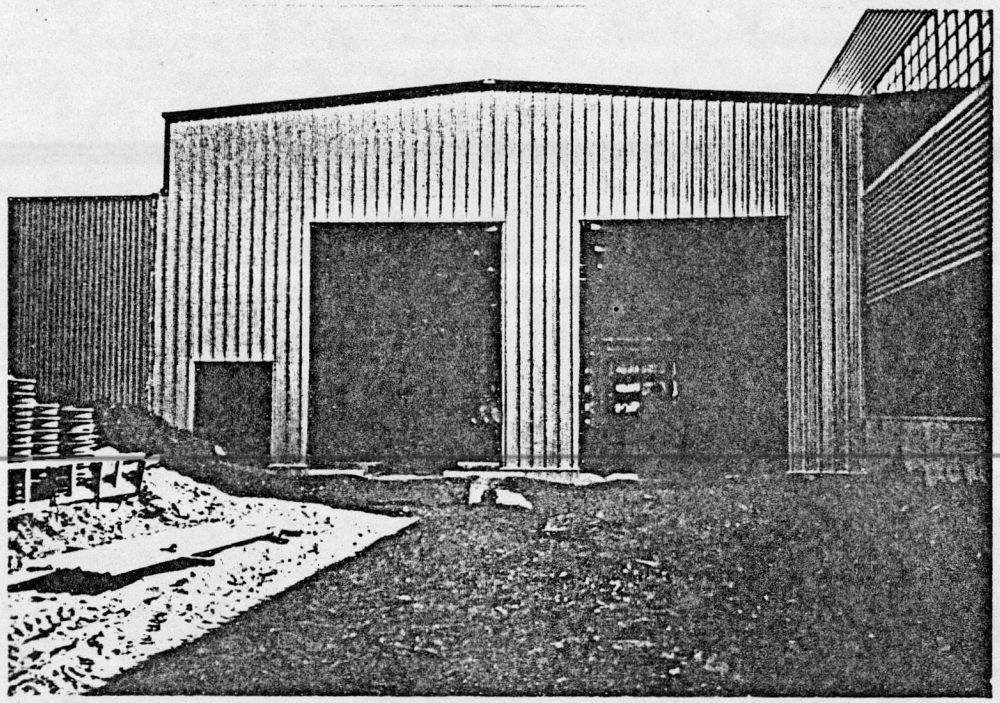
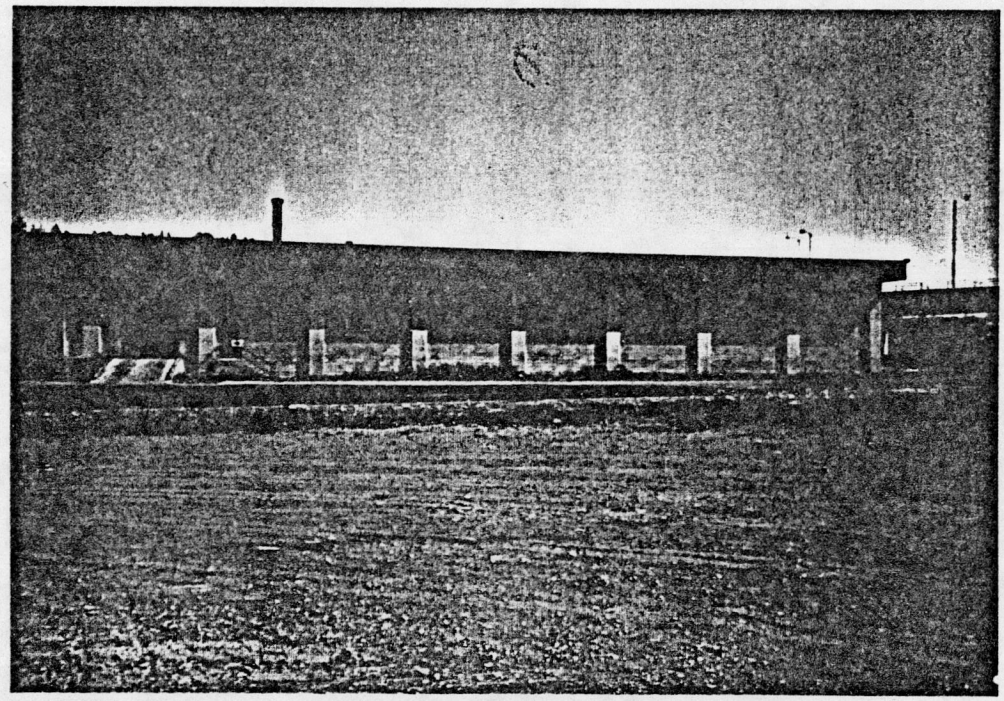
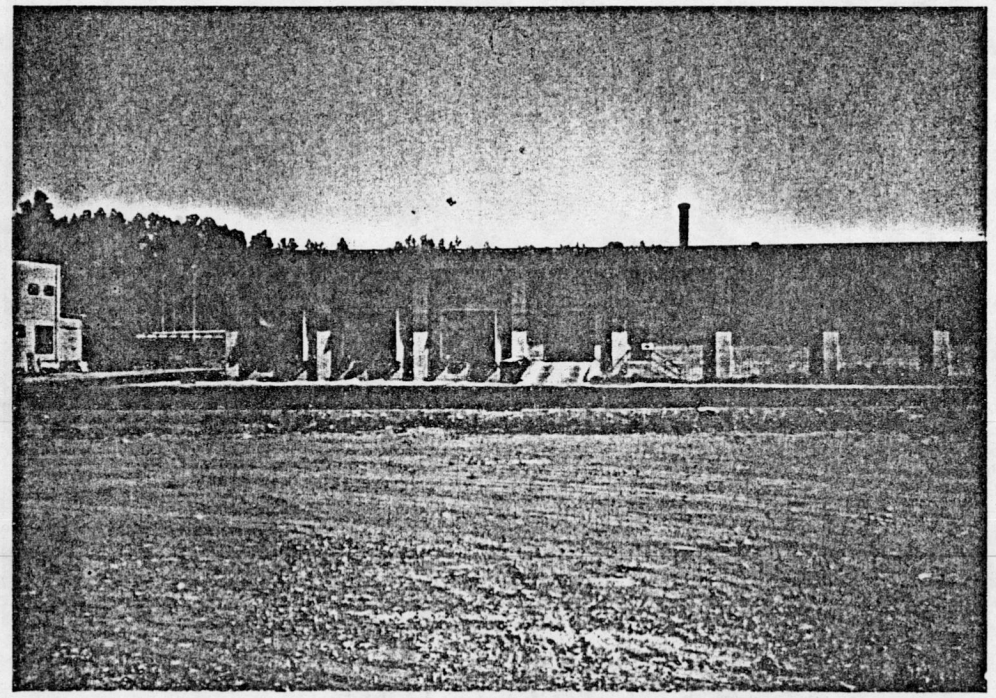
VALUATION UNIT A-O-76



