


APPRAISAL COVER SHEET

TYPE OF REPORT:	Appraisal for market value, Before and After Acquisition for Road Improvement Project
PARCEL NO.:	07-12974
OWNER NAME:	ADOT
NAME & LOCATION OF PROPERTY:	17052 W. SONORA STREET, GOODYEAR, AZ 85338
PROJECT:	H6870 01D
HIGHWAY:	BOB STUMP MEMORIAL PARKWAY
SECTION:	MC 85-VAN BUREN ST
DATE OF APPRAISAL REPORT:	November 4, 2024
EFFECTIVE DATE OF VALUE:	October 11, 2024
APPRAISER:	Steven R. Cole, MAI, SRA Certified General Real Estate Appraiser #30130

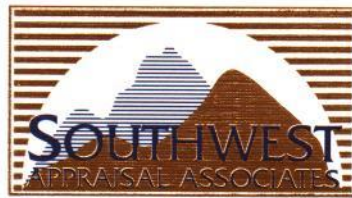
	AREA REQUIRED			REMAINDER	
TOTAL AREA	UNDERLYING FEE (EXISTING ROW)	NET EXCLUDING (EXISTING ROW)	EASEMENTS	LEFT	RIGHT
± 6,094 Sq. Ft.		± 133 Sq. Ft.	TCE ± 243 Sq. Ft.		± 5,961 Sq. Ft.



PLEASE NOTE: This exhibit is intended for Appraisal purposes only. Refer to Final Right-of-Way Plans for additional information.

		Exhibit # 7-12974	HIGHWAY NAME: BOB STUMP MEMORIAL PARKWAY
THIS SKETCH PLAN IS FOR ADOT INTERVAL USE ONLY		Drawn JV	PROJECT NO. 303L MA 100 H6870
ROUTE NO: SR 303L	LOCATION: MC-85 - VAN BUREN ST	DATE 04/15/2024	FEDERAL AID NO.: UNASSIGNED
			SHEET NO. 1 OF 1

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P.O. Box 16156
TUCSON, ARIZONA 85732
(520) 327-0000
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LETTER OF TRANSMITTAL

November 4, 2024

Mr. Jim Walcutt
Arizona Department of Transportation
205 South 17th Avenue, Room 331
Mail Drop #612E
Phoenix, Arizona 85007

RE: Appraisal of ADOT Parcel #7-12974, for a 133 square foot acquisition of land and a 243 square foot Temporary Construction Easement (TCE).

Dear Mr. Walcutt:

At your request, I have provided my fair market value opinions for the subject property referenced above, before and after the acquisition for 133 square feet of land and a Temporary Construction Easement of 243 square feet of land. The property appraised is located at 17052 West Sonora Street, Goodyear, Arizona 85338.

According to ADOT, the property appraised consists of 6,094 square feet of land. According to the Maricopa County Assessor's records, structural improvements on the parcel include a 1,660 square-foot single-family residence built in 2009. My on-site measurements align with the building size estimate from the assessor.

The area required in fee for the ADOT project is a small sliver on the northwest corner of the subject parcel. It is my opinion that the fee acquisition does not adversely impact the highest and best use of the subject property for single-family residential use. However, there are several site improvements in the acquisition area which must be acquired. The property will be worth less as a result of the loss of some of these improvements. However, this loss of these items can be cured. This is explained further in the *Severance Damage* and *Cost to Cure* sections of this valuation.

The areas required for Temporary Construction Easements (TCEs) are estimated by ADOT to be ± 243 square feet in size. The locations of the TCEs are near the northwest corner of the site and near the western entryway of the home. ***The valuation herein assumes that any site improvements located in the temporary construction easement boundaries will be undisturbed, or returned to their original state by ADOT, at no expense to the property owner.***

The purpose of this appraisal is to provide market value opinion for the subject parcel, as of October 11, 2024, the effective date of value, pursuant to Arizona Revised Statute 28-7091, as follows:

“Market Value’ means the most probable price estimated in terms of cash in United States dollars or comparable market financial arrangements which the property would bring if exposed for sale in the open market, with reasonable time allowed in which to find a purchaser, buying with knowledge of all of the uses and purposes to which it was adapted and for which it was capable.”¹

The intended users of the appraisal includes the officials and agents of the Arizona Department of Transportation and the officials and agents of the Federal Highway Administration. No other use or users are intended, and any unintended use may be misleading. The intended use of the appraisal is to utilize the market value estimate to assist in decisions regarding the disposition of the property identified herein.

This appraisal report is intended to comply with the Arizona Department of Transportation Appraisal Standards and Specifications. Further, this is an appraisal report that is intended to comply with the reporting requirements set forth in Standards rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice* (USPAP) promulgated by the Appraisal Standards Board of the Appraisal Foundation. The Sales Comparison Approach is utilized to support our market value opinion. Since this valuation is for land value only, the Cost and Income Approaches are omitted.

This report or any portion thereof is for the exclusive use of the client and is not intended to be used, sold, transferred, given, or relied on by any other person other than the client without the prior, expressed written permission of the author, as set forth within the Contingent and Limiting Conditions contained in this report.

Based upon the data, analyses, opinion and conclusions contained in this report, my market value opinion, as of October 11, 2024, is as follows:

Parcel 7-12974: KANDI SWIFT	
Market Value Opinion, Before the Acquisition	\$410,000
Value of the Land to be Acquired	\$2,237
Value of the Improvements to be Acquired	\$6,975
Value of the Remainder, as part of the Whole, Before the Acquisition	\$400,788
Value of the Remainder, as part of the Whole, After the Acquisition	\$400,629
Severance Damages as Measured by Cost to Cure	\$160
Opinion of Market Value of the Partial Acquisition	\$9,371
Market Value of the Temporary Construction	
Easement (36 Months Total).....	\$1,348.8

The value opinion provided herein is subject to the following Extraordinary Assumptions and Limiting Conditions, and appraiser certifications.

¹ Arizona Revised Statute 28-7091

Extraordinary Assumption:

Pursuant to the Uniform Standards of Professional Appraisal Practice (USPAP), the definition of Extraordinary Assumption is as follows:

*“An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser’s opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis”.*²

This appraisal report is based on the following extraordinary assumptions:

- 1) *No archaeological survey was provided to the appraisers. It is an extraordinary assumption of this appraisal that there is no known archaeological significance on the subject parcel.*
- 2) *No geological survey was provided to the appraisers. It is an extraordinary assumption of this appraisal that there is no known geological significance on the subject parcel.*
- 3) *The subject parcel was inspected by the appraisers. No evidence of environmental risks or hazardous conditions was observed. It is an extraordinary assumption in this appraisal that there are no known environmental risks or hazardous conditions on the subject parcel.*
- 4) *This appraisal assumes that all site improvements that are within the area of the Temporary Construction Easement will be undisturbed or repaired to their original condition at no expense to the property owner.*

Hypothetical Condition:

Pursuant to the Uniform Standards of Professional Appraisal Practice (USPAP), hypothetical condition is defined as follows:

*“A hypothetical condition is a condition directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”*³

There are no hypothetical conditions that apply to this appraisal. ***The use of these extraordinary assumptions and hypothetical conditions might have affected the assignment results.***

We hereby certify that to the best of our knowledge and belief, all statements and opinions contained in this appraisal report are correct. This transmittal letter is not valid for any purpose unless accompanied by the appraisal referred to herein.

Respectfully submitted,



Steven R. Cole, MAI, SRA, AI-GRS
Certified General Real
Estate Appraiser # 30130

² *Uniform Standards of Professional Appraisal Practice, 2024 Ed., Appraisal Foundation*

³ *Uniform Standards of Professional Appraisal Practice, 2024 Ed., Appraisal Foundation*

TABLE OF CONTENTS

LETTER OF TRANSMITTAL	3
ASSUMPTIONS AND LIMITING CONDITIONS	7
THE APPRAISAL PROCESS IN CONDEMNATION	12
PROPERTY IDENTIFICATION	14
DETERMINATION OF THE LARGER PARCEL	15
PURPOSE OF THE APPRAISAL	17
DEFINITIONS	17
OWNERSHIP HISTORY AND FIVE-YEAR CHAIN OF TITLE	19
SIGNS	19
OWNERSHIP CONTACT	19
SCOPE OF WORK	19
OVERVIEW – MARICOPA COUNTY	23
MARKET ANALYSIS	31
SITE ANALYSIS	37
HIGHEST AND BEST USE – BEFORE CONDITION	40
SUBJECT PHOTOGRAPHS	44
SALES COMPARISON APPROACH, AS IMPROVED – BEFORE ACQUISITION	51
PART TO BE ACQUIRED	62
PHYSICAL EFFECTS OF THE ACQUISITION	63
VALUATION OF SITE IMPROVEMENTS WITHIN AREA OF ACQUISITION	63
VALUATION – PART TO BE ACQUIRED	64
VALUATION – REMAINDER AS PART OF THE WHOLE	65
VALUE OF THE REMAINDER AFTER THE ACQUISITION	66
VALUATION - TEMPORARY CONSTRUCTION EASEMENT (“TCE”)	67
SEVERANCE DAMAGES	70
COST TO CURE	70
PROJECT INFLUENCE	72
MARKET VALUE OF THE PARTIAL ACQUISITION AND ITS EFFECTS ON THE REMAINDER ..	73
EXPOSURE TIME	74
AUDITING BREAKDOWN	74
ADOT CERTIFICATION	75
APPRAISER’S CERTIFICATION	77
QUALIFICATIONS OF STEVEN R. COLE, MAI, SRA, AI-GRS	79
ADDENDA	82

ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the Appraisers appearing in the report is subject to the following conditions, and to such other specific and limiting conditions as are set forth by the Appraisers in the report.

This report is being prepared for our clients. This report or any portion thereof is for the exclusive use of the clients and is not intended to be used, sold, transferred, given or relied on by any other person than the clients without the prior, expressed written permission of the author, as set forth within the Limiting Conditions contained in this report.

The Appraisers assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraisers render any opinion as to the title, which is assumed to be good and marketable. A Right of Way Title Report has been furnished to the Appraisers. The property is appraised as though under responsible ownership, competent management and adequate marketing typical for that type of property. The legal description, if provided to me, is assumed to be correct. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.

The Appraisers have made no survey of the property. Any sketch or map in the report may show approximate dimensions and is included for illustrative purposes only. It is the responsibility of a certified engineer, architect or registered surveyor to show by a site plan the exact location of the subject property or any improvements or any proposed improvements thereon, or the exact measurements or calculations of estimated area of the site. In the absence of such a survey, the Appraisers may have utilized Tax Assessor's maps or other maps which may not represent the exact measurements of the subject property or other comparable information utilized to determine the value of the subject property. Any variation in dimensions or calculations based thereon may alter the estimates of value contained within the report.

When possible, the Appraisers has relied upon building measurements provided by the client, owner, or agents of these parties. In their absence, the appraisers have relied upon their own measurements of the subject improvements. However, there are some factors that may limit our ability to obtain accurate measurements. Professional building area measurements are beyond the scope of this appraisal assignment.

In estimating the opinion of value of the subject property and in analyzing comparable information, the Appraisers have relied upon information from public and private planning agencies as to the potential use of land or improved properties. This information may include, but is not limited to, Area Plans, Neighborhood Plans, Zoning Plans and Ordinances, Transportation Plans and the like. To the extent that these plans may change, the value opinions of this report may also change.

The dates of value to which the opinions expressed in this report apply are set forth in this report. The Appraisers assumes no responsibility for the economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors. These forecasts are, therefore, subject to changes with future conditions.

In the absence of a professional Engineer's Feasibility Study, information regarding the existence of utilities is made only from a visual inspection of the site. The Appraisers assumes no responsibility for the actual availability of utilities, their capacity or any other problem which may result from a condition involving utilities. The respective companies, governmental agencies or entities should be contacted directly by concerned persons.

The Appraisers are not required to give testimony or appear in court because of having made the appraisal with reference to the property in question unless prior arrangements have been made and confirmed in writing.

Any allocation of the valuation in the appraisal report between land and improvements applies only under the existing program of utilization. The separate valuation for land and improvements must not be used in conjunction with any appraisal and are invalid if so used.

The Appraisers assumes that there are no hidden or unapparent conditions of the property, subsoil, potential flooding hazards, hydrology or structures which would render it more or less valuable. The Appraisers assume no responsibility for such conditions or for engineering which might be required to discover such factors.

Unless otherwise stated within this report, the existence of hazardous materials, which may or may not be present within or on the property, will not be considered by the appraiser. The Appraisers assumes, and the clients warrant, that no such materials adversely affect the utility, usability or development potential of the property to the best of their knowledge. The Appraisers are not qualified to detect such substances. The value opinion has been predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility will be assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The clients are urged to retain an expert in this field, if desired.

The presence of barriers to the disabled, which may or may not be present within or on the subject property, will not be considered by us. We have not performed a compliance survey to determine if it is in conformance with the A.D.A (Americans with Disabilities Act). The Appraisers assumes, and the clients warrant, that no such barriers adversely affect the utility, usability, or development potential of the property to the best of their knowledge. The Appraisers are not qualified to analyze such barriers. The value opinion has been predicated on the assumption that there are no such barriers on or in the property that would cause a loss in value. The clients are urged to retain an expert in this field, if desired.

Information, estimates and opinions furnished to the Appraisers and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the Appraisers can be attributed to the Appraisers.

Disclosures of the contents of the report by the Appraisers are governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraisers are affiliated.

On all reports which are undertaken subject to satisfactory completion of, alterations of or repairs to improvements, the report and value conclusions contained in it are contingent upon completion of the improvements or of the repairs thereto or alterations thereof in a

workmanlike manner and consistent with the specifications presented to the Appraisers.

Prospective value opinions are intended to reflect the current expectations and perceptions of market participants. They should not be judged on whether specific items in the forecasts are realized. The Appraisers cannot be held responsible for unforeseeable events that alter market conditions after the effective date of the report. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is likely that some assumptions will not materialize and that unanticipated events may occur that will affect actual performance.

The appraisers has not made a specific survey of the subject property to determine whether or not it has any plant or wildlife which is identified as an endangered or threatened species by the U.S. Fish and Wildlife Service. While not observed and while no information was provided to confirm or deny the existence of any endangered or threatened species on the subject property (unless expressly stated herein), it is emphasized that the appraisers are not qualified to detect or analyze such plants and wildlife. Any such conclusions must be based upon the professional expertise of persons qualified to make such judgments. Thus, any person or other entity with an interest in the subject property is urged to retain an expert if so desired.

Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraiser, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval from Southwest Appraisal Associates' President.

This appraisal was prepared for the sole and exclusive use of the client. Any party who is not the clients or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Southwest Appraisal Associates. We claim no expertise in areas such as, legal description survey, structural, or environmental, engineering mechanical or electrical systems and the like. We assume such data is accurate and such systems functional unless otherwise noted in the appraisal.

This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.

This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.

This appraisal is not intended to be used in connection with a real estate syndicate or syndicates. A real estate syndicate is a general or limited partnership, joint venture, unincorporated association or other organization formed for the purpose of an investment from an interest in real property. It includes, but is not limited to a sale, exchange, trade or

development of such real property. It may or may not be registered with the United States Securities and Exchange Commission or a state regulatory agency which regulates public offerings.

This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights, (mineral, gas, and oil), were not considered in this appraisal unless specifically stated to the contrary.

