



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

MEMORANDUM

To: Mark Gorman, Municipal Administrator
Thru: Michael Harmon, Public Works Director
Date: December 12, 2016
From: Wendy Lawrence, Assessing Director
Subject: Request for Estimate of Full and True Value of the Marine Services Center Pursuant to Home Rule Charter of the City and Borough of Sitka 13.01(a)

This report is submitted for the purposes of estimating *full and true value* for the Marine Services Center and was prepared under the reporting requirements of the Uniform Standards of Appraisal Practice (USPAP). A copy of the full report is on file for your reference. I would draw attention to the Assumptions and Limiting Conditions which are incorporated into the report where applicable. I have also noted where a departure from the USPAP requirements was necessary due to the need to adhere to the jurisdictional requirements of Alaska State Statute and Borough Code.

The purpose of this report is to provide an estimate of full and true value for the subject property commonly known as the Marine Services Center and legally described as:

A portion of Alaska Tidelands Survey No. 15, Sitka, Alaska, said portion commonly referred to as the Port Development Facility and more particularly described as follows: Beginning at the witness corner to meander Corner No. 11 of U.S. Survey 2542, Sitka Indian Village, Sitka, Alaska; thence N 39°59'56" W a distance of 433.22 feet to a point on the Southerly right-of-way of Katlian Avenue henceforth to be known as Corner No. 1 of this description and the true point of beginning; thence S 44°53'41" W a distance of 2.54 feet to Corner No. 2 of Parcel #4 of the property leased to Halibut Producers Cooperative by the City and Borough of Sitka, and Corner No. 2 of this description; thence S 44°53'41" W for 206.76 feet to Corner No. 3; thence S 45°06'49" E a distance of 40.00 feet to Corner No. 4; thence S 43°15'43" W for 16.00 feet to Corner No. 5; thence S 45°06'19" E a distance of 5.00 feet to Corner No. 6; thence S 44°53'41" W for 9.00 feet to Corner No. 7; thence N 45°32'30" W a distance of 356.66 feet to Corner No. 8; thence N 44°19'08" E a distance of 237.34 feet to a point on the Southerly right-of-way of Katlian Avenue as Corner No. 9; thence along the right-of-way of Katlian Avenue in a

southeasterly direction along a curve to the Left, whose delta angle is 27°57'49" and whose radius is 507.46 feet for a distance of 247.67 feet to Corner No. 10; thence S 57°00' E a distance of 3.00 feet to Corner No. 11, a point on a curve to the Right whose delta angle is 7°56'07" and whose radius is 477.46 feet, a distance of 66.13 feet to Corner No. 1 and the True Point of Beginning. Records of the Sitka Recording District, First Judicial District, State of Alaska.

Research and analysis indicate that the full and true value of the subject as of December 12, 2016, based upon available relevant market data, is:

\$3,975,000

Three Million, Nine Hundred Seventy Five Thousand Dollars

This valuation takes into consideration current market factors, documented ongoing maintenance of the cold storage facility by the City and Borough of Sitka, and contains a decremental adjustment for the recommended bulkhead repair. Due to the lack of relevant comparable sales data for similar properties, the cost approach was heavily weighted for this valuation.

Purpose

The purpose of this report is to determine an opinion of full and true value for the subject property. According to the Sitka General Code, Title 4.12.040, full and true value is defined as:

“Assessment of property at full and true value. Property shall be assessed at its full and true value in money, as of January 1st of the assessment year. In determining the full and true value of property in money, the person making the return or the assessor, as the case may be, shall not adopt a lower or different standard of value because the same is to serve as a basis of taxation, nor shall he adopt as a criterion of value the price for which the property would sell at auction, or at a forced sale, either separately or in the aggregate with all of the property in the taxing district, but he shall value the property at such sum as he believes the same to be fairly worth in money at the time of assessment. (B.C.S. § 3.20.040.)”

To the extent this definition conflicts with other industry definitions for full and true value, the appraiser claims a jurisdictional exception as allowed in USPAP.

Scope

The scope of work included in this assignment is as follows:

- 1) Research, verify, and analyze data from reliable sources to determine comparable market data.
- 2) A sales comparison approach was not developed due to the lack of relevant comparable sales for this special use property.
- 3) Report conclusion of final opinion of full and true value area in accordance with USPAP.

Statement of Assumptions and Limiting Conditions

- This report is not an appraisal at full and true value, which would require a different scope of work.
- This report it is an opinion of full and true value based upon standardized land and building cost valuation models established for the fair and equitable valuation of all taxable property per SGC 4.12.040.
- This report is an opinion of full and true value for assessment purposes only based on a market review of available and comparable market information.
- If an error is found, the appraiser reserves the right to review and amend the estimate of value.
- This report must be used and considered as a whole document. No part of this report is to be used out of context, and by itself alone, no part of this report is necessarily correct, as being only part of the evidence upon which the final judgment as to value is based. The appraiser is not responsible for unauthorized use of this report.

X Wendy Lawrence

Wendy Lawrence, Assessing Director
State of Alaska Certified Residential Real Estate Appraiser
License #740
Exp. 6/30/2017