BUILDING NO. 114-
WHEEL TRUING SHOP
ANCHORAGE

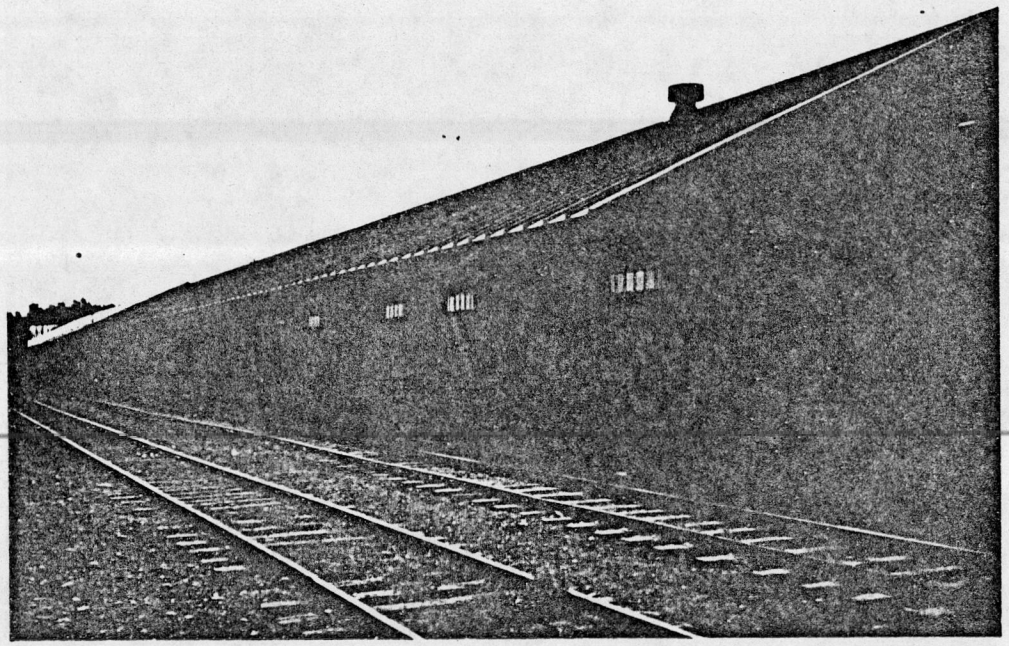


BUILDING NO. 114-01
WAREHOUSE #1
ANCHORAGE

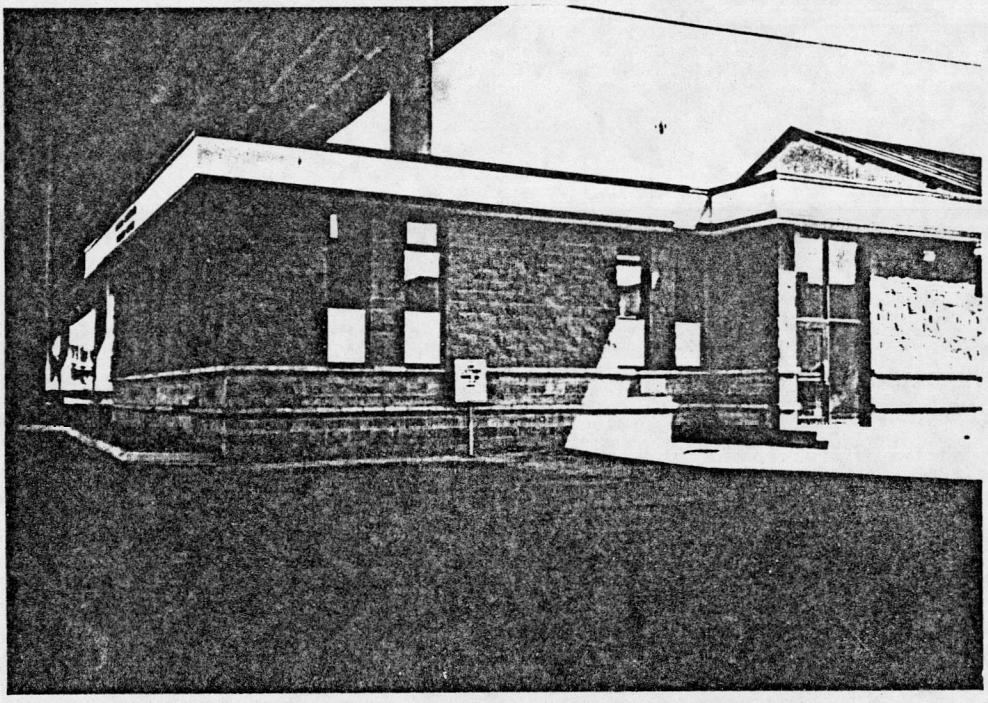


BUILDING NO. 114-01