If any claim is filed against Southwest Appraisal Associates, its officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, only for direct compensatory damages, (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by Southwest Appraisal Associates to provide this report.

All disputes shall be settled by binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association.

The use of this report or its analysis and conclusions by the clients or any other party constitutes acceptance of all the above limiting conditions.

Extraordinary Assumption:

Pursuant to the Uniform Standards of Professional Appraisal Practice (USPAP), the definition of Extraordinary Assumption is as follows:

*“An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser’s opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis”.*⁴

This appraisal report is based on the following extraordinary assumptions:

- 1) No archaeological survey was provided to the appraisers. It is an extraordinary assumption of this appraisal that there is no known archaeological significance on the subject parcel.*
- 2) No geological survey was provided to the appraisers. It is an extraordinary assumption of this appraisal that there is no known geological significance on the subject parcel.*
- 3) The subject parcel was inspected by the appraisers. No evidence of environmental risks or hazardous conditions was observed. It is an extraordinary assumption in this appraisal that there are no known environmental risks or hazardous conditions on the subject parcel.*
- 4) This appraisal assumes that all site improvements that are within the area of the Temporary Construction Easement will be undisturbed or repaired to their original condition at no expense to the property owner.*

⁴ *Uniform Standards of Professional Appraisal Practice, 2024 Ed., Appraisal Foundation*

Hypothetical Condition:

Pursuant to the Uniform Standards of Professional Appraisal Practice (USPAP), hypothetical condition is defined as follows:

“A hypothetical condition is a condition directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”⁵

This appraisal report is based on the following hypothetical conditions:

There are no hypothetical conditions that apply to this appraisal.

The use of these extraordinary assumptions and hypothetical conditions might have affected the assignment results.

⁵ Uniform Standards of Professional Appraisal Practice, 2020-2023 Ed., Appraisal Foundation

THE APPRAISAL PROCESS IN CONDEMNATION

An appraisal is an opinion based upon research, judgment, and an analysis of factors influencing real estate value. These factors consider the four major forces at work in the economy: physical, legal/political, social and economic forces.

“Before” Value Estimate:

The “Before” value estimate provides an opinion of market value before the proposed acquisition of property based on the hypothetical condition that, the subject property’s market value is not influenced by the proposed government right of way project. The sections comprising the first portion of the report include: Date, Function and Purpose of the Appraisal, Property Identification, Scope of the Appraisal, Regional and Neighborhood Analysis, Site Analysis, Improvements Analysis and Highest and Best Use. The highest and best use is the basis upon which market value is determined.

In a condemnation appraisal, the second portion of the report contains the approaches used to estimate an opinion of market value of the fee simple interest in the subject property. The fee simple interest is the unencumbered interest in the property. The property is valued under the hypothetical condition that no project is occurring. This valuation is known as a “before” market value opinion. The three traditional approaches to value are considered: The Cost Approach, the Sales Comparison Approach and the Income Approach. Not all of the approaches to value apply to every appraisal.

In the Cost Approach, the appraiser estimates the current replacement cost, new, for the improvements, deducts estimated accrued depreciation of all types, and adds the site value, as is vacant to arrive at an indication of market value. The accuracy in the estimate of accrued depreciation is a critical element in the reliability of the Cost Approach.

In the Sales Comparison Approach, recent sales of similar properties, known as "comparable sales," are analyzed and prices adjusted to estimate the market value of the subject property. This approach represents the actions of buyers and sellers in the market for this type of property. The degree of similarity between the comparable sales and the subject property determines the reliability of this approach.

The Income Approach is based upon the premise that market value is the present worth of the anticipated benefits to be derived from the property. In the Income Approach, the appraiser analyzes the subject property and comparable properties to support the market rent opinion and projected gross potential income. The estimated annual vacancy and collection loss is then deducted to estimate the effective gross income. The estimated

operating expenses are then calculated and subtracted from effective gross income to arrive at a conclusion of net operating income. Then, the net operating income is divided by an appropriate overall capitalization rate to provide an indicated value through the Income Approach. The reliability of this approach depends upon the estimates of income and expenses and the quality of the data from which the overall capitalization rate is selected.

After the three approaches to value have been considered in the estimate of market value in the “before” condition, a reconciliation of those approaches occurs. Greatest weight is often accorded one of the approaches to value.

“After” Value Estimate:

In condemnation appraising, the “After” value estimated is the market value of the property after the acquisition and under the hypothetical condition that the proposed project has been completed. Then, the value of the part to be acquired is estimated as part of the larger parcel. At this stage of the analysis, only the valuation of those improvements and land to be acquired are estimated. The value of the part to be acquired is subtracted from the value of the property, in the “before” condition, to arrive at an estimated value of the remainder, as part of the whole.

Next the value of the remainder “after” the acquisition is calculated. This value considers any possible damages to the remaining property as a result of the acquisition. A loss in value to the remainder can occur from: (1) an impairment of the land or improvements to serve the function for which they were being used, or could have been used, as of the date of the filing of the condemnation or, (2) as a result of costs to cure the negative effects of the acquisition. Such costs to cure can be considered if the amount of these costs to cure is less than the amount of the value lost due to the acquisition.

The loss in value to the remainder property as a result of the acquisition is known as severance damage. It is also possible that special benefits can accrue to the remainder property as a result of the acquisition. In Arizona, special benefits can only be used to offset severance damages but, not the value of the part to be acquired.

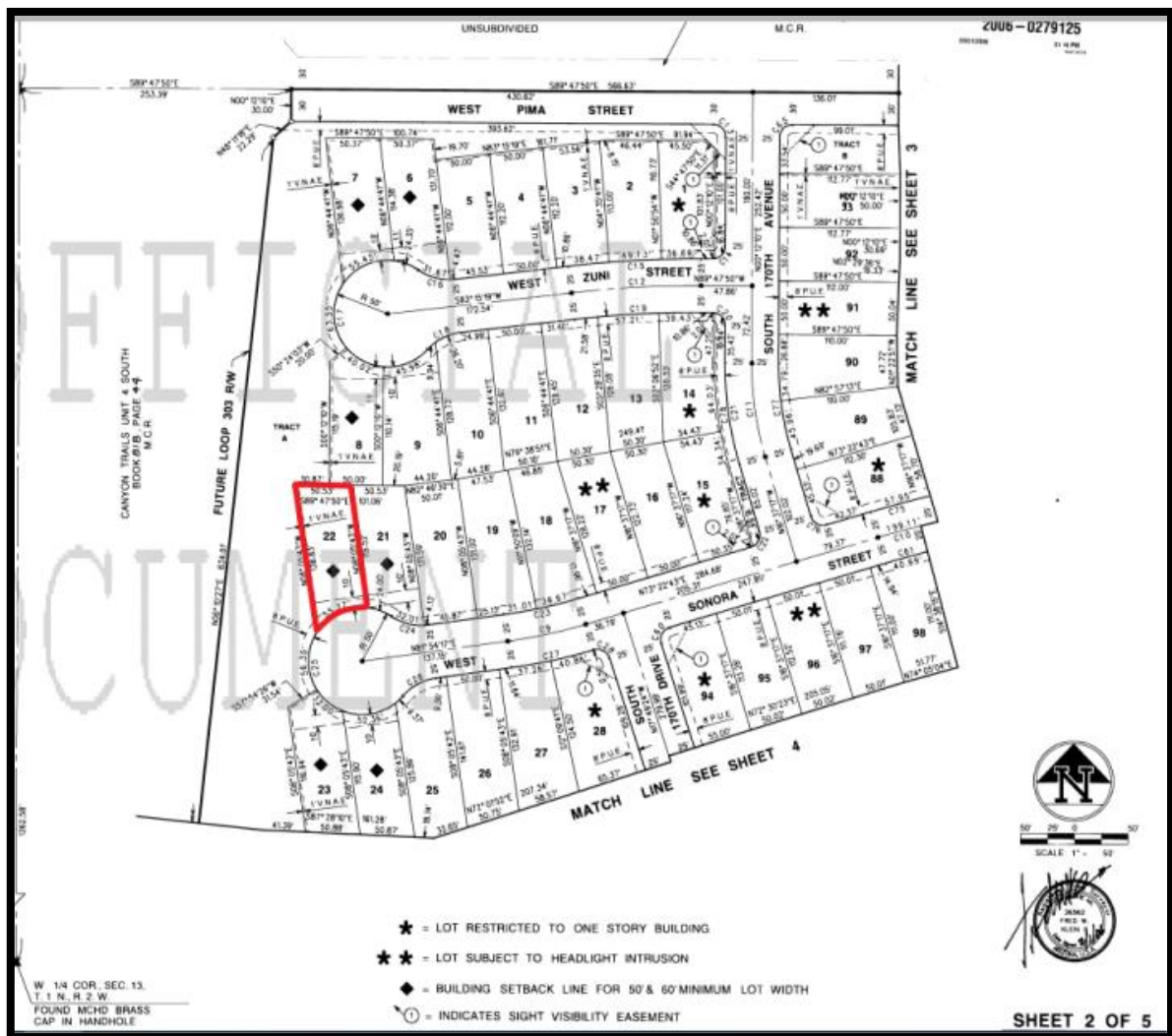
The total award to the owner of the property is the sum of the value of the part to be acquired plus any net damages to the remainder property. It is also possible that the condemning authority may need to rent additional land temporarily. This land is often used to accommodate the construction of the proposed improvements. The value opinion for the rental of this land may also be also provided. This is known as a Temporary Construction Easement (TCE).

PROPERTY IDENTIFICATION

The street address for the subject larger parcel is 17052 W. Sonora Street. Goodyear, AZ 85338. The subject property is located at the north end of the western cul-de-sac of West Sonora Street. The Maricopa County Assessor's Parcel Number is # 500-97-022. Based on the Right of Way Title Report, the property appraised is identified by the following legal description:

LOT 22, CANYON TRAILS UNIT 4 SOUTH PARCEL B, ACCORDING TO BOOK 818 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA.

PLAT MAP – MARICOPA COUNTY ASSESSOR



SUBJECT PROPERTY OUTLINED IN RED

DETERMINATION OF THE LARGER PARCEL

This appraisal employs the *larger parcel* technique in order to provide a market value opinion for the area required by the client for the new right of way. The definition for the larger parcel that is generally accepted by the courts is as follows:

“...that tract or tracts of land which are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.”⁶

The three traditional tests of use, ownership, and contiguity are evaluated by the appraiser to determine the larger parcel. The determination for the larger parcel includes consideration for location, physical characteristics, geographic constraints, physical barriers, land use designation, marketing demand and highest and best use. These factors are taken into consideration in estimating the size and shape of the larger parcel.

According to Arizona Department of Transportation Appraisal Standards and Specifications, “The ‘larger parcel’ concept is an analytical premise unique to the field of eminent domain valuation and is of paramount importance in valuing partial acquisitions.”

Further, “The Larger Parcel may be all of one parcel, part of a parcel, or several parcels combined, depending on the following:

1. *Unity of Use; and*
2. *Unity of Title/Ownership; and*
3. *Contiguity.”*

Unity of Use:

Unity of use requires that a parcel of land be devoted to the same use. The presence or absence of actual use is not the determining factor. Rather, it is the unity of highest and best use. The entire subject property as determined previously has a highest and best use for single-family residential use.

Unity of Title/Ownership:

To qualify as a larger parcel, it is essential that it is owned by the same individual, or group of individuals. Title to the property appraised is vested in the name of KANDI SWIFT. As such, it meets the test of Unity of Title/Ownership.

⁶ *The Dictionary of Real Estate Appraisal*, 6th ed., Appraisal Institute, 2015.

Contiguity:

Physical unity of contiguity must be present for a larger parcel to exist. As defined, the property appraised encompasses the area required for the new right of way to be acquired. Based on the foregoing analysis, the larger parcel depicted in the following map meets the criteria for use of the larger parcel methodology and is hereafter identified as the Larger Parcel.

The larger parcel consists of $\pm 6,094$ square feet according to ADOT and the Maricopa County Assessor. This appraisal relies on the site size as reported by both.

DEPICTION OF LARGER PARCEL



The larger parcel borders, in blue above, are approximate based on Maricopa County GIS Layers.

PURPOSE OF THE APPRAISAL

- Purpose of the Appraisal:*** The purpose of this appraisal is to estimate the market value of the fee simple estate.
- Intended User of the Appraisal:*** The intended users of the appraisal includes the officials and agents of the Arizona Department of Transportation and the officials and agents of the Federal Highway Administration. No other use or users are intended, and any unintended use may be misleading.
- Intended Use of the Appraisal:*** The intended use of the appraisal is to utilize the market value estimates to assist in the partial or total acquisition of the subject property for a public improvement.
- Date of Value Opinion:*** The effective date of the value opinion is October 11, 2024, the date of the property inspection.
- Date of the Appraisal Report:*** The date of the appraisal report is November 4, 2024.

DEFINITIONS

Appraisal:

“(noun) The act or process of developing an opinion of value; an opinion of value. (adjective) Of or pertaining to appraising and related functions such as appraisal practice or appraisal services.”⁷

Appraiser:

“One who is expected to perform valuation services competently and in a manner that is independent, impartial, and objective.”⁸

Contiguity:

“The quality or state of being contiguous.”⁹

Economic Unit:

1. “A portion of a larger (parent) parcel, vacant or improved, that can be described and valued as a separate and independent parcel. Physical characteristics such as location, access, size, shape, existing improvements, and current use are considered when identifying an economic unit. The economic unit should reflect marketability characteristics similar to other properties in the market area. In appraisal, the identification of economic units is essential in highest and best use analysis of a property.”

⁷ Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, 2018-2019.

⁸ Appraisal Institute, The Dictionary of Real Estate Appraisal, Seventh Edition, pg. 10

⁹ Merriam-Webster On-Line Dictionary, 2010.

2. *“A combination of parcels in which land and improvements are used for mutual economic benefit. An economic unit may comprise properties that are neither contiguous nor owned by the same owner. However, they must be managed and operated on a unitary basis and each parcel must make a positive economic contribution to the operation of the unit.”*¹⁰

Exposure Time:

*“The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.”*¹¹

Fee Simple Estate:

The Fee Simple Estate is the interested to be appraised for the subject within this report.

*“Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”*¹²

Larger Parcel:

*“In governmental land acquisitions and in valuation of charitable donations of partial interest in property such as easements, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, and unity of ownership, and unity of highest and best use. In most states, unity of ownership, contiguity, and unity of use are the three conditions that establish the larger parcel for the consideration of severance damages. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use.”*¹³

Market Value:

*“Value shall be determined by ascertaining the most probable price estimated in terms of cash in United States dollars or comparable market financial arrangements that the property would bring if exposed for sale in the open market, with reasonable time allowed in which to find a purchaser, buying with knowledge of all of the uses and purposes to which it was adapted and for which it was capable.”*¹⁴

Project Influence

*“In acquiring property for transportation purposes pursuant to this article, when determining the market value of the property to be taken and the market value of the remainder, if any, in the before condition, a decrease or increase in the market value of the real property prior to the date of valuation caused by the public project for which the property is to be acquired or by the likelihood that the property would be acquired for the project shall be disregarded.”*¹⁵

¹⁰ Appraisal Institute, The Dictionary of Real Estate Appraisal (Sixth Edition), pg. 72-73

¹¹ Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, 2016-2017.

