

HORAN (D&H Paid Assessment)

Summary Land Value Calculation			
Site Characteristics	Area	Unit Value	Value
Uplands	6,207 SF	\$65.00/SF	\$403,455
Tide & Sloping	8,748 SF	\$26.00/SF	\$227,448
Total	14,955 SF	\$42.19/SF	\$630,903

Formula Result

	Property	Sq ft	PX/sqft	Price
Norwegian Bid	subport	125,406	159.48	20,000,000
Carnival Bid	subport	125,406	103.66	13,000,000
Godspeed, Inc	subport	125,406	99.68	12,500,000

GOLDBELT Paid Assesment

Subject Market Value Conclusion			
Subject parcel	Area	Market Value per SF	Market Vale
U1 & U2	6207	\$80	\$496,560
P1	2098	\$32	\$67,136
P2	6550	\$4	\$26,200
Total			\$589,896

The indicated value for the land proposed for acquisition is \$589,896. This value can reasonably be rounded to \$590,000.

The uplands (U1 & U2)

The dock (p1)

The tidelands Goldbelt wants to deck over (P2)

Total Sq Ft 14,855

Total PX 590,000

Total PX /Sq 39.72

Norwegian Sq Ft Rate	D&H Property	14,955	159.48	2,385,053
Carnival Sq Ft Rate	D&H Property	14,955	103.66	1,550,285
Godspeed, Inc Sq Ft Rate	D&H Property	14,955	99.68	1,490,658
D&H Assessor Value Sq Ft Rate (HORAN)	D&H Property	14,955	42.19	630,951
GOLDBELT Assessor Value Sq Ft Rate	D&H Property	14,955	39.72	589,896

<<Approximate value due to combined uplands / tidelands value

<<Rounded to \$590,000

109 S Franklin	Deckhand Daves	11,048	240.77	2,660,000
356 S Franklin Street	Gravel Lot / *Listing*	33,542	327.95	11,000,000
346 S Franklin	Next to Gravel Lot	4,193	298.69	1,252,400

https://jre-realestate.com/idx/mls-25454-356_s_franklin_street_juneau_ak_99801

109 S Franklin (Deckhand Daves) Sq Ft Rate	D&H Property	14,955	240.77	3,600,679
356 S Franklin Street (gravel lot) Sq Ft Rate	D&H Property	14,955	327.95	4,904,448
346 S Franklin (gravel lot adjacent) Sq Ft Rate	D&H Property	14,955	298.69	4,466,883

Residential Values / Not Actual Comparables, for reference purposes only

Assessed Value	202 Troy	5128	201,700	39.33	Highlands
Assessed Value	210 Troy	4800	199,700	41.60	Highlands
Assessed Value	414 W Ninth St	4500	194,100	43.13	Flats
Assessed Value	528 W Eleventh St	3600	187,300	52.03	Flats
Assessed Value	3271 Nowell Ave	7,465	128,200	17.17	West juneau
Assessed Value	3172 Pioneer Ave	7,500	166,600	22.21	West juneau
Assessed Value	2910 Simpson Ave	3,508	129,500	36.92	Douglas
Assessed Value	1212 5th St	5,000	131,100	26.22	Douglas
Assessed Value	1300 1st St	4,392	118,800	27.05	Douglas Waterfront
Assessed Value	1613 Beach Dr	8,673	178,500	20.58	Douglas Waterfront
Assessed Value	5300 N Douglas Hwy	18,730	194,800	10.40	North Douglas Waterfront
Assessed Value	6430 N Douglas Hwy	54,450	238,400	4.38	North Douglas Waterfront
Assessed Value	1406 Mary Ellen Way	15,525	190,200	12.25	Twin Lakes
Assessed Value	4445 Mountainside Dr	14,834	178,100	12.01	Twin Lakes
Assessed Value	5959 Sunset St	12,000	109,600	9.13	Lemon Creek
Assessed Value	5852 Lemon St	7,153	97,300	13.60	Lemon Creek
Assessed Value	9340 Miner Dr	13,000	122,000	9.38	Airport Residential
Assessed Value	9464 Brady Pl	11,761	141,700	12.05	Airport Residential
Assessed Value	8686 Dudley St	15,000	146,100	9.74	Valley
Assessed Value	9020 Long Run Dr	11,145	131,600	11.81	Valley
Assessed Value	9229 Sharon St	8,459	103,600	12.25	Valley
Assessed Value	9164 Wolfram Way	11,585	156,900	13.54	Valley
Assessed Value	16375 Pt Lena Loop Rd	40,946	434,700	10.62	Lena Waterfront
Assessed Value	16205 Pt Lena Way	43,995	450,800	10.25	Lena Waterfront
Assessed Value	17825 Pt Lena Loop Rd	24,829	383,200	15.43	Lena Waterfront
Assessed Value	17825 Pt Lena Loop Rd	27,007	391,700	14.50	Lena Waterfront
Assessed Value	18005 Pt Stephens Rd	24,829	347,800	14.01	Tee Harbor Waterfront
Assessed Value	17835 Pt Stephens Spur	23,958	345,700	14.43	Tee Harbor Waterfront