WAREHOUSE #1
ANCHORAGE

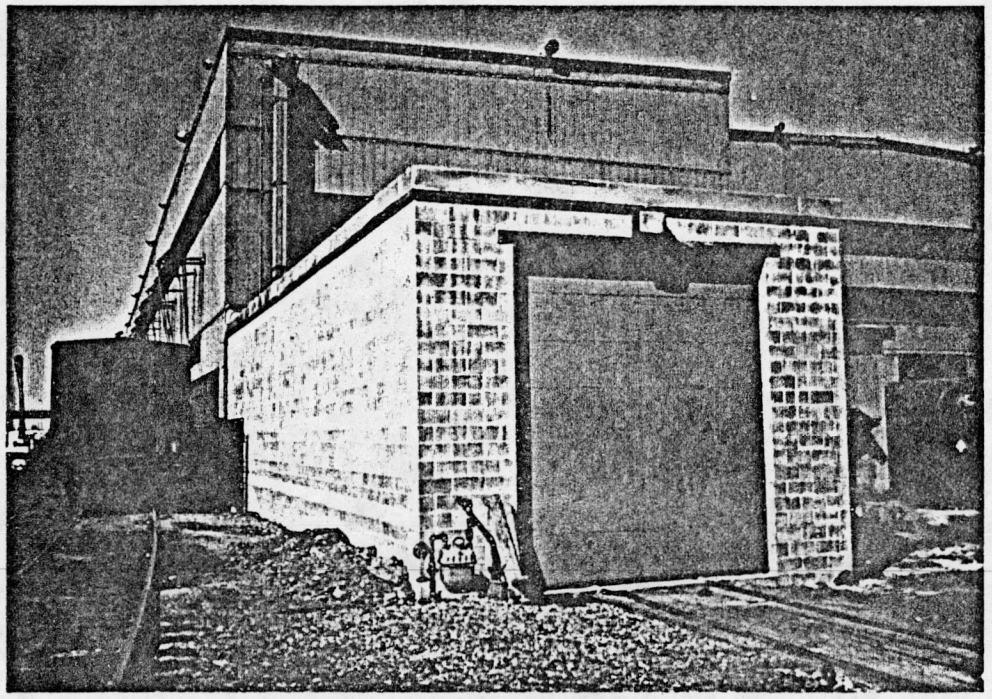
BUILDING NO. 114-14
GENERAL OFFICES & DEPOT
ANCHORAGE



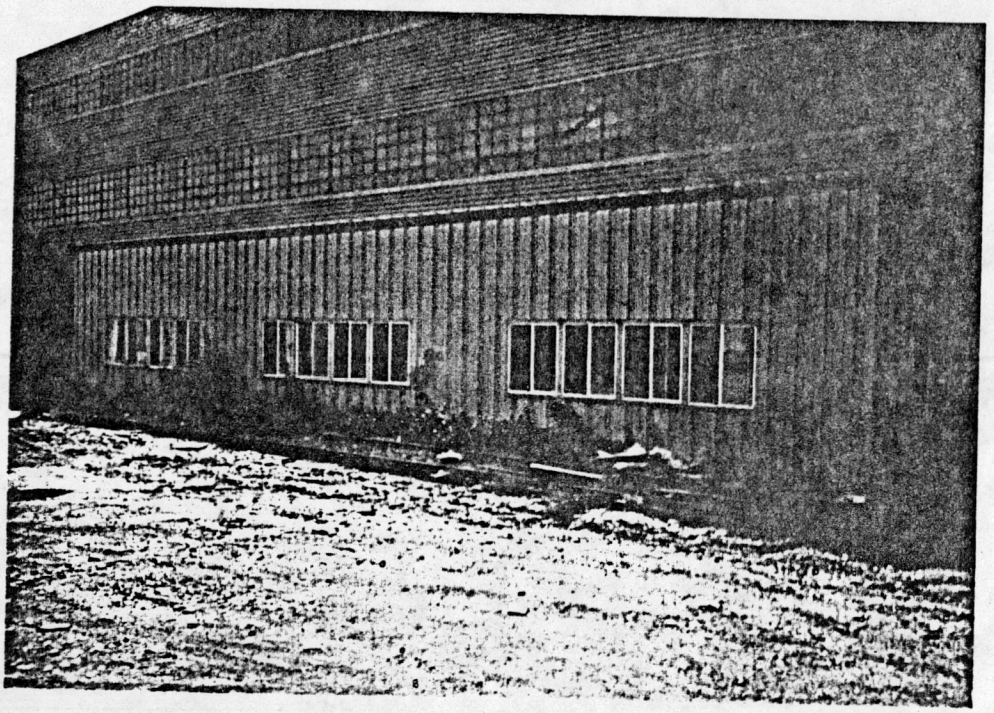
BUILDING NO. 114-16
FREIGHT DEPOT
ANCHORAGE