¹² Appraisal Institute, The Dictionary of Real Estate Appraisal (Sixth Edition), pg. 90

¹³ Appraisal Institute, The Dictionary of Real Estate Appraisal, Seventh Edition, pg. 105

¹⁴ Arizona Revised Statute 28-7021

¹⁵ Arizona Revised Statutes 28-7097

OWNERSHIP HISTORY AND FIVE-YEAR CHAIN OF TITLE

According to the Maricopa County Recorder's Office, a Warranty Deed from "Kandi M. Swift, an unmarried woman" granted "Kandi Swift, an unmarried woman" title to the subject property. This is recorded by Deed #20201112532. This appears to be a name correction or a non-sale title transfer. To the best of the appraiser's knowledge, the subject property is not currently listed for sale and does not have any pending offers to purchase.

A Right of Way Title Report was provided to the appraiser from ADOT, which included a chain of title, as follows:

CHAIN OF TITLE

1. Warranty Deed from Jacklyn Lockridge and Christopher Lockridge, wife and husband, as Community Property with Rights of Survivorship to Kandi M. Swift, an unmarried woman dated March 11, 2019, recorded March 15, 2019 in Recorder's No. 2019-0182992.
2. Warranty Deed from Kandi M. Swift, an unmarried woman to Kandi Swift, an unmarried woman dated November 6, 2020, recorded November 13, 2020 in Recorder's No. 2020-1112532.

END OF CHAIN OF TITLE

SIGNS

There are no signs on the larger parcel.

OWNERSHIP CONTACT

A letter was sent to the property owner providing a Field Inspection Response form and offering the opportunity to accompany the appraiser during the inspection. A copy of the letter and response form is included in the Addenda. Ms. Kandi Swift attended the property inspection on October 11, 2024.

SCOPE OF WORK

The Scope of Work for an appraisal is the extent of the process of collecting, confirming, and reporting data, as well as the methods used in supporting the value opinion. The three traditional approaches to value, Cost Approach, Sales Comparison Approach, and Income Approach, were considered to estimate the "as is" market value of the fee simple interest in the subject property, before and after acquisition.

Purchasers of residential properties with existing improvements do not rely on the Cost Approach for their purchase decisions unless the home was very recently built. Thus, the Cost Approach is not employed.

Single-family residences like the subject are not typically purchased for their income generating potential. The most likely buyer of the subject property is an owner-occupant. Therefore, the Income Approach has been omitted.

The Sales Comparison Approach is employed to estimate the market value of the larger parcel, as improved, and the underlying site. The available data was sufficient to provide a credible indication of value.

In accordance with *Uniform Standards of Professional Appraisal Practice* (USPAP) 2024, the scope of work for the appraisal includes, but is not limited to, the following:

- *Inspection and analysis of the subject property, market conditions, and other restrictions that affect value; and*
- *Research, analysis, and confirmation of comparable market data.*

Research included the examination of sales and listing data published by Multiple Listing Service of Southern Arizona (MLSSAZ), CoStar COMPS of Arizona, Maricopa County public records, and interviews with real estate participants and brokers. Based on our conclusions of Highest and Best Use, only residential use properties were considered.

The comparable properties and other market data that is included in the analysis are considered to be the best available. The data selected is adequate to provide reliable indications of market value for the subject property. Overall, the market value opinion provided in this report is adequately supported.

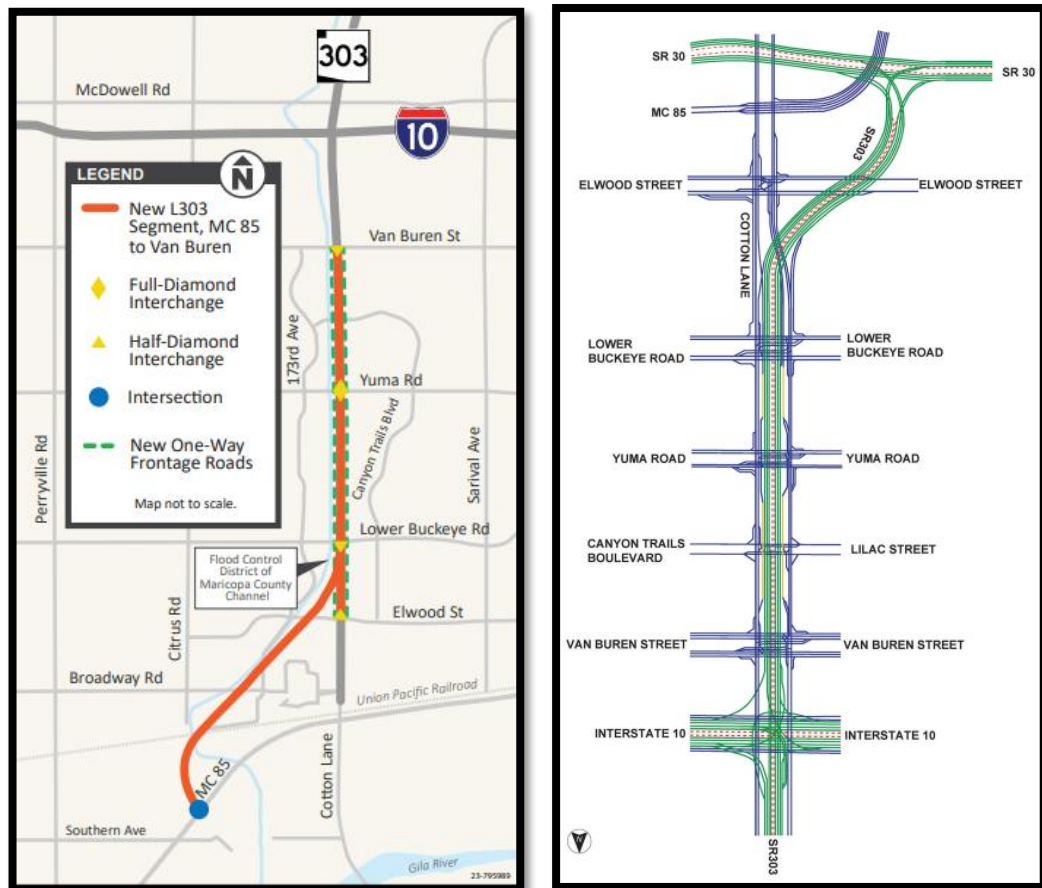
Limitation in Scope:

This report is a narrative appraisal report. There are no other limitations in the scope of the assignment, other than those discussed in the Assumptions and Limiting Conditions, Extraordinary Assumptions, and Hypothetical Conditions.

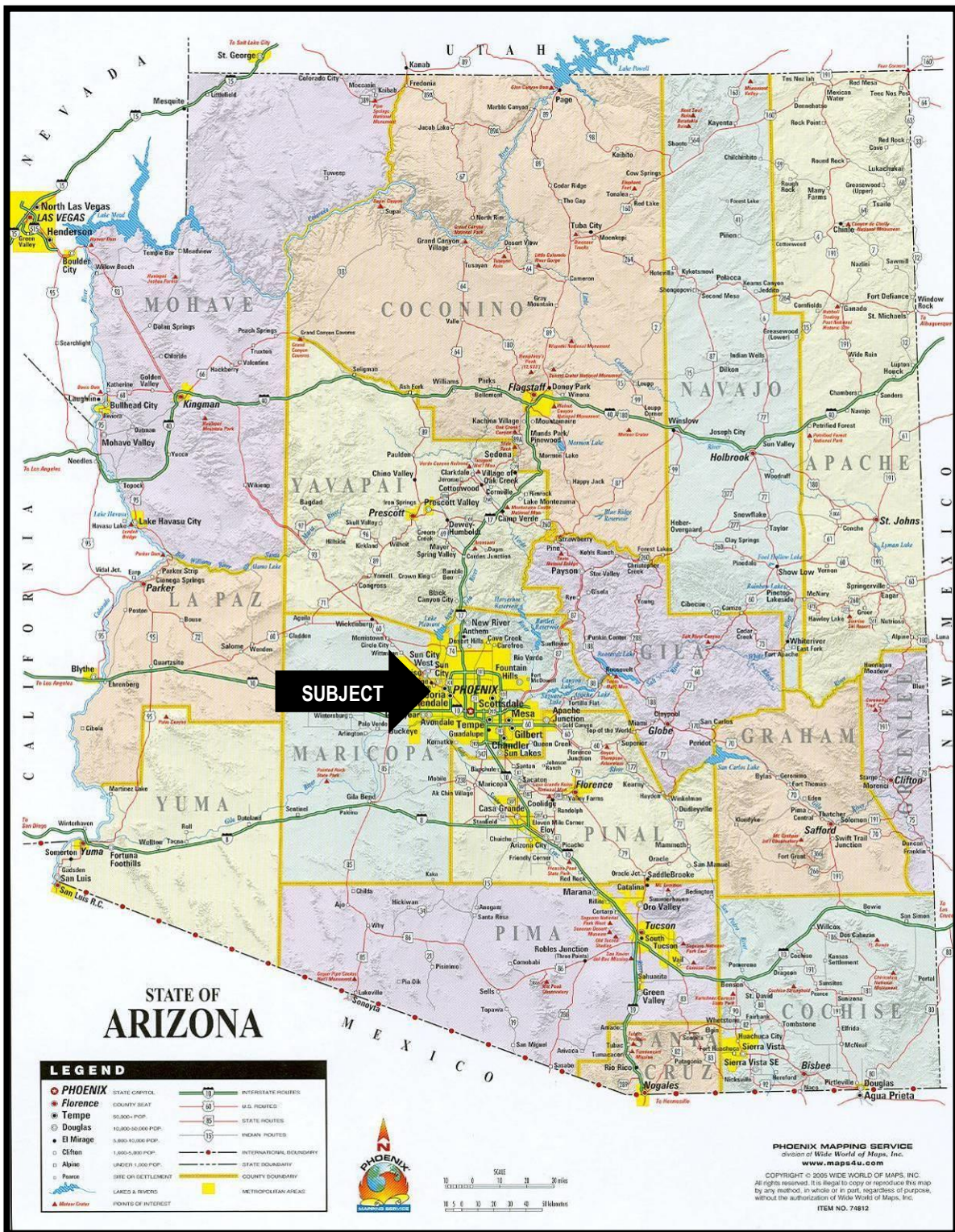
Scope of the ADOT Project:

The Arizona Department of Transportation (ADOT) is constructing a new 4-mile segment of Loop 303 between MC 85 and Van Buren Street in Goodyear. This extension will feature three general purpose lanes in each direction from Van Buren Street to Lower Buckeye Road and two lanes in each direction from Lower Buckeye Road to MC 85. The project includes constructing new interchanges and one-way frontage road between Elwood and Van Buren streets to maintain local access.

The project is currently in the design phase, with construction anticipated to begin in 2025 and last approximately three years. This new segment will be built as an elevated freeway from Van Buren Street to Lower Buckeye Road, signed at 65 MPH, while the section from Lower Buckeye Road to MC 85 will be constructed similar to an arterial street with a reduced speed limit of 45 MPH. The project also includes drainage improvements, new lighting, sound walls, and other features to accommodate future traffic needs and provide a connection to the planned SR 30, which will serve as an east-west traffic reliever for I-10 in the west valley. The following project maps are from the ADOT website overview for the project.



REGIONAL MAP



OVERVIEW – MARICOPA COUNTY

It is well known that the Maricopa real estate market has been volatile over the past five years. Real estate market volatility resulted from the COVID-19 pandemic, as well as other events such as energy price changes and record price inflation. Every day, there is greater clarity about their effects and expectations as evidenced by transaction activity, various data sources, and market participants.

Maricopa County, named after the Maricopa Tribe, was created from portions of Pima and Yavapai counties in 1871. It was the fifth county formed in Arizona, and eventually portions were used to create Gila and Pinal counties. In the late 19th century, citizens living far south of Prescott, the territorial capital and site of the Territorial Legislature, petitioned for a more local seat of government. Residents of the Salt River Valley and the Gila River area wanted a new county in their respective locations. After weighing both proposals, the legislature agreed with the Salt River Valley group and created Maricopa County. In 1889, Phoenix became the final site of the territorial capital and retains its status as Arizona's capital city.

More than half of the state's population resides in Maricopa County, which includes the cities of Phoenix, Buckeye, Mesa, Glendale, Scottsdale, Tempe, Chandler, Peoria and the town of Gilbert. This metropolitan area is the state's major center of political and economic activity. In addition to housing the state capital, the county is home to a growing high-tech industry; manufacturing and agricultural industries; 15 institutions of higher learning, including Arizona State University and the Thunderbird Garvin School of International Management; various cultural attractions; major league professional basketball (Phoenix Suns and Phoenix Mercury), football (Arizona Cardinals), hockey (Phoenix Coyotes) and baseball's 2001 World Champion Arizona Diamondbacks; and Phoenix Sky Harbor International Airport, fifth busiest in the world with over 1,300 daily flights.

Today Maricopa County measures 9,222 square miles, 98 square miles of which is water. Twenty-nine percent of this area is owned individually or by corporation, and 28 percent is owned by the U.S. Bureau of Land Management. The U.S. Forest Service and the State of Arizona each control 11 percent of the county; an additional 16 percent is owned by other public entities. Almost 5 percent is Indian reservation land.

Population – Maricopa County

The most recently published population for Maricopa County is detailed in the following table. The County has had positive population growth for the past ten years. The most recently published population is 4,665,020. The ten-year population growth was 16.5%.

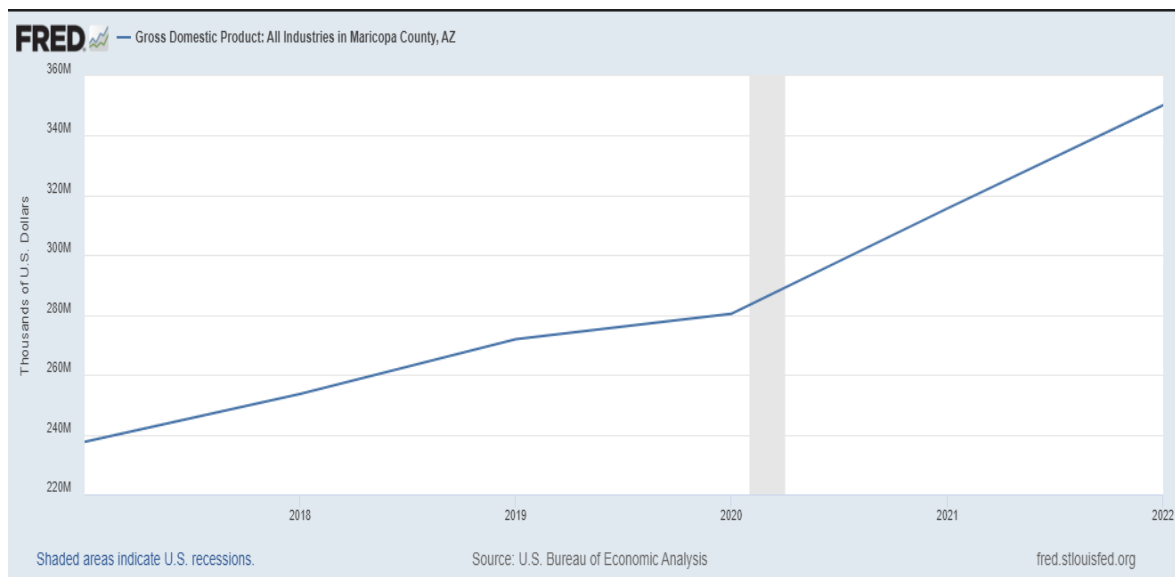
Population Maricopa County			
Year	Total Population	Numerical Increase	Percent Increase
2014	4,004,060	Not. Applc.	Not. Applc.
2015	4,076,400	72,340	1.81%
2016	4,154,976	78,576	1.93%
2017	4,221,203	66,227	1.59%
2018	4,293,823	72,620	1.72%
2019	4,366,987	73,164	1.70%
2020	4,436,704	69,717	1.60%
2021	4,507,419	70,715	1.59%
2022	4,586,431	79,012	1.75%
2023	4,665,020	78,589	1.71%

Note: All estimates are as of July.

