

The following table identifies four current listings for sale and four market sales similarly situated as the subject ADOT parcel L-C-148:

	List Price	Size SF	Market Value
Listing	\$140,000	16,020	\$8.74
Listing	\$154,900	21,485	\$7.21
Listing	\$170,000	20,237	\$8.40
Listing	\$179,000	18,477	\$9.69
	avg	19,055	\$8.51
Sale Date	Sale Price	Size SF	Market Value
04/22/24	\$170,000	17,353	\$9.80
03/25/24	\$195,000	17,297	\$11.27
09/06/23	\$100,000	11,137	\$8.98
07/21/23	\$130,000	21,447	\$6.06
	avg	16,809	\$9.03
L-C-148	\$162,000	18,000	\$9.00

I recommend a value for disposal as of 6/3/24 to be \$162,000.

Timothy F. O'Connell, Jr.
Arizona Department of Transportation
Right of Way Group, Appraisal Section Supervisor