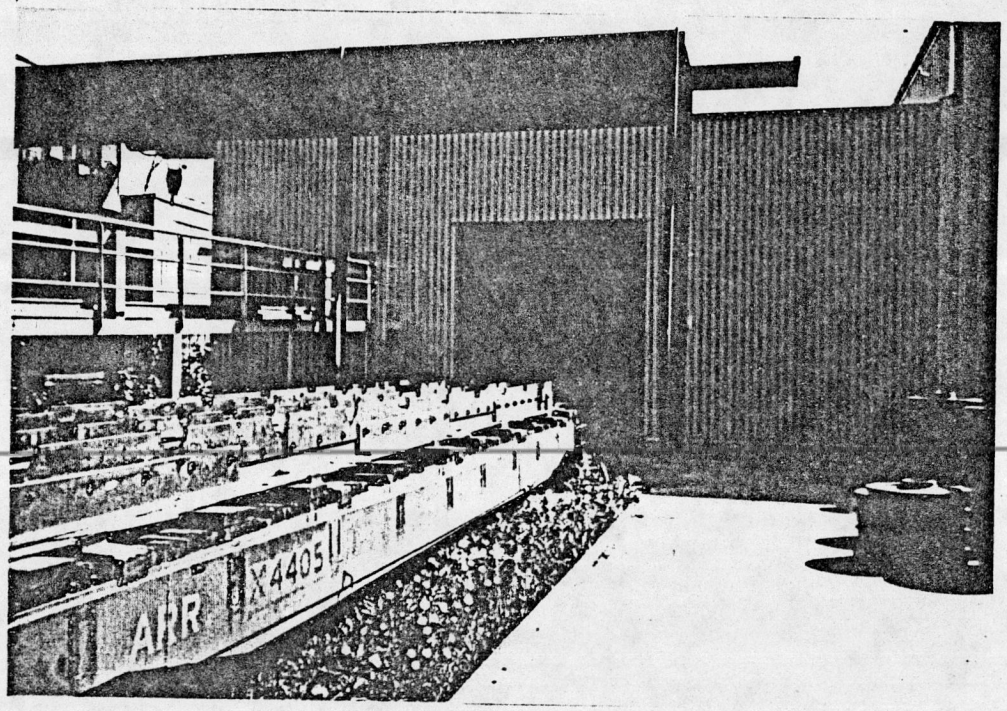
BUILDING NO. 114-16
FREIGHT DEPOT (OFFICE)
ANCHORAGE



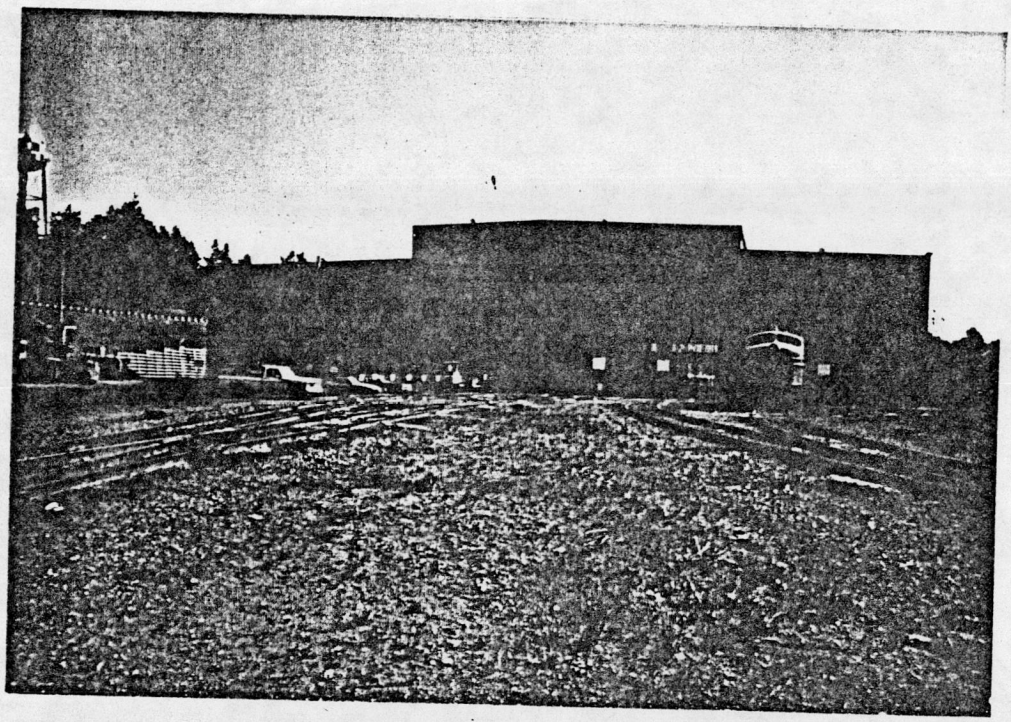
BUILDING NO. 114-20
SAND DRYING BUILDING
ANCHORAGE



