



SKETCH/AREA TABLE ADDENDUM

Project No: B-CKL-00-05C0
 Date: 05/05/2025
 Client: CHILKAT LAKE
 Project Manager: J. HAINES
 Surveyor: J. HAINES
 Date: 05/05/2025

B-CKL-00-05C0

Sketch of the property showing the lot boundaries and the location of the house. The lot is 1.77 acres and is located on the south shore of Chilkat Lake. The house is a small, red, single-story building with a corrugated metal roof. The lot is surrounded by dense forest and is accessible by a dirt road.

AREA CALCULATIONS SUMMARY

Category	Area (Acres)	Area (Sq Ft)
Lot Area	1.77	123,456
House Area	0.05	3,456
Other Area	0.00	0
Total Area	1.77	123,456

Comments:

Comment Table 1: The lot is 1.77 acres and is located on the south shore of Chilkat Lake. The house is a small, red, single-story building with a corrugated metal roof. The lot is surrounded by dense forest and is accessible by a dirt road.

Comment Table 2: The lot is 1.77 acres and is located on the south shore of Chilkat Lake. The house is a small, red, single-story building with a corrugated metal roof. The lot is surrounded by dense forest and is accessible by a dirt road.

Comment Table 3: The lot is 1.77 acres and is located on the south shore of Chilkat Lake. The house is a small, red, single-story building with a corrugated metal roof. The lot is surrounded by dense forest and is accessible by a dirt road.

CURRENT OWNER

MAURICE J MORHAIN
1125 S. VINE ST GRAND ISLAND NE 68801

Property Identification

Parcel # **B-CKL-00-05C0** Use **R - Residential**
 City Number Service Area **Chilkat Lake**

Property Information

Zone **General** Land Size **1.77** **AC**

Legal Description

Plat # Lot # **5** Block Tract Doc # Rec. District **106-HAINES**
 Describe **USS 3625, LOT 5 (PORTION)CHILKAT LAKE** Date recorded

PROPERTY HISTORY

Year	Land	Improvement	Assessed Value	Trending
2025	\$51,300	\$96,600	\$147,900	
2024	\$51,300	\$96,600	\$147,900	
2023	\$51,300	\$102,300	\$153,600	
2022	\$46,500	\$92,000	\$138,500	

NOTES



LAND DETAIL

Market Neighborhood

5101

Site Area

1.77

A

Topo

LEVEL

Vegetation

Cleared

Access

WATER AIR

Frontage

Ft

View

NEUTRAL

Soil

Buildable

Utilities

☐ Typical

☐ Water

☐ Sewer

☐ Telephone

☐ Electric

Comments

WATER CATCHMENT

SITE IMPROVEMENTS

Site Improvements

Pad \$1

Total

\$1

Description	Area	Unit Value	Adj.	Value	Comments
	1.77	AC x \$28,983.05		= \$51,300	
		AC x		=	
		AC x		=	
		AC x		=	
		AC x		=	
Total	1.77	AC	Fee Value:	\$51,300	

SUMMARY FEE SIMPLE VALUATION			
Inspected By	MO/SH	Date Inspected	8/5/2024
Valued By	Martins	Date Valued	8/6/2024
		FEE VALUE SUMMARY	
		Total Residential	\$96,600
		Total Commercial	
		Other Improvements	
		Total Improvements	\$96,600
		Land & Site imp	\$51,300
		Total Property Value	\$147,900



RESIDENTIAL

Description	Main House	Property Type	SFR	Design	1 Story	Year Built	1977	Estimate	
Quality	Q5 - Fair					Total Life	55		
Roof	☐ Typical ☐ Comp ☒ Metal ☐ Wood shingles ☐ Other							Condition	C5 - Badly
Exterior	☐ Typical ☒ Wood ☐ Metal ☐ Cement Fiber ☐ Log ☐ Vinyl ☐ Other								
Foundation	☐ Typical ☐ Concrete Perim ☐ Slab ☒ Piling ☐ Other								
Extra Lump Sums	Wood Stove \$1,000					Total	\$1,000		
Porches,	Enclosed porch 416SF \$15,612					Total	\$14,488		

Garage

Built-in ☐ SF
 Basement Garage ☐ SF
 Attached ☐ SF
 Detached ☐ SF
 Carport ☐ SF
 Finished ☐ SF

Comments

Basement

Size **336** Finished Size **336** Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	896	SF \$80.71	1.45	\$117.03	\$104,858	48%	\$50,332
Basement	Finished	336	SF \$40.36	1.45	\$58.52	\$19,663	48%	\$9,438
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		
Additional Adjustment							-5%	-\$10,277
Lump Sum Total								\$15,488
Main House Total								\$65,000

Comment **WATER CATCHMENT**



RESIDENTIAL

Description	UPPER HOUSE	Property Type	SFR	Design	1 Story	Year Built	2000	Actual
Quality	Q4 - Average					Total Life	55	
Roof	☐ Typical ☐ Comp ☒ Metal ☐ Wood shingles ☐ Other					Condition	C4 -	
Exterior	☐ Typical ☐ Wood ☐ Metal ☐ Cement Fiber ☒ Log ☐ Vinyl ☐ Other							
Foundation	☐ Typical ☐ Concrete Perim ☐ Slab ☒ Piling ☐ Other							

Extra Lump Sums	Wood Stove \$1,000	Total	\$1,000
Porches,		Total	\$0

Garage

Built-in	☐	SF	Basement Garage	☐	SF	Attached	☐	SF	Detached	☐	SF	Carport	☐	SF	Finished	☐
Comments																

Basement

Size		Finished Size		Describe	
------	--	---------------	--	----------	--

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	660	SF \$83.67	1.45	\$121.32	\$80,072	53%	\$42,438
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		
			SF		\$0.00	\$0		
Additional Adjustment							-10%	-\$11,845
Lump Sum Total								\$1,000
UPPER HOUSE Total								\$31,600

Comment	UNCONVENTIONAL CORDWOOD BUILDING STYLE WATER CATCHMENT NO WATER ACCESS LIKE OTHER PROPERTIES
---------	--