Source: <https://oeo.az.gov/population/estimates>

Gross Domestic Product – Maricopa County

The primary measure of an area's economic activity is Gross Domestic Product (GDP). GDP figures for the Phoenix Metropolitan Statistical Area, (MSA), are provided in the following chart for the most recently published five-year timeframe. The figures are in current dollars. Over the last 5-year period, GDP has experienced steady growth. As of 2022, Maricopa County's GDP was \$350,168,218. A 47.4% increase over the 5-year period.



Employment and Unemployment – Maricopa County

Total employment and unemployment rates for Maricopa County are provided in the following tables for the period from 2020 through 2024. Please note that all statistics are as of January. Employment in the Phoenix MSA has experienced steady growth over the last 5-year period, with the exception of 2021. The decline in 2021 is attributed to the Covid-19 Pandemic. As represented in the following chart, total employment has fully recovered and grown to record numbers since the pandemic.

Employment Maricopa County			
Year	Total Employment	Numerical Increase	Percent Increase
2020	2,356,155	N/A	N/A
2021	2,342,777	(13,378)	-0.57%
2022	2,454,617	111,840	4.77%
2023	2,545,556	202,779	8.66%
2024	2,682,600	227,983	9.29%

Note: All figures are as of January.

Source: U.S. Bureau of Labor Statistics.

Unemployment as of January 2024 was 3.4%, which is below the pre-Covid pandemic years. Unemployment has been steadily trending downward after a rise during the height of the pandemic in 2021. The following chart represents unemployment rates over the last 5-year period.

Unemployment Rates Maricopaa County	
Year	Unemployment Rate
2020	4.2%
2021	6.2%
2022	3.4%
2023	2.9%
2024	3.4%

Note: All figures are as of January

Source: U.S. Bureau of Labor Statistics.

Largest Employers – Phoenix MSA

The 20 largest employers for The Phoenix MSA, as reported by Moody's are noted in the table on the following page. While not all-encompassing, this list provides further indication of the types of economic sectors that are drivers for the area. Job sector

composition also gives an indication of the predominant drivers of current and future demand for supporting commercial real estate sectors. The top five largest private sector employers are Banner Health, Walmart Inc., Fry's Food Stores, Wells Fargo, and Arizona State University.

Selected Major Employers: Phoenix MSA

Rank	Employer	Employees
1	Banner Health	45,894
2	Walmart Inc.	33,619
3	Fry's Food Stores	20,165
4	Wells Fargo	16,700
5	Arizona State University	14,889
6	HonorHealth	12,163
7	Dignity Health	10,598
8	Intel Corp.	10,400
9	Bank of America	10,000
10	JP Morgan Chase & Co.	10,000
11	Freeport-McMoran Copper & Gold Inc.	9,300
12	Grand Canyon Education	8,500
13	Bashas' Family of Stores	8,299
14	American Express	7,795
15	Honeywell Aerospace	7,792
16	Mayo Clinic Hospital	7,500
17	UnitedHealthcare of Arizona Inc.	7,302
18	State Farm	7,200
19	Arizona Public Service Co.	5,866
20	Salt River Project	5,239

Source: Moody's Analytics Precis@ US Metro

Phoenix MSA's core white-collar drivers are primed for solid growth in the near and medium term. Finance employment reversed course in the second quarter, regaining some momentum following a decline for the majority of last year. Credit intermediation accounts for the bulk of Phoenix MSA's finance employment, and its share of total jobs is nearly three times the national average. This sector will benefit from a rising interest rate environment as well as historically solid credit quality and credit growth, which will enable banks and credit card issuers to expand. Additionally, moderate business and living costs, a high quality of life, a strong labor pool, and a business-friendly climate will make Phoenix MSA a hub for expansions and relocations of back-office banking and insurance roles. Tech will offer additional support as many firms are opting to expand in the metro area given its cost advantage over other tech hubs through California.

Strong global demand for semiconductors will keep manufacturing on a growth trend. The industry is becoming increasingly important in the metro area, with job growth outpacing the overall labor market since 2016. The local semiconductor industry, Phoenix

MSA's specialization, will benefit from solid demand and rising prices for chips used in automobiles and electronic devices. Phoenix MSA's reasonable costs, large labor pool, and abundance of available land are already enabling it to attract a vast amount of factory investment. Semiconductor producers Intel and Taiwan Semiconductor as well as battery cell maker KORE Power are the latest firms to choose Phoenix MSA. KORE Power and Intel are in the process of expansion, which will result in the addition of a few thousand workers over the next few years. This will provide a generous tailwind to the rapidly growing industry.

Strong demographic tailwinds and robust income growth driven by expansion of high-paying industries will allow consumer industries to press ahead. Phoenix MSA's population will expand at three times the national pace in the coming years, while the addition of good-paying finance, tech and manufacturing jobs will allow incomes to grow faster than regionally and nationally. More residents will increase foot traffic at restaurants, stores and bars and boost demand for medical services, driving strong job growth in leisure/hospitality, retail and healthcare.

Transportation – Phoenix MSA

Phoenix is well served by all major modes of transportation. Phoenix Sky Harbor International Airport is Arizona's largest and busiest airport, and among the largest commercial airports in the United States. The airport serves as a hub for American Airlines and a base for Southwest Airlines. They are the airport's largest passenger carriers which provide domestic and international air services.

Interstate-10 connects Phoenix with California to the north and west and with Tucson and New Mexico to the south and east. Interstate-17 connects Phoenix with Flagstaff to the north. The Phoenix area is further served by a highly functional light rail system, transit system, and arterial freeways, highways and state routes.

OVERVIEW – GOODYEAR

Goodyear is a rapidly growing city in the western part of the Phoenix Metropolitan Area. It benefits from its strategic location and excellent connectivity to Phoenix via Interstate-10, which runs through the city.

Population-City of Goodyear

As shown by the data below, Goodyear has experienced significant population

growth over the past two decades. From 2010 to 2020, the census counts represent a 46% increase in Goodyear's population making it one of the fastest growing cities in Arizona.

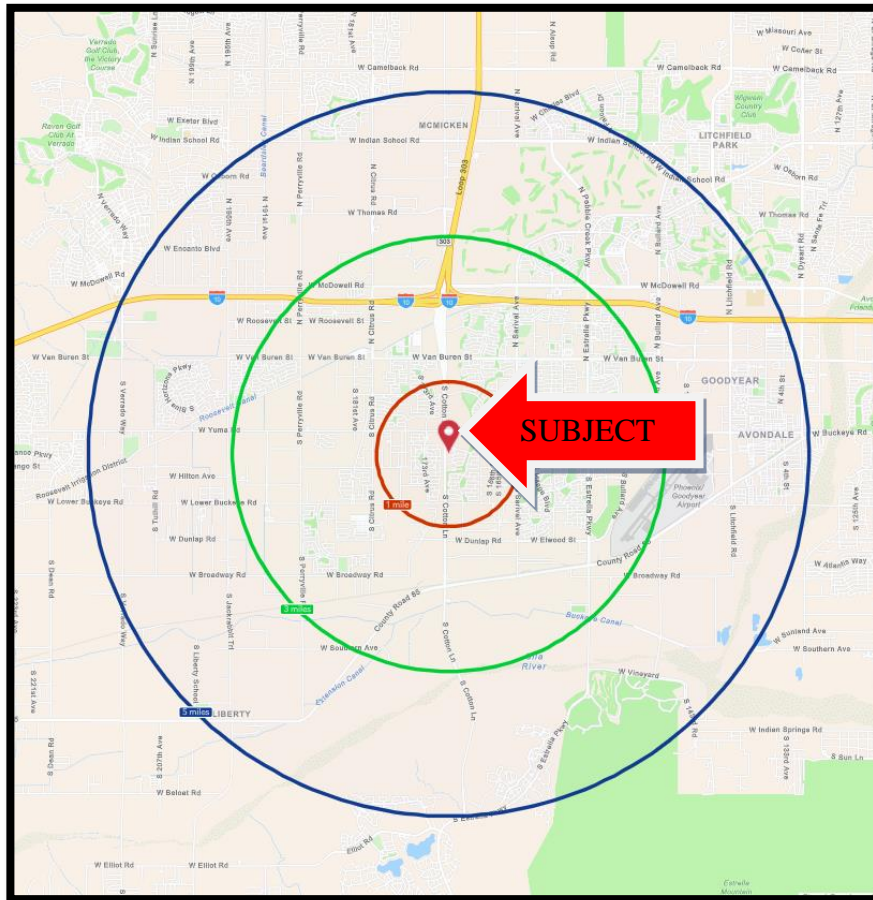
- 2020 Census: 95,294 residents.
- 2010 Census: 65,275 residents.
- 2000 Census: 18,911 residents.

Goodyear offers a variety of residential communities to accommodate its growing population. Notable developments include *Estrella*, a 20,000-acre master-planned community with extensive amenities; *Palm Valley*, featuring diverse home styles over 9,000 acres; and *Pebble Creek*, an active adult community with golf courses and fitness facilities. Newer projects like *BB Living at Civic Square* provide modern rental options. This mix of established neighborhoods and ongoing developments caters to families, retirees, and young professionals.

CONCLUSION – REGIONAL IMPACT ON VALUE

In conclusion, Goodyear's strategic location, rapid growth, and economic development position it as a significant contributor to the Phoenix Metropolitan Area's overall expansion and value proposition.

NEIGHBORHOOD MAP



NEIGHBORHOOD ANALYSIS

The value of any property is not solely determined by the physical characteristics of the site. The environmental, social, economic and governmental forces in the immediate area must also be analyzed as they can have direct and indirect effects on value.

Geographic Location:

Goodyear, Maricopa County, Arizona.

Market Area:

The City of Goodyear.

2024 Summary	1 mile	3 miles	5 miles
Population	10,084	60,405	114,800
Households	3,060	18,428	38,161
Families	2,519	14,369	28,845
Average Household Size	3.29	3.09	2.90
Owner Occupied Housing Units	2,553	13,564	27,843
Renter Occupied Housing Units	507	4,864	10,318
Median Age	34.5	35.1	36.7
Median Household Income	\$104,358	\$98,555	\$96,283
Average Household Income	\$123,291	\$118,286	\$121,886

Within one mile of the subject property, the average and median household incomes are higher than the surrounding areas. The average household size is also higher than the three- and five-mile radius indicating that many of the nearby neighborhoods are made up of families versus individuals living alone. Many of the properties within one-mile of the

subject property are 3-bedroom 2-bathroom single-family residences. This fits the demographic makeup of the area well. There are significantly more owner-occupied housing units than renter occupied housing units.

Governmental Forces:

Police Protection:

Goodyear Police Department and Maricopa Sheriff

Fire Protection:

Goodyear Fire Department

Environmental Forces:

Predominant District Use:

Predominant land uses in the surrounding area include residential, commercial, and recreational uses

Quality of Surrounding Area:

Some environmental characteristics that influence value include land use patterns, topography, building densities, property maintenance, nuisances and hazards, and the adequacy of transportation corridors. This is an area that includes several residential communities, most of which are master planned. The quality of the surrounding area is above average with many of the properties built within the last 20 years.

Transportation Linkages:

The subject neighborhood is situated south of the intersection of Interstate 10 and Loop 303, providing convenient access to the Phoenix Metropolitan area. The location offers easy connectivity to various parts of the region, including downtown Phoenix, which is approximately 22 miles to the east.

Nearby Commercial Development:

One block north of the subject property is the Canyon Trails Towne Centre. It is a prominent shopping and mixed-use development strategically located at the intersection of I-10 and Loop 303, near Cotton Lane and Yuma Road. Covering over 90 acres, the center features more than 40 retail tenants. There are quick-serve and sit-down restaurants and major retailers like Target, PetSmart, Michaels, Ross Dress for Less, and Pottery Barn Outlet. Opened in 2008, the center has evolved significantly despite initial challenges due to the Great Recession and is now fully leased with ongoing construction for new retail spaces.

Conclusion:

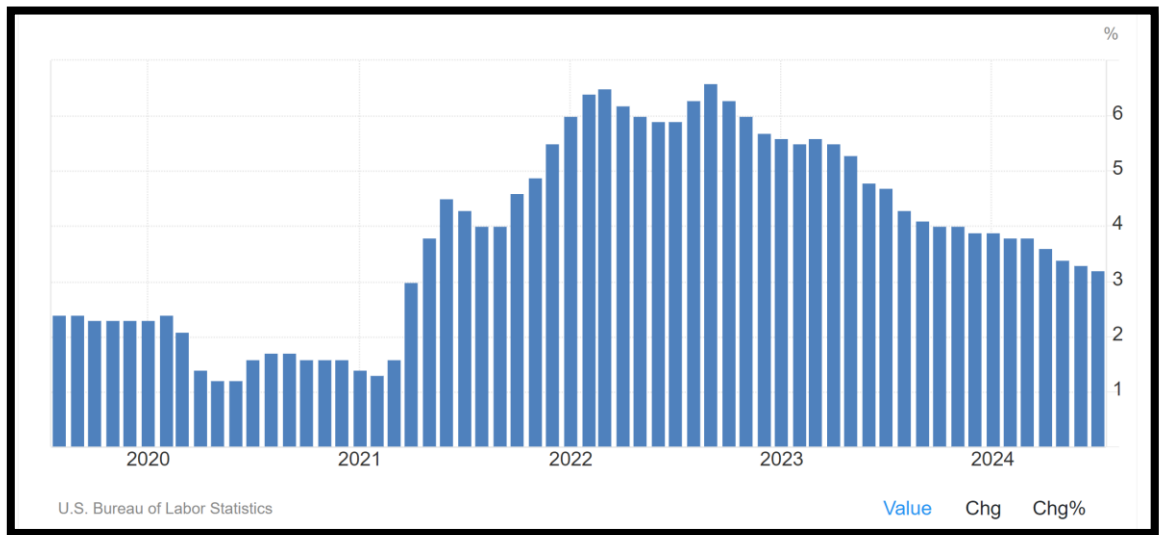
The subject neighborhood has good transportation linkage to the rest of the Phoenix MSA. In addition to its location, growth in the area is rapid. There is a strong presence of new commercial development which more than adequately supports the local residents. Overall, projected growth of the neighborhood is expected to continue as new ongoing housing developments are completed.

MARKET ANALYSIS

“Market analysis is a study of the supply of and demand for a specific type of property in a specific market area.”¹⁶

National Economy:

According to the U.S. Bureau of Labor Statistics, the inflation rate was around 2% from 2019 through 2021. In 2022 inflation began to increase and peaked at over 9% in June, 2022. Since then, inflation has declined and is presently at 3.3% as of September 2024. This remains above the Federal Reserve’s target of 2%. The following chart represents inflation in the United States over the last 3 years according to the U.S. Bureau of Labor Statistics.