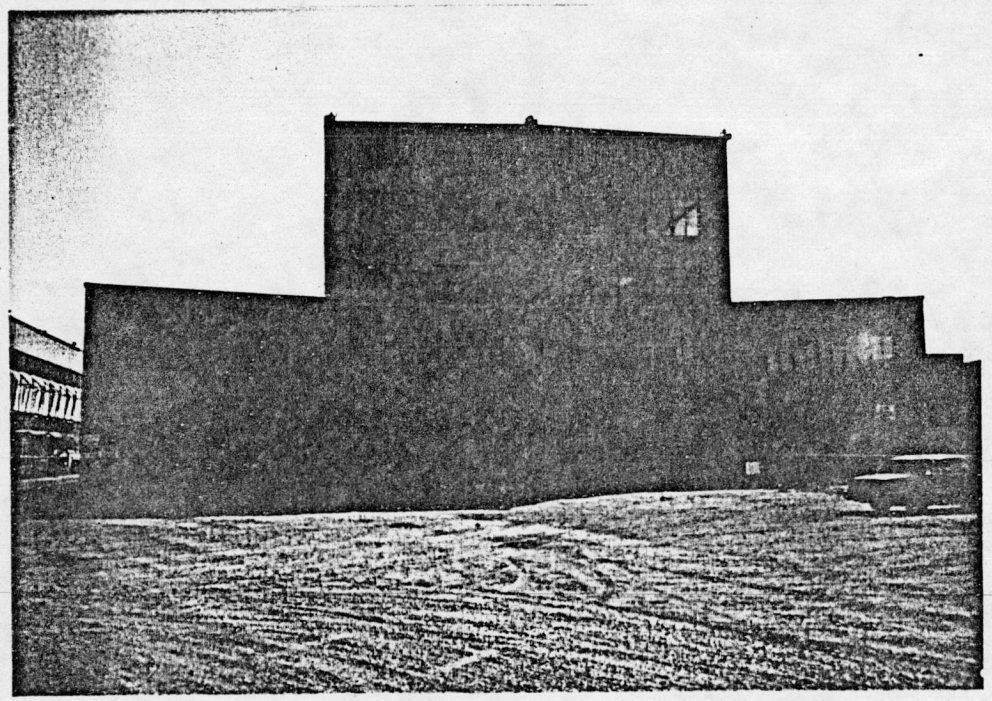
BUILDING NO. 114-22
AIR BRAKE SHOP
ANCHORAGE



