MARKET ANALYSIS & EXCESS LAND WORKSHEET

Project: M6970 01X 202 MA 000 H5439   **Parcel:** L-C-146

Highway: SR202   **Owner:** ADOT

Section: Salt River Jct I-10 Papago   **Agent:** Amber Gibbs

COMPARABLE MARKET DATA

Assessor Parcel #	Sale Date	Sales Price Per Unit	GENERAL ADJUSTMENT FEATURES					ADJUSTED UNIT VALUE
			Size	Zoning	Topography	Location	Other	
222-46-018 Pima Co.	8/10/23	$0.28/sf	22.37ac	unzoned	rolling	Oro Valley	Open space	$0.20/sf
			+			-		
305-24-219A Pima Co.	9/18/23	$0.04/sf	34.81ac	SP	rolling	Vail AZ	Build preclude	$0.15/sf
			+			-		
111-03-029D 111-02-024B	11/20/ 2024	$0.03/sf	14.79ac	SR	flat	Tucson	floodway	$0.12/sf
			+					
SUBJECT two non-contiguous			23,225sf 0.53ac	Trail Open sp	flat	West Phoenix	KVA Power lines	
						RECOMMENDED LAND UNIT VALUE:		$0.15/sf

NOTE: The above sale/listing data was obtained from sources such as Comps of Arizona, TRW/REDI, Multiple Listing Service, etc. and may not have been independently confirmed.

This document shall be accompanied by a delineation package prepared as define in the ADOT R/W Manual, Plans-4948, Section *18.04: Preparation of Parcel Files, real estate comparables, maps and all supporting documentation. If using a % of fee, it must be justified as to why and all pertinent information be attached.*

ACQUISITION FROM SUBJECT PROPERTY: Area: 23,225/sf x $0.15/sf = $3,483.75   SAY $3,500

____ Photograph of property attached for value $25,000 - $50,000   Type of Interest:

Highest and best use: _x___ unchanged   ____changed (see comments)

COMMENTS: (re: access, shape, location, topography, intensity of use for partial interests, minor improvements/cost-to-cure, etc.)
A zoning case (Z-129-98-7) stipulation restricts the subject to "multi-purpose trail use", essentially, "open space". The powerline easement precludes structures other than parking lots. Subject is in two non-contiguous parcels, North parcel 2,562.78sf, the South parcel 20,662.50sf, totaling 23,225sf (rounded).

PROPOSED MINIMUM: $3,500

CONCURRENCE: _____ 7/9/25

      ADOT Right of Way Manager   Date

Project Management Manual Section 4.47 (d) Rev. 02/19