<https://tradingeconomics.com/united-states/core-inflation-rate>

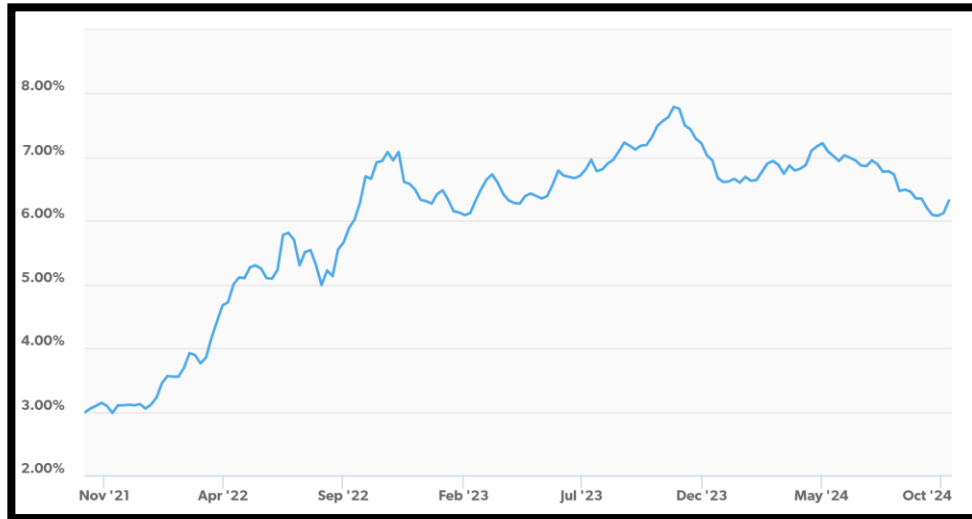
Conventional Long Term Mortgage Data:

According to the “Primary Mortgage Market Survey” compiled by Freddie Mac, the most recent interest rate for a 30-year fixed rate mortgage is 6.32% as of October 2024. Mortgage interest rates are up from the all-time low of 2.65% in January, 2021. In the beginning of 2022, the 30-year mortgage interest rates began a steep climb to almost 8% by late 2023. Since then, the 30-year mortgage interest rate has declined to the previously reported 6.32%. The outlook for 2024 is for continued declines in mortgage interest rates

¹⁶ *The Appraisal of Real Estate, 15th Edition*, Appraisal Institute, P 273

according to Freddie Mac's Chief Economist, Sam Khater, although those rate cuts have yet to materialize.

The following chart shows the fixed mortgage interest rates for a 30-year loan over the last 3-year period.



SOURCE: <https://www.freddiemac.com/pmms>

Cost of Construction:

In July 2020, Construction Materials Pricing index was 237, (1982=100). The index increased dramatically to 353.02 in May 2022, an increase of 49% in less than 2 years. Even though construction material costs have declined modestly by 8.19% since that time to 324.1, these costs remain well above the previous 10-year average.

The following chart represents the previous 5-year period of construction costs according to the St. Louis Federal Reserve follows.

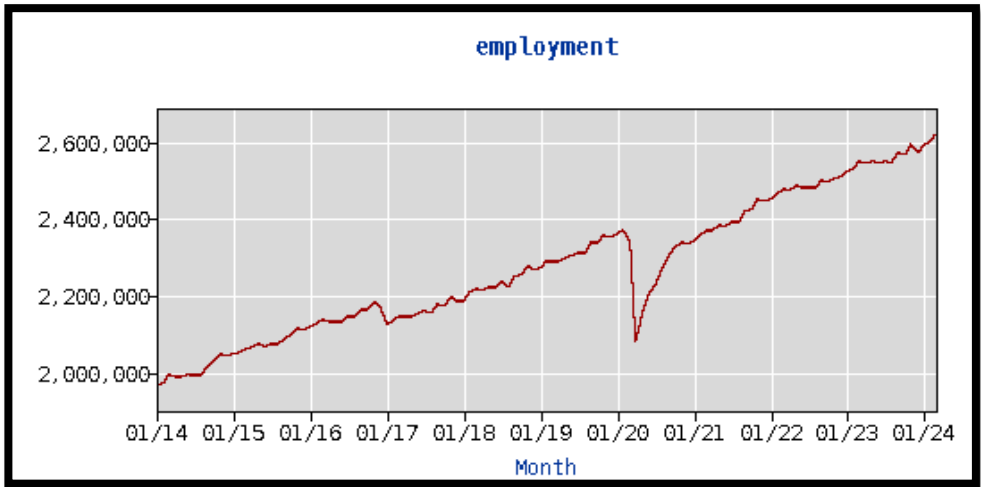


SOURCE: <https://fred.stlouisfed.org/series/WPUSI012011>

PHOENIX MSA STATISTICS

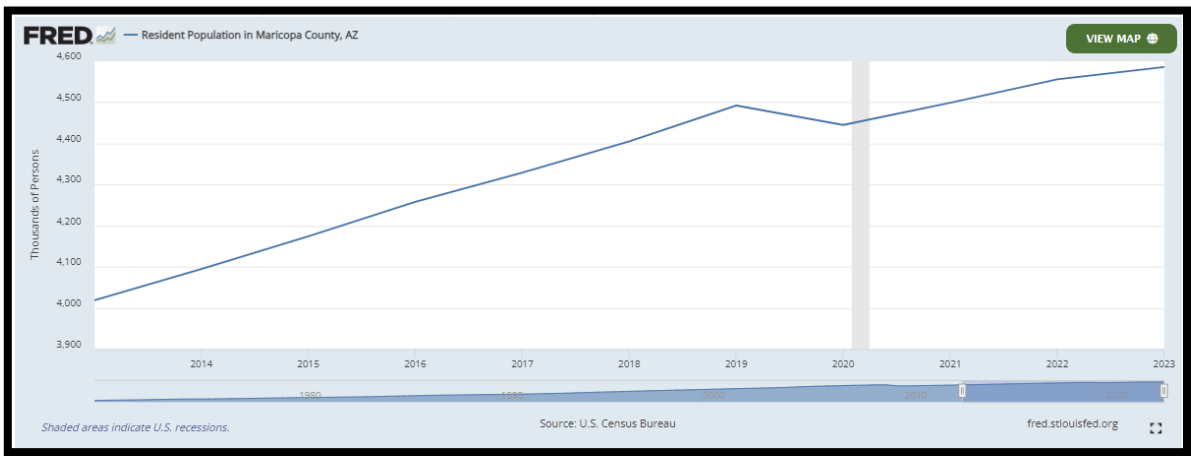
Employment

Employment in the Phoenix MSA has also shown strong growth. In March 2024, there were 2,623,359 non-farm persons employed. The unemployment rate was 2.6% during the same period. Over the last 5 years, employment has increased 14.5% from 2,291,450 non-farm workers in March 2019. This increase in employed persons has led to increased demand in the residential and commercial markets. The chart below represents these employment numbers from the Bureau of Labor Statistics.



Maricopa County Population

According the data obtained by the U.S. Census Bureau, Maricopa county has experienced consistent annual population growth for the last 10 years aside from 2020. The graph below represents a total population increase of 14.11%. This is a strong economic indicator for the area.

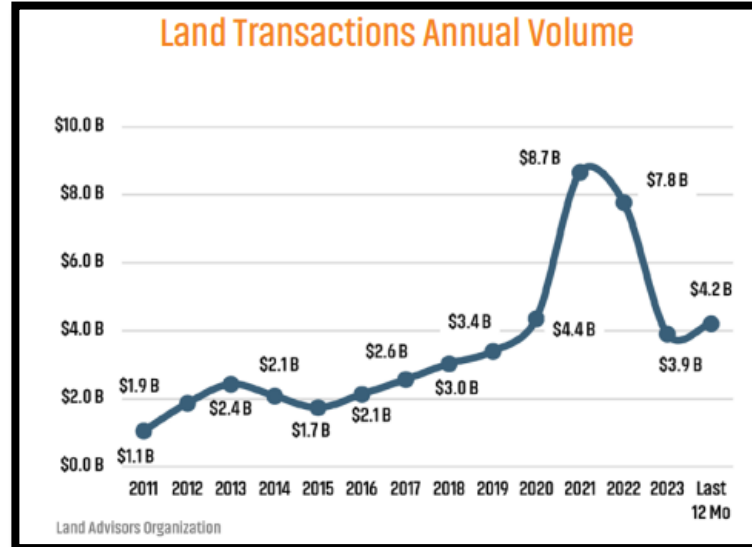


Household Income

According to the most recent information from the St. Louis Federal Reserve, the Phoenix MSA has per capita personal income of \$61,840 dollars annually in 2022. This is the highest metro area in the State of Arizona. Income growth has steadily increased since 2017 with a 5-year total increase of 36.7%. The higher-than-average income increases the potential buyers for higher end homes compared to other municipal areas in Arizona. A chart below shows the income growth since 2017.



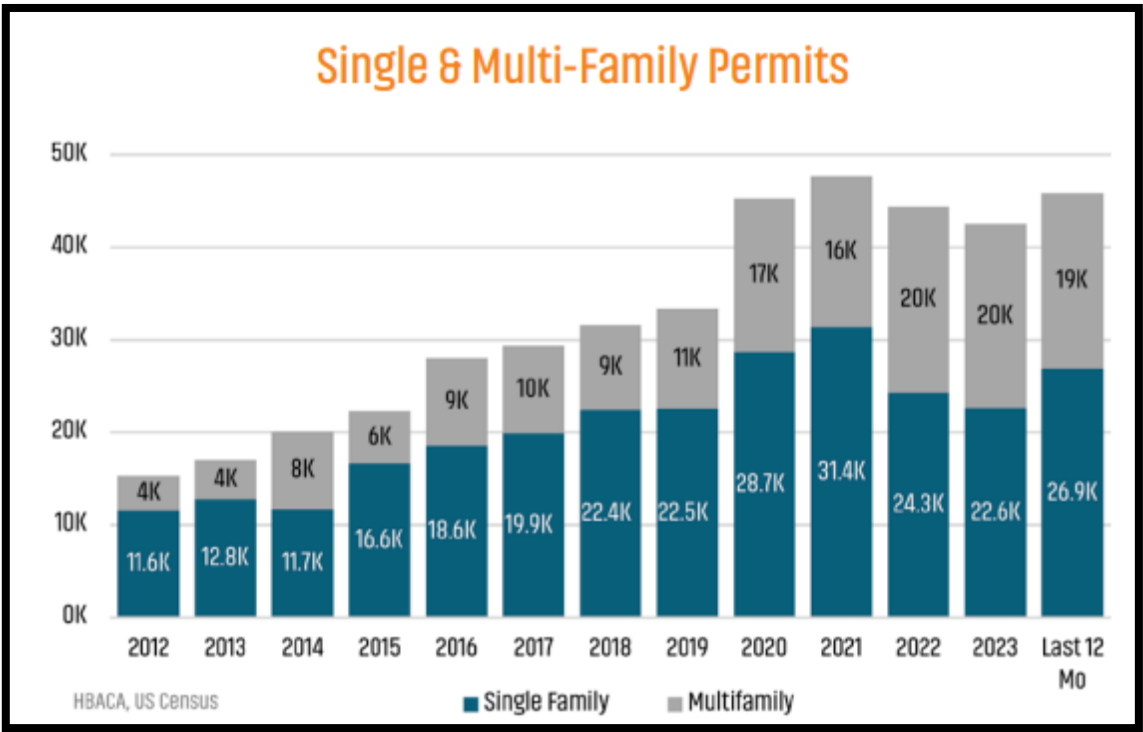
Vacant Land Activity - Phoenix



The graph above shows the total annual land sales volume for Phoenix from the Land Advisors Organization. The graph highlights the moderate increase of land transaction volume until a surge in 2021. Interest rates hit all-time lows in 2021 which significantly increased the volume of sales for most property types. Since then, financing costs have increased, which has dramatically reduced the overall volume land transactions.

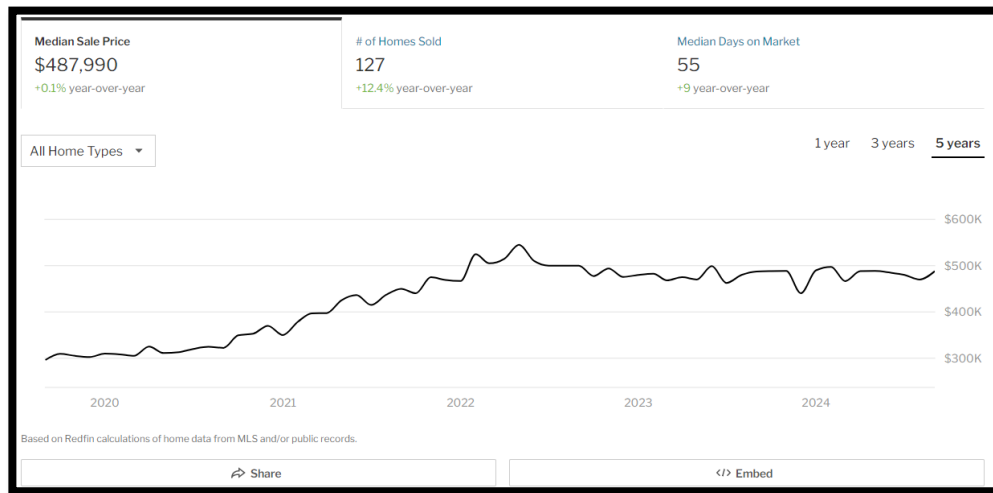
Single and Multi-Family Permits - Phoenix

A significant indication of demand for residential land is the amount of permits issued for new single and multi-family developments. The Phoenix area has experienced stable growth in residential permits since 2012, aside from three years of moderate decline in 2014, 2022, and 2023. As of the most recent counts, volume of permits have increased again for 2024. The chart below uses information from the Homebuilders Association of Central Arizona and the U.S. Census. It is created by Land Advisors Organization.



Goodyear Single-Family Median Prices

The following chart is from Redfin Marketplace which uses MLS data to track single-family residential pricing. As of September 2024, the median sale price of single-family homes in Goodyear is \$487,990. This is only a 0.1% increase year-over-year. The median number of days on the market has increased by 9 since a year ago. Overall, this indicates market stability for single-family homes near the subject.



The chart below is from the Arizona Regional MLS. The search was for residential properties within 1.5 miles of the subject property that have closed within the last year. It indicates a similar result to the Redfin Chart above. However, the MLS data shows a 1% increase year over year, and a 0.6% decrease in median sale prices over the last 6 months.

Inventory Analysis	Prior 7-12 Months 10/17/2023 - 4/16/2024	Prior 4-6 Months 4/17/2024 - 7/16/2024	Current - 3 Months 7/17/2024 - 10/17/2024
Total # of Comparable Sales (Settled)	149	78	117
Absorption Rate (Total Sales/Months)	24.83	26.00	39.00
Total # of Active Listings	45 (Active on 4/16/2024)	69 (Active on 7/16/2024)	112 (Active on 10/17/2024)
Months of Housing Supply (Total Listings / Ab. Rate)	1.81	2.65	2.87
Median Sale & List Price, Dom, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	444,400	453,483	450,490
Median Comparable Sales DOM	49	40	39
Median Comparable List Price	475,000	474,990	469,445
Median Comparable Listings DOM	91	106	55.5
Median Sale Price as % of List Price	100.00 %	99.82 %	100.00 %

Disclaimer: All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

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Market Analysis Conclusion

Economic conditions in the Phoenix MSA real estate market have experienced improving market conditions over the last 3 to 4-year period. However, it appears that there has been virtually no growth in the median sale prices of single-family homes in the last 12-month period. Additionally, land sales volume has been reduced due to higher interest rates. Overall, price adjustments for market conditions are not supported within the last 12 months of the date of value.