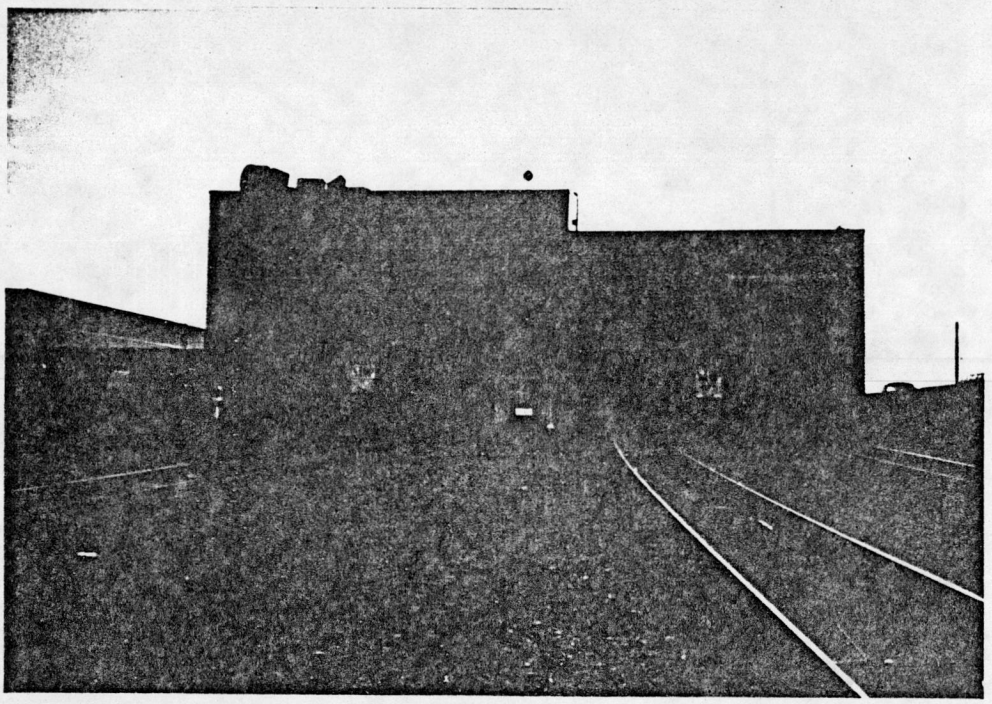

BUILDING NO. 114-25
WHEEL SHOP
ANCHORAGE



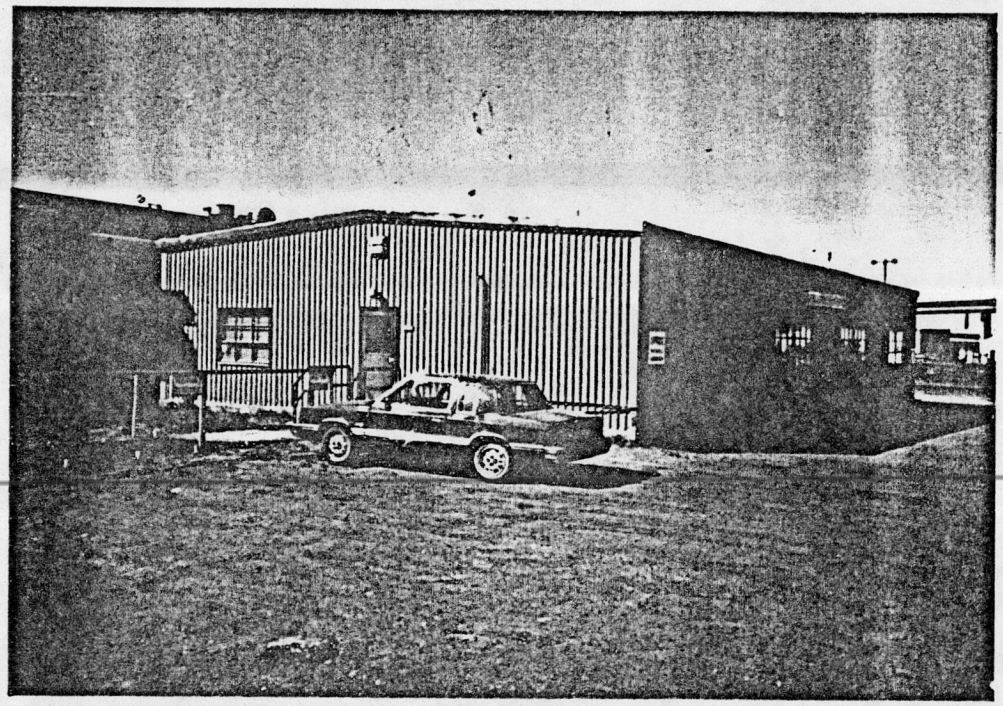
BUILDING NO. 114-26
DIESEL REPAIR SHOP
ANCHORAGE



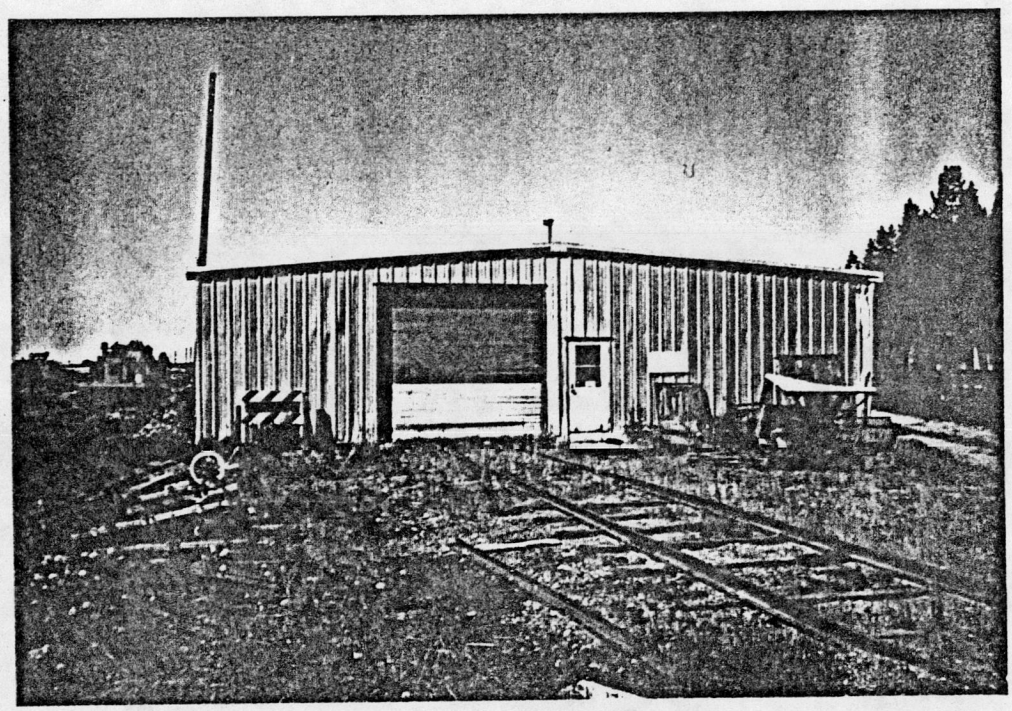
BUILDING NO. 114-27
GENERAL REPAIR SHOP
ANCHORAGE



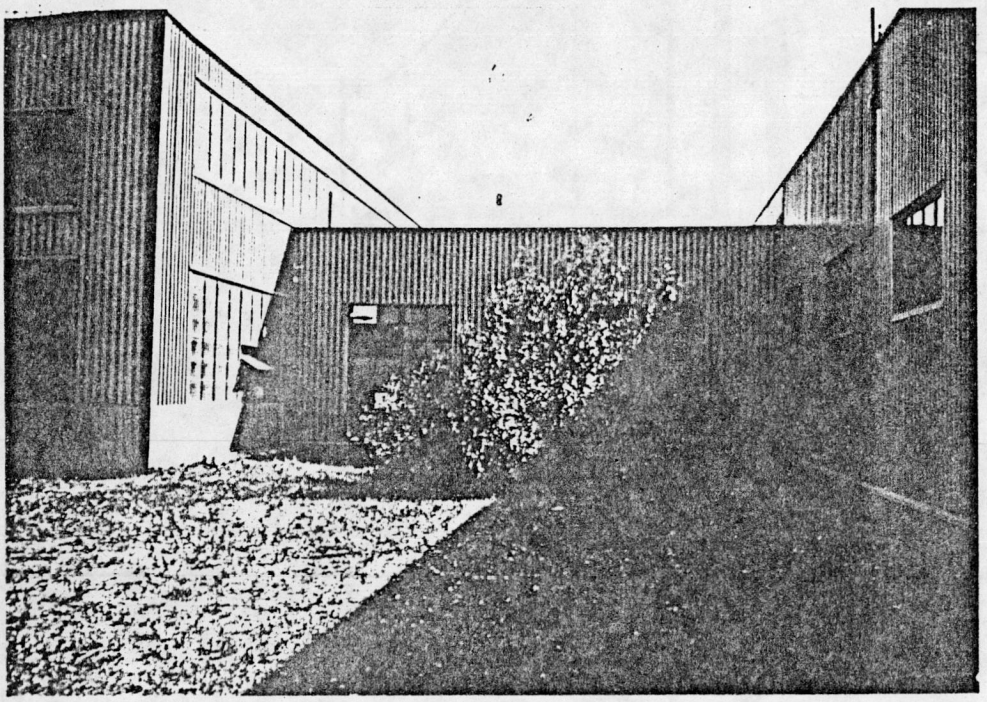
BUILDING NO. 114-28
CAR & COACH SHOP
ANCHORAGE



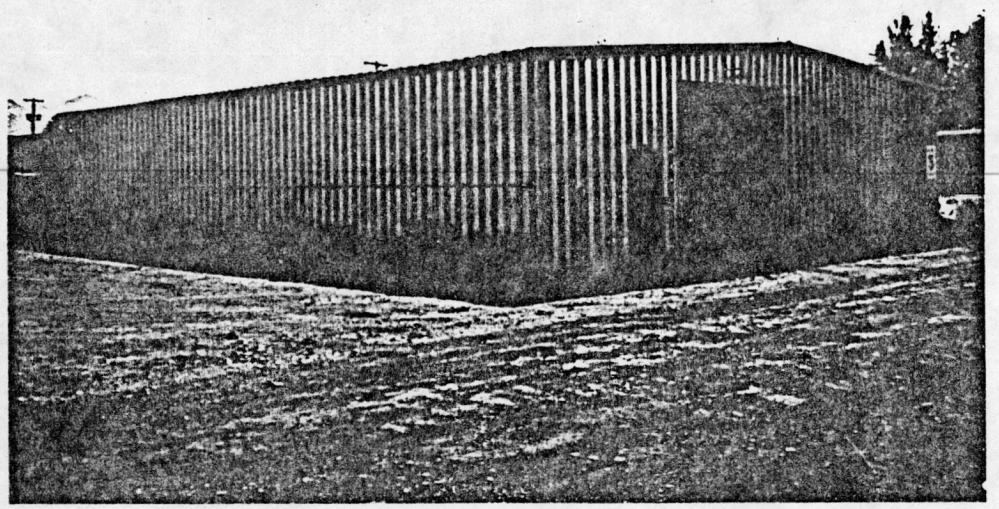
BUILDING NO. 114-63
MP E OFFICE BUILDING
ANCHORAGE