SITE ANALYSIS

Location:	17052 W. Sonora Street Goodyear, AZ 85338
Area & Dimensions:	6,094 square feet, according to Maricopa County Assessor. The site is comprised of one tax parcel #500-97-022.
Topography:	Level and at grade with the adjacent properties and roadway.
Access & Visibility:	The subject property has driveway access from W. Sonora Street. Access to the neighborhood is good with close proximity to Interstate-10 and S.R. 303.
Utilities:	Electric, water, Goodyear Sewer, and telephone.
Adjacent Uses:	
North:	Medium-Density Residential community
South:	Medium-Density Residential community
East:	Medium-Density Residential community
West:	S. Cotton Lane Roadway, and residential communities.
Soil and Subsoil:	A soils engineering report was not provided to the appraisers and the soil and sub-soil conditions are not known. There is no visual evidence of adverse soil conditions on the site. The surrounding improved properties indicate that subsoil conditions support development of properties of this nature.
Environmental Conditions:	An environmental assessment report was not provided in the course of this appraisal. During the inspection of the property there were no obvious sign of environmental contamination that would be readily apparent to a real estate appraiser. This appraisal assumes that the property is not adversely impacted by environmental concerns.

REAL ESTATE TAXES AND ASSESSED VALUES

Real estate tax and assessment information as obtained from the Maricopa Assessor and Treasurer. \$1,685.36 was paid in property tax for 2023. \$1,701.90 is due for 2024.

Tax Year	2025	2024	2023	2022	2021
Full Cash Value ①	\$315,700	\$353,700	\$289,300	\$218,600	\$198,000
Limited Value ②	\$184,377	\$175,597	\$167,235	\$159,271	\$151,687
Legal Class	3.1	3.1	3.1	3.1	3.1
Description	PRIMARY RESIDENCE	PRIMARY RESIDENCE	PRIMARY RESIDENCE	PRIMARY RESIDENCE	PRIMARY RESIDENCE
Assessment Ratio	10%	10%	10%	10%	10%
Assessed LPV	\$18,438	\$17,560	\$16,724	\$15,927	\$15,169
Property Use Code	0131	0131	0131	0131	0131
PU Description	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Tax Area Code	440803	440803	440803	440803	440803
Valuation Source	Notice	Notice	Notice	Notice	Notice

Site Improvements: Concrete two-car driveway, covered porch and patio, block wall, artificial turf, and pavers in backyard.

Floodplain: Zone X (Shaded), areas protected by levees. Flood insurance is not required.

Zoning: Planned Area Development (PAD) - Residential.

Functional Utility: The subject site is adequate for the current use of the property.

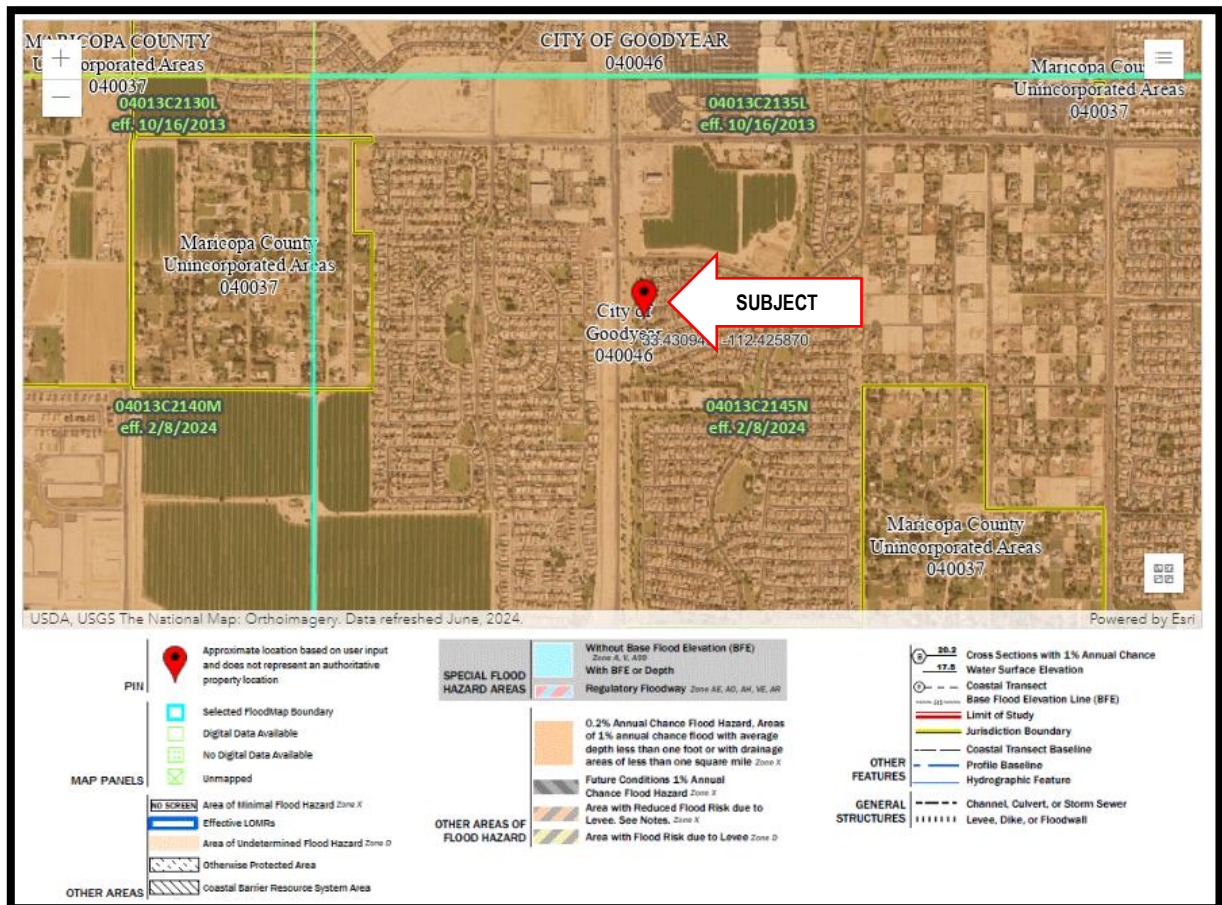
Restrictions & Easements:

SCHEDULE B	
1.	Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States of America in Patent No 505233 recorded 05/04/1916, in Book 115 of Deeds, page 604.
2.	The liabilities and obligations imposed upon the premises by inclusion within the boundaries of the Roosevelt Irrigation District as disclosed by Map of Roosevelt Irrigation District dated June 4, 1923, recorded June 4, 1923 in Book 11 of Maps, page 28, as shown on Resolution dated June 4, 1923, recorded June 5, 1923 in Book 28 of Miscellaneous, page 1, Resolution recorded March 31, 1939 in Book 57 of Miscellaneous, page 549..
3.	The liabilities and obligations imposed upon the land by its inclusion within the boundaries of the Canyon Trails Homeowners Association.
4.	The liabilities and obligations imposed upon the land by its inclusion within the boundaries of the Canyon Trails Unit 4 South Homeowners Association.
5.	Easement for Right of Way, for canals, laterals and ditches, granted to Roosevelt Irrigation, an Arizona corporation, dated 06/07/1927, recorded 09/14/1929 in Book 238 of Deeds, page 475, and recorded November 19, 1929 in Book 240 of Deeds, page 390.
6.	The liabilities and obligation imposed upon the land by its inclusion within the boundaries of the Westside Volunteer Rural Fire Company District as disclosed in Minutes of the Board of Supervisors dated October 16, 1961, recorded October 17, 1961 in Docket 3885, page 462.
7.	Resolution of Establishment and Advance Acquisition, # 88-05-A-51, dated 05/20/1988, recorded 06/17/1988, in Document No. 1988-294264. (Estrella Loop 303 Loop SR85 - I-10)
8.	Intergovernmental Agreement between Maricopa County and the City of Peoria for the Estrella Corridor Study, recorded 05/22/1998, in Document No. 1998-430928.
9.	Development Agreement for Canyon Trails, by and between the City of Goodyear, a municipal corporation and Chi Construction Company, an Arizona corporation, recorded 08/18/1999, in Document No. 1999-0780645; thereafter Assumption of Developers Right, recorded 01/06/2005, in Document No. 2005-0021899, Correction recorded 01/11/2005 in Document 2005-0041001; thereafter Assumption of Developers Right recorded 02/03/2005, in Document No. 2005-0141127; thereafter Withdrawal and Termination of Assumption of Developers Rights, recorded 02/24/2005, in Document No. 2005-0226950.
10.	Declaration of Covenants, Conditions, Restrictions and Easements Canyon Trails, recorded 11/09/2000, in Document No. 2000-0862877; First Amendment recorded 04/30/2001, in Document No. 2001-0267015; Designation of Designated Builder under Declaration of CC&R, recorded 07/18/2006, in Document No. 2006-0958782; Designation of Designated Builder under Declaration of CC&R, recorded 12/26/2006, in Document No. 2006-1679973; Designation of Designated Builder under Declaration of CC&R, recorded 02/05/2010, in Document No. 2010-0099137; Notice of Contact Information for Canyon Trails Homeowners' Association, recorded 06/11/2014, in Document No. 2014-381371.
11.	Recorded Disclosure for Territory in the Vicinity of a Military Airport, recorded 08/14/2001, in Document No. 2001-743413.

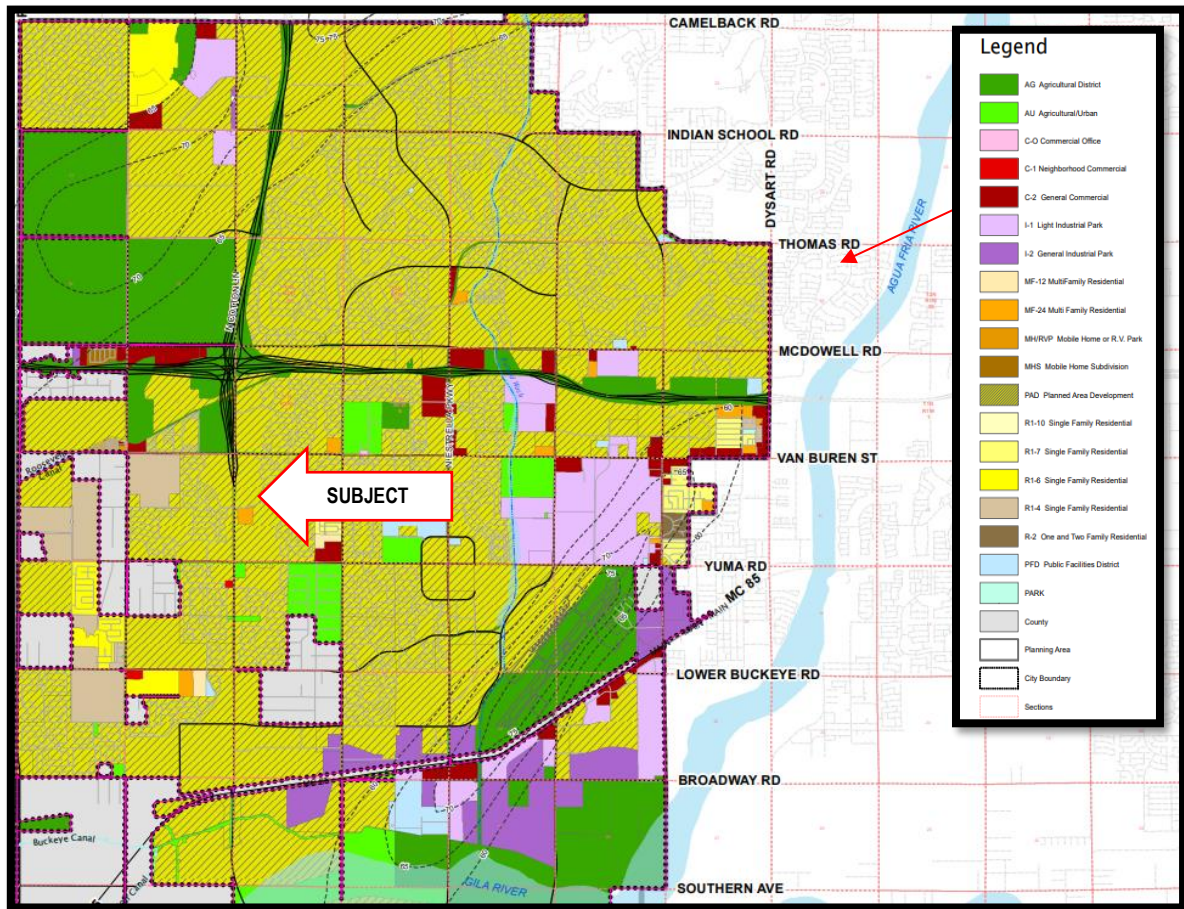
12. Declaration of Covenants, Conditions and Restrictions for Canyon Trails Unit 4 South, recorded 11/14/2005, in Document No. 2005-1719425; First Amendment recorded 01/30/2009, in Document No. 2009-0080302; Designation of Designated Builder under Declaration of CC&R, recorded 07/18/2006, in Document No. 2006-0958782; Designation of Designated Builder under Declaration of CC&R, recorded 12/26/2006, in Document No. 2006-1679973; Designation of Designated Builder under Declaration of CC&R, recorded 02/05/2010, in Document No. 2010-0099137; Designation of Designated Builder under Declaration of CC&R, recorded 07/16/2010, in Document No. 2010-0606273, Designation of Designated Builder, recorded 01/11/2006, in Document No. 2006-0049273, and; Notice by Canyon Trails Unit 4 South, recorded 10/23/2014, in Document No. 2014-0697064.
13. Resolution FCD 2005R017 Loop 303 Drainage Improvements, by the Flood Control District of Maricopa County, to update the White Tanks Area Drainage Master Plan, recorded 12/19/2005, in Document No. 2005-1909415, and recorded 09/29/2009, in Document No. 2009-0901286.
14. Easements, restrictions, reservations and conditions as shown on the plat for Canyon Trails Unit 4 South, recorded 03/01/2006, in Book 818 of Maps, page 44.
15. Easements, restrictions, reservations and conditions as shown on plat for Canyon Trails Unit 4 South Parcel B, recorded 03/01/2006, in Book 818 of Maps, page 47.
16. Notice of possible well site(s) on this parcel, as filed with the Arizona Department of Water Resources. (Registration No(s). 55-622914)

END OF SCHEDULE B

FLOODPLAIN MAP



ZONING MAP – CITY OF GOODYEAR



HIGHEST AND BEST USE – BEFORE CONDITION

According to *The Appraisal of Real Estate, 15th Edition*, published by the Appraisal Institute, highest and best use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

The highest and best use of the land as vacant must meet four criteria. The highest and best use must be:

- 1) ***Legally Permissible:*** What uses are permitted by zoning, private restrictions, historic districts, and environmental regulations on the site?

-
- 2) ***Physically Possible:*** Based on the physical characteristics of the site, what uses are physically possible?
 - 3) ***Financially Feasible:*** Which uses meeting the first two criteria will produce a positive return to the owner of the site?
 - 4) ***Maximally Productive:*** Among the feasible uses, which use will produce the highest price, or value, consistent with the rate of return warranted by the market? This use is the highest and best use.

The four tests above have been applied to the subject property in the following paragraphs.

HIGHEST & BEST USE, AS IF VACANT

Legally Permissible:

The subject property is zoned Planned Area Development (PAD). The subject property is also subject to a Homeowners Association CC&R restriction which would likely only ever permit single-family residential development. Single-family residential use is the only legally permissible use as if vacant.

Physically Possible:

The subject property's site meets the requirements for minimum lot size within the current PAD zoning. All utilities including sewer are available to the property. The site has mostly level topography and would be physically possible to develop a single family residence on the parcel.

Financially Feasible:

The significant population growth of Goodyear Arizona in the last 20 years is a positive influence on demand for new housing. There are relatively few individual lots available for development in Goodyear. The most likely use that would be financially feasible on the subject would be for single-family residential use.

Maximally Productive:

Given the legal permissibility, physical possibilities, and financial feasibility, a single-family residential use is really the only use that would be productive on the subject

site. Thus, the highest and best use of the subject, as if vacant, is for single-family residential use.

HIGHEST & BEST USE, AS IMPROVED

Highest & Best Use As Improved is the current use. The actual use as of effective date of value is Single-Family Residential. The highest and best use as appraised in this report is Single-Family Residential.

The improvements add value to the site, as if vacant. Thus, demolition is not prudent. The site size is typical of the area, with no excess land for expansion. The living area of the home is typical of the surrounding properties. It is within a master planned community. Conversion to an alternative use is not prudent.

Since the interior was not available for inspection, it is an extraordinary assumption of this appraisal that the interior condition is above average and renovation is not necessary.

IMPROVEMENTS ANALYSIS

General Description:

Single-story single-family residence with north/south orientation.

Gross Building Area:	1,660 square feet (sf).
Year Built:	2009, according to the Maricopa County Assessor.
Floor Area Ratio:	27.24%; 1,660 sf building / 6,094 sf land.

Exterior:

Structural Classification:	Class D, according to Marshall Valuation Service.
Foundation:	Post-tension concrete.
Walls:	2" x 6" wood frame and stucco.
Windows:	Dual pane.
Roof:	Wood trusses and roof, covered with ceramic tiles.
Doors:	Hollow core wood, flush.
Quality:	Average.
Age:	15 Years
Exterior Condition:	Average. No obvious items of deferred maintenance were observed or indicated. No building inspection report was provided.

Interior:

Area:	1,660 sf
Floors:	Wood laminate, carpet.
Partition Walls:	Wood frame with drywall.
Ceilings:	Drywall, taped, textured, and painted.
Lighting:	Pendant, cannister, and ceiling fans with lights.
Doors:	Hollow core wood, flush.
Bedrooms:	Four bedrooms.
Bathrooms:	Two full bathrooms.
Quality:	Average.
Interior Condition:	Above average.
Other:	Exterior pavers, artificial turf.

Mechanical:

Electrical:	Assumed adequate – Financed Solar
Heating & Cooling:	Central air conditioning, forced warm air (FWA).

General:

Effective Age:	10 years.
Remaining Economic Life:	45 years.
Parking:	Attached two-car garage, two-space driveway parking.
Deferred Maintenance:	No obvious items observed.
External Obsolescence:	None.
Functional Obsolescence:	None.

SUBJECT PHOTOGRAPHS

View of property frontage from W. Sonora Street



West side of property boundary



View of entryway (note: smaller TCE area visible on left)



View of backyard patio (note: synthetic turf and pavers)



View of acquisition and larger TCE area – facing northwest



View of acquisition area from outside of property boundary – facing south



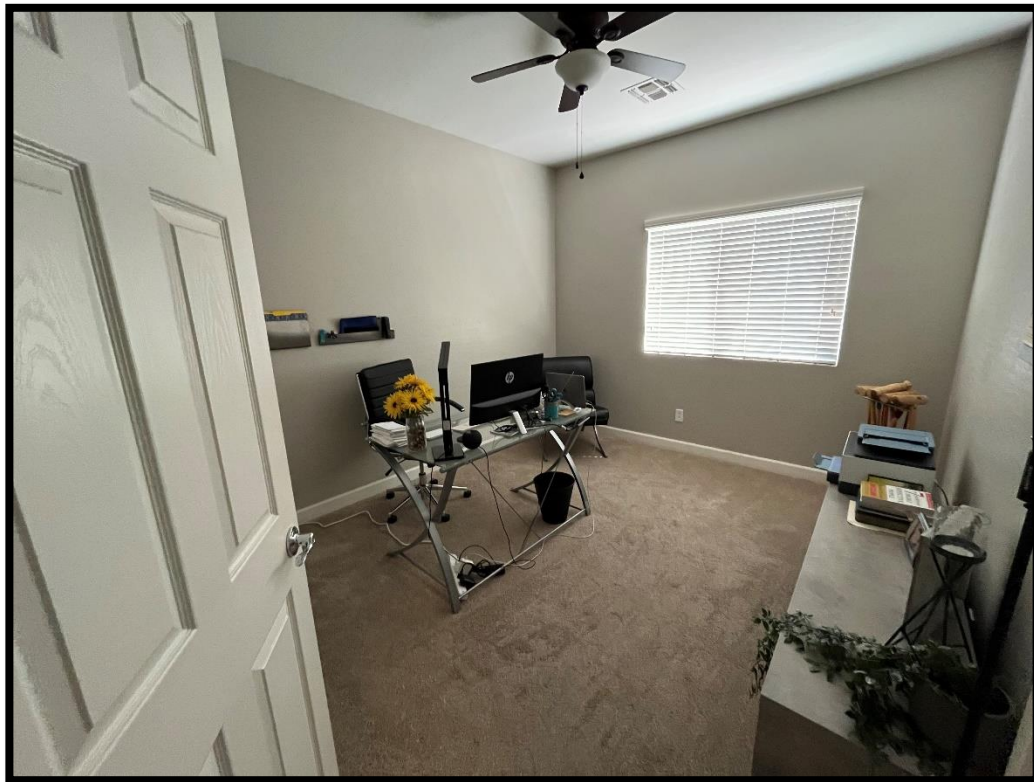
View of kitchen, bar, and dining area



Inside view of garage



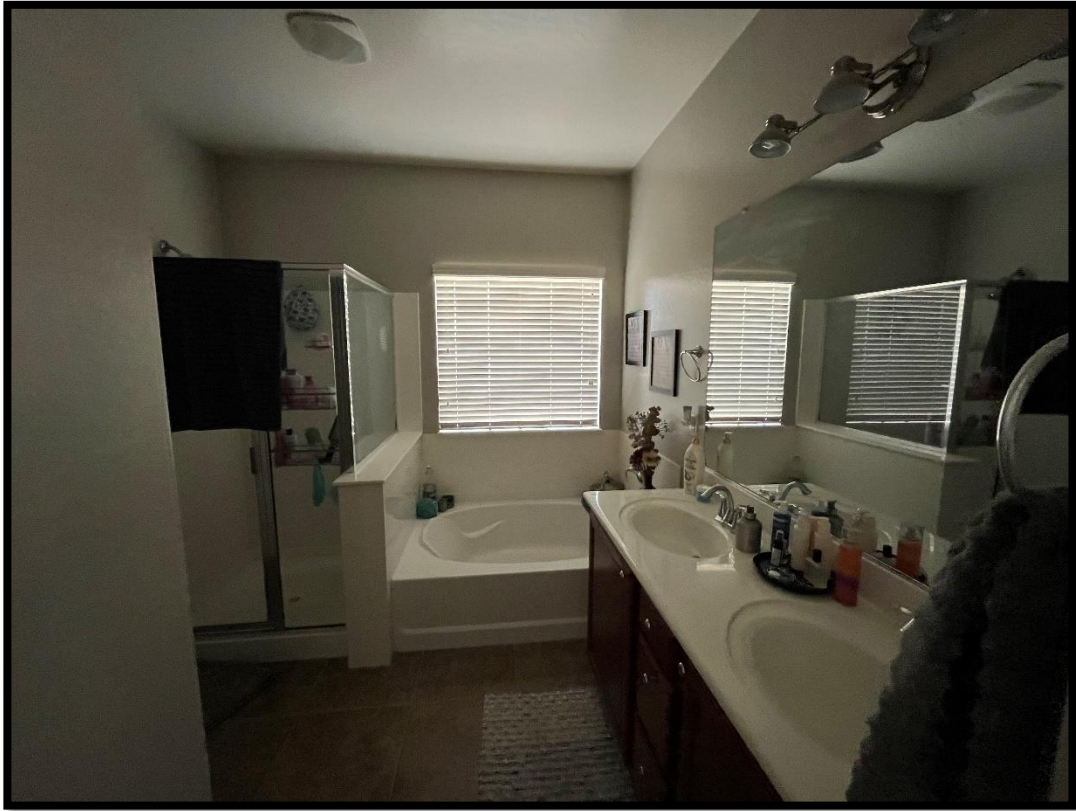
Office room/ Bedroom



Primary Bedroom



Primary Bathroom



Southwest Appraisal Associates



SALES COMPARISON APPROACH, AS IMPROVED – BEFORE ACQUISITION

In the Sales Comparison Approach to value, sales of similar improved properties are analyzed and adjusted to the subject property. This approach applies the principle of substitution, which affirms that, when a property can be replaced, its value tends to be set by the cost of acquiring of an equally desirable substitute property without undue or costly delay.

Price adjustments to the comparable sales are made for each of the following elements of comparison: real property rights conveyed, financing terms, conditions of sale, market conditions, location and physical characteristics.

Here follows a map showing the location of each comparable sale relative to the property appraised, photos, and the adjustment matrix. The analysis of the comparable sales and adjustments follows the matrix.

MAP OF COMPARABLE IMPROVED SALES



COMPARABLE #1 – 1648 S. 169th DRIVE



COMPARABLE #2 – 437 S 166th DRIVE



COMPARABLE #3 – 16777 W. RIO VISTA LANE



COMPARABLE #4 – 17682 S. HADLEY STREET



COMPARABLE #5 – 16914 W. SONORA STREET



Below is an adjustment matrix using the widely accepted format of the FNMA appraisal form.

Subject	Sale #1	Sale #2	Sale #3	Sale #4	Sale #5
 Source: Typed Price: \$ Neighborhood: Address: 17052 W Sonora St Goodyear, AZ 85338 0 version found Yours: 0 Peers: 0 	 Source: Typed Price: \$401,990 Grs %: 18.5 Ind: \$397,530 0 version found Yours: 0 Peers: 0 	 Source: Typed Price: \$402,000 Grs %: 8.0 Ind: \$402,500 0 version found Yours: 0 Peers: 0 	 Source: Typed Price: \$405,000 Grs %: 9.8 Ind: \$395,500 0 version found Yours: 0 Peers: 0 	 Source: Typed Price: \$406,900 Grs %: 8.3 Ind: \$406,900 0 version found Yours: 0 Peers: 0 	 Source: Typed Price: \$413,000 Grs %: 6.9 Ind: \$414,300 0 version found Yours: 0 Peers: 0
Proximity to Subject	0.13 miles NE	0.96 miles NE	0.72 miles SE	0.96 miles NW	0.22 miles E
Sale Price	\$ 401,990	\$ 405,000	\$ 405,000	\$ 400,000	\$ 413,000
Sale Price/GLA	\$ 228.79 /sq.ft	\$ 226.38 /sq.ft	\$ 229.46 /sq.ft	\$ 237.81 /sq.ft	\$ 235.06 /sq.ft
Data Source(s)	Public Records	ARMLS #6581659;DOM 5	ARMLS #6641826;DOM 52	ARMLS #6724902;DOM 6	ARMLS #6720636;DOM 125
Verification Source(s)	Inspection	Assessor/Affidavit of Value	Assessor/Affidavit of Value	Assessor/Affidavit of Value	Assessor/Affidavit of Value
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing	Conventional	VA	Conventional	Conventional	Assume Conv
Concessions	12.060	0	10,000	10,000	Assume 0
Date of Sale/Time	s10/23;c09/23	s02/24;c01/24	s03/24;c03/24	s07/24;c07/24	Active Listing
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	N;Res;	N;Res;	N;Res;	N;Res;	N;Res;
Site	6,094 sf	6,900 sf	6,900 sf	5,500 sf	5,868 sf
View	N;Res;	N;Res;	N;Res;	N;Res;	N;Res;
Design (Style)	DT1;Contemp	DT1;Contemp	DT1;Contemp	DT1;Contemp	DT1;Contemp
Quality of Construction	Average	Average	Average	Average	Average
Age	15	18	17	9	15
Condition	Above Average	Above Average	Above Average	Above Average	Above Average
Above Grade	Total sq. ft. 1,660	Total sq. ft. 1,757	Total sq. ft. 1,765	Total sq. ft. 1,682	Total sq. ft. 1,757
Room Count	7 4 2	7 4 2	6 3 2	6 3 2	7 4 2
Gross Living Area	1,660 sq. ft.	1,757 sq. ft.	1,765 sq. ft.	1,682 sq. ft.	1,757 sq. ft.
Basement & Finished	0sf	0sf	0sf	0sf	0sf
Rooms Below Grade	0	0	0	0	0
Functional Utility	Average	Average	Average	Average	Average
Heating/Cooling	FWA; Refrig	FWA; Refrig	FWA; Refrig	FWA; Refrig	FWA; Refrig
Energy Efficient Items	DPW; Own Solar	DPW; Windows	DPW; Windows	DPW; Windows	DPW; Windows
Garage/Carport	2ga2dw	2ga2dw	2ga2dw	2ga2dw	2ga2dw
Porch/Patio/Deck	Cvrd F & R	Cvrd F & R	Cvrd F & R	Cvrd F & R	Cvrd F & R
Fireplace	0 FP	0 FP	0 FP	0 FP	0 FP
Pool/Spa	None	None	None	None	None
Additional Features	Turf, Pavers	Turf	Pavers	None	Turf
Net Adjustment (Total)	\$ -4,360	\$ -2,500	\$ -9,500	\$ 6,900	\$ 1,300
Adjusted Sale Price of Comparables	Net 1.1% Gross 18.5%	Net 0.6% Gross 8.0%	Net 2.3% Gross 9.8%	Net 1.7% Gross 8.3%	Net 0.3% Gross 6.9%

SUMMARY OF COMPARABLE SALES				
SALE	Address	Confirmed With	Confirmation Date	Notes
Comparable Sale One	1468 S. 169 th Drive Goodyear, AZ 85338	Listing Agent-Saul Perez/ Affidavit of Value	10/22/2024	Per agent, no unusual conditions of sale. Seller building new home as family outgrew current home at the time. Confirmed Conventional financing with 3% Seller concessions. Comparable sale is a larger lot in cul-de-sac with no neighbor to the east. Home was in average condition with some older updates.
Comparable Sale Two	437 S. 166 th Drive Goodyear, AZ 85338	Co-Listing Agent-Calvin Johnson/ Affidavit of Value	10/22/2024	Per Co-Listing Agent, no unusual conditions of sale. Buyer wanted a few minor repairs performed which the Seller agreed to. VA financing with no Seller concessions. Home was in above average condition.
Comparable Sale Three	16766 W. Rio Vista Lane Goodyear, AZ 85338	Listing Agent-Maria Lopez/ Affidavit of Sale	10/22/2024	Per Listing Agent, Conventional financing with \$10,000 in Seller concessions. Sellers were dissolving their personal relationship and wanted to sell the home. Home was in above average condition.
Comparable Sale Four	17682 S. Hadley Street Goodyear, AZ 85338	Listing Agent Michael Ratzken/ Affidavit of Sale	10/22/2024	Per Listing Agent, no unusual sale conditions. \$10,000 in Seller concessions, Conventional financing. Home was in above average condition.
Comparable Sale Five (ACTIVE)	16914 W. Sonora Street Goodyear, AZ 85338	ARMLS / Public Records	10/22/2024	This sale represents an active listing on the same street as the subject property. It has been listed for approximately four months.