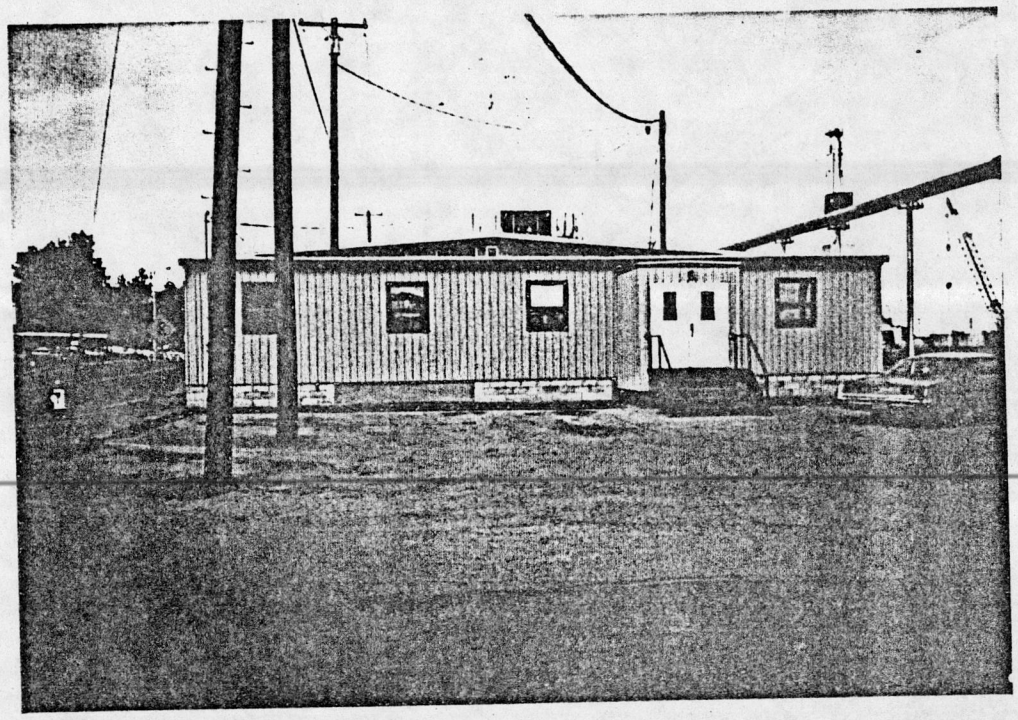
BUILDING NO. 114-86
DOLL HOUSE
ANCHORAGE



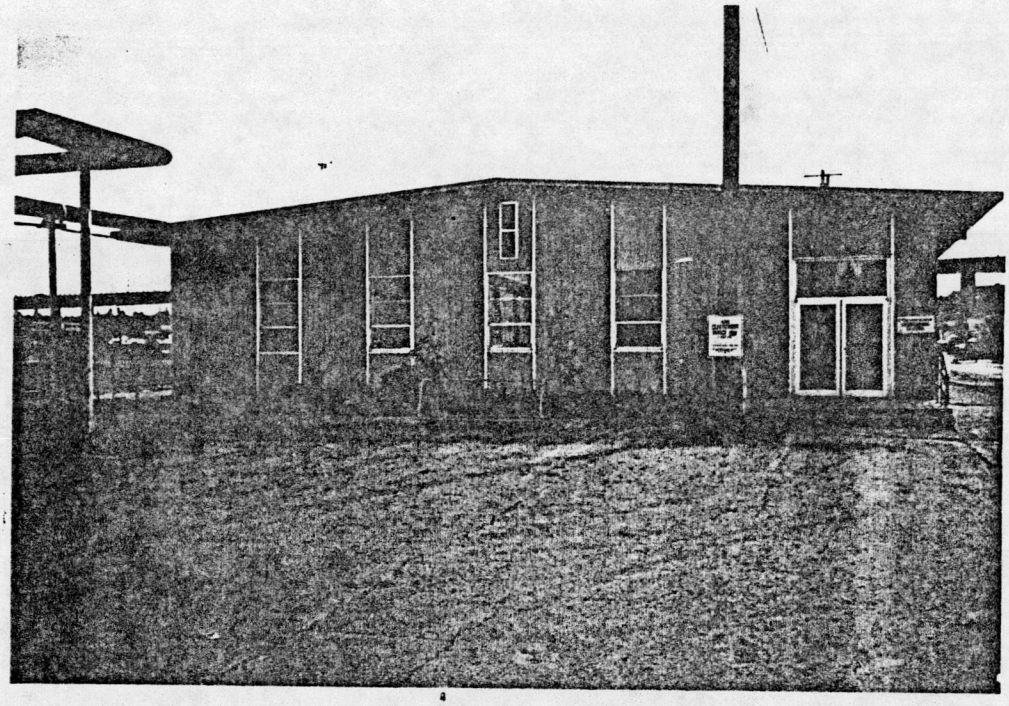
BUILDING NO. 114-88
BEARING SHOP
ANCHORAGE



BUILDING NO. 114-95
ENGINEERING STORAGE BUILDING
ANCHORAGE



BUILDING NO. 114-98
OFFICE ANNEX ADDITION
ANCHORAGE



BUILDING NO. 114-99
OFFICE ANNEX
ANCHORAGE

United States Railway Association

# VALUATION OF THE ALASKA RAILROAD

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Evaluation of Fixed Facilities and Equipment of The Alaska Railroad Prepared for United States Railway Association, Final Report, September 23, 1983. Prepared by Jackson R. Bell, Inc. F.S. (Pat) King, P.E. and Jackson R. Bell.

* Volume I
* Volume II

Unit Prices for Scrap and Reuse Facilities and Equipment of The Alaska Railroad, submitted to United States Railway Association by Michael Cody, September 1, 1983.

September 1983