Analysis and Price Adjustments

The “Improved Sales Adjustment Matrix” on the previous page provides quantitative adjustments to the improved sales. Please note that the adjustments are not meant to be absolute in nature. Where possible the adjustments are based on paired data analysis or other statistical indicators such as depreciation schedules published by Marshall & Swift for building depreciation. However, the price adjustments are provided mainly to illustrate the appraiser’s logic and reasoning in estimating the market value for the subject property.

Property Rights

The interest appraised for the subject property is the fee simple estate. The sales were purchases of the fee simple estate. No price adjustments are applied for the property rights conveyed.

Financing Terms

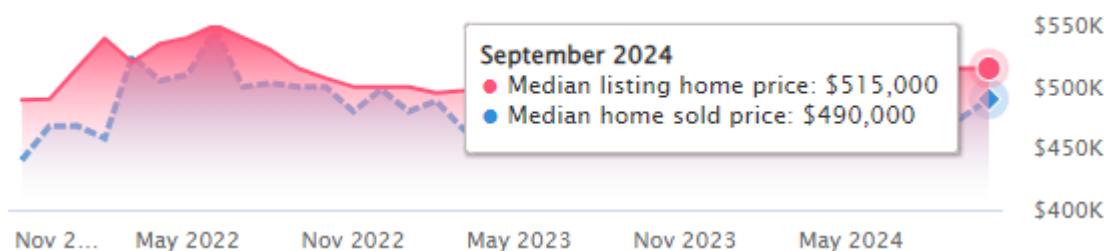
The market for single-family residential properties in the Goodyear market area includes seller financing, cash terms, and conventional financing. All of the sales are cash transactions in which cash or cash equivalent financing was used. Sale Five is not a settled transaction, and it is assumed that it will sell at cash equivalent financing. Price adjustments are not indicated for this element of comparison.

Conditions of Sale

An adjustment for conditions of sale considers any unusual circumstances that may have affected the sale prices. Examples include a seller under duress, an adjacent property

purchase or the lack of a sales commission. Comparable Five has not yet sold and has been listed for sale for approximately four months. It is assumed that this property will sell slightly below its sale price. According to Realtor.com, in September 2023, the median sale price to asking price difference in Goodyear was \$490,000 to \$515,000.

Median listing home price vs. median home sold price



This shows that median sale prices were 4.85% less than asking prices overall. For this reason, I have applied a lesser downward price adjustment to Comparable Five given its price being below the median of the dataset. No extraordinary or unusual circumstances were discovered for the rest of the comparable sales and price adjustments to these sales are unnecessary.

Concessions

Typical concessions include seller-paid closing costs or credits for repairs. Downward price adjustments are applied to Sales One, Three, and Four in the amounts reported MLS.

Market Conditions (Date of Sale)

As shown in the Market Analysis section of this appraisal, prices of single-family residential properties in Goodyear have increased in the last 5 years. However, the year-over-year increases as estimated in October 2024 only show a 0.1-1% increase overall. This limited increase is not significant enough to warrant a price adjustment to sales which occurred within the last year. Since all of the comparable sales are within this range, no price adjustments are applied for market conditions.

Location/Access

The subject property is located within the Canyon Trails Subdivision. All of the comparable sales are also located in this subdivision. The subject property and comparable sales have average location and access. No price adjustments are warranted for this element of comparison.

Building Size

The subject has a main house with 1,660 square feet of living area. Price adjustments for differences in primary living area are based on 60% of the sale price on a per-square-foot basis, multiplied by the difference in living area. This methodology excludes land value and elements of comparison that are considered elsewhere.

Site Size

The subject consists of approximately 6,094 sf. A larger lot is considered more appealing in this market area of additional site utility and privacy afforded. Sale prices of vacant residential lots within a ten-mile radius, and no larger in size than 0.249 ac, range from \$8.00 per sf - \$25.31 per sf, with a median price of \$16.42 per sf. Site area that exceeds the minimum lot size but is insufficient to split and sell separately is known as “surplus land.” As such, any site area exceeding the minimum does not have full value. The value of “surplus land” is estimated to be about 25% of full value for the additional privacy and room for additional site improvements. As such, a downward price adjustment is applied to Sale One and is based on the estimated contributory value in the market area of \$4.10 per sf and multiplied by the difference in lot size.

Age & Condition

The subject main house was constructed in 2009. The improvements exhibit a good level of maintenance, and no items of deferred maintenance were observed. The age of the comparable sales ranges from 9 to 18 years. Many homes have been upgraded and updated over time. As such, the age of the home does not have as large an impact on value as the typical buyer is more concerned about the condition and updating of the home. No price adjustments are applied for differences in age.

Sale One is similar in age of construction but lacks recent updates. An upward price adjustment is applied.

Energy Efficient Items

The subject property has dual-pane windows and a partially paid-off photovoltaic energy system. The property owner reported that the solar energy system cost \$25,000 three years ago. It is financed with \$16,000 in remaining payments. Upward price adjustments are applied to all the comparable sales for the absence of a photovoltaic power system.

Additional improvements

The subject property has artificial turf and exterior pavers. Sales One and Four do not have any additional improvements of significant contributory value. Upward price adjustments are applied to both comparable sales. Sales Two and Five have artificial turf. Upward price adjustments are applied as this is estimated to be a feature of less contributory value than those of the subject. Sale Three has exterior pavers. An upward price adjustment is applied as this is estimated to be a feature of less contributory value to those of the subject.

Market Value Conclusion (As Improved):

The unadjusted price range of the five comparable properties is from \$400,000 to \$413,000. After making price adjustments for the appropriate elements of comparison, the adjusted range was \$397,630 to \$414,300. The average adjusted price was \$403,366 and the median adjusted price was \$402,500. The overall comparability of the improved sales data is considered good. Most weight is given to Comparables Four and Five for recency. Based on the foregoing analysis, it is my opinion that the market value of the subject property is \$410,000. This equals \$246.99 per square foot of gross living area.

**MARKET VALUE OPINION FOR THE
SUBJECT LARGER PARCELS IMPROVED \$410,000**

LAND VALUATION (AS IF VACANT)

In order to better estimate the land value of the subject property as if vacant, research was conducted for land sales within 10 miles of the subject property. Many of the single-family residential developments in Goodyear are part of a master planned community in which a developer subdivides large parcels of land. Then, home builders buy the lots constructs homes, and sells the finished homes. Because of this, there are few individual lots sold without a home. As a result, we had to search throughout a large geographic area. The sales below are from 0 to 0.249 acres in size and sold within the last calendar year from the effective date of value.

LAND SALES - 0-0.249 ACRES - WITHIN 10 MILE RADIUS OF SUBJECT PROPERTY											
ADDRESS						Close of Escrow Date	Under Contract Date	List Price	Sold Price	Sold Price Per SqFt	Total Acres
9102	W	PIERCE	ST	85353	6,475	12/19/2023	12/9/2023	\$135,000	\$106,000	\$16.37	0.15
24	N	6TH	ST	85323	6,586	1/9/2024	12/22/2023	\$105,000	\$85,000	\$12.91	0.15
0	E	MAIN	ST	85323	5,000	11/20/2023	11/10/2023	\$75,000	\$40,000	\$8.00	0.11
1223	S	111TH	DR	85323	7,566	12/27/2023	11/13/2023	\$120,000	\$107,000	\$14.14	0.17
10917	W	MOHAVE	ST	85323	6,014	11/17/2023	11/15/2023	\$99,000	\$99,000	\$16.46	0.14
0	E	MAIN	ST	85323	6,034	1/15/2024	1/5/2024	\$119,900	\$100,000	\$16.57	0.14
18308	W	SANTA IRENE	DR	85338	10,080	3/8/2024	2/28/2024	\$110,000	\$95,000	\$9.42	0.23
25	S	1ST	ST	85323	3,398	1/31/2024	1/16/2024	\$86,000	\$86,000	\$25.31	0.08
607	N	92ND	AVE	85353	3,916	7/16/2024	6/27/2024	\$109,900	\$80,000	\$20.43	0.09
9109	W	POLK	ST	85353	7,709	8/23/2024	8/5/2024	\$139,900	\$130,000	\$16.86	0.18
10918	W	MOHAVE	ST	85323	5,678	9/27/2024	9/13/2024	\$140,000	\$125,000	\$22.01	0.13
12510	W	PIONEER	ST	85323	11,892		8/27/2024	\$150,000		\$10.51	0.27
AVERAGE:								\$115,808	\$95,727	\$15.75	0.15
MEDIAN:								\$114,950	\$99,000	\$16.42	0.15

The median size of the 12 land sales was 6,255 square feet which is similar to the subject property's parcel size. The median sale price was \$99,000 per lot, and the median sale price of the sites was per square foot was \$16.42.

A typical ratio of land to building value is between 20-30% for single-family residential property. As mentioned before, there are few available sales of individual lots purchased for development near Goodyear. Many of the land sales available have not yet been built upon. However, two properties are shown below which include both a site sale and the subsequent sale of the home with the land.

Address	Date	Event	Price
14282 W. Wilshire Dr, Goodyear, AZ 85395	3/31/2022	Sold Improved	\$620,000
	5/20/2021	Sold Land	\$135,000
RATIO:			22%
9409 W Washington St, Tolleson, AZ 85353	4/14/2023	Sold Improved	\$388,000
	8/22/2022	Sold Land	\$125,000
RATIO:			32%

These sales above show ratios from 22% to 32%. Estimating land value by this ratio is called the Allocation Method. It is most applicable when land comparable sales are scarce or not similar to the property being appraised. The process involves identifying comparably priced properties, determining the typical ratio of land value to total property value, and applying this ratio to the subject property's entire market value in order to estimate its site value.

The average unadjusted sale prices of the five improved comparable sales in this report was approximately \$405,000.

Based on the median sale prices from the land sales data, a land price to improved price ratio of approximately 24.44% is observed as follows:

MEDIAN PRICE OF LAND SALES	=	\$99,000
MEDIAN PRICE OF IMPROVED SALES	=	\$405,000
 \$95,727 / \$405,000		 = 24.44%

This ratio is reasonable and falls within the typical 20-30% range that is expected. Therefore, to estimate the land value of the subject property, 25% is applied to the market value of the subject property, as improved.

Land Value Conclusion (As if Vacant):

Based on the foregoing analysis, I have applied an allocation percentage of 25% to the improved value of the subject property in order to estimate site value. The result of this is as follows:

$$\$410,000 * 0.25 = \$102,500.$$

This is converted to a per square foot value as follows:

$$\$102,500 / 6,094 \text{ sq. ft.} = \$16.82 \text{ per square foot}$$

It is my opinion that the market value of the subject site is \$102,500, or \$16.82 per square foot.

**MARKET VALUE OPINION FOR THE SUBJECT
LARGER PARCEL AS VACANT LAND..... \$102,500
or \$16.82/sq. ft.**

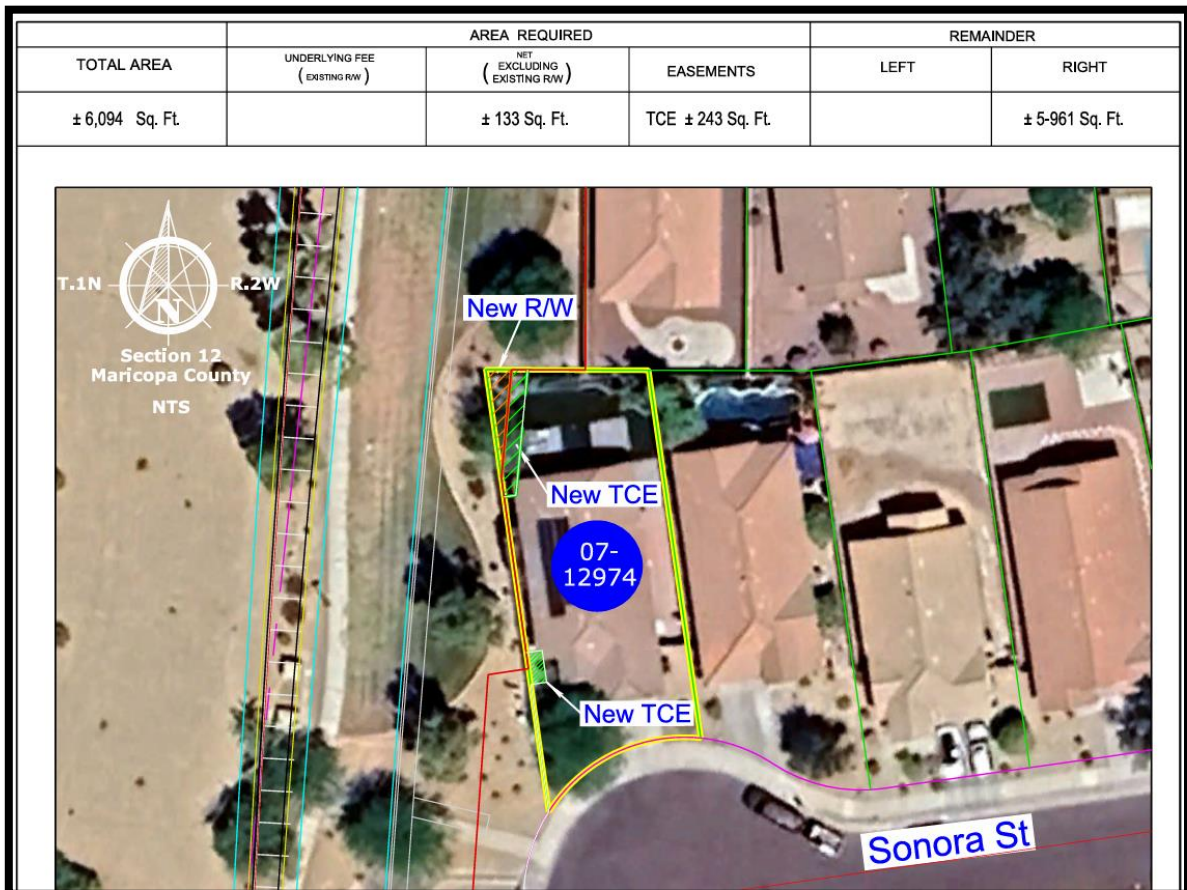
PART TO BE ACQUIRED

The portion of the property to be acquired was provided by the client, the Arizona Department of Transportation. This acquisition size is outlined in the following chart.

APPRAISED PROPERTY - AREAS ACQUIRED IN FEE

Assessor's Parcel Number/ ADOT #	Owner	Description of Area Acquired	Area Required	Total Parcel Size
500-97-022 / 7-12974	KANDI SWIFT	Land along the northwest property corner.	133 SQ. FT.	6,094 SQ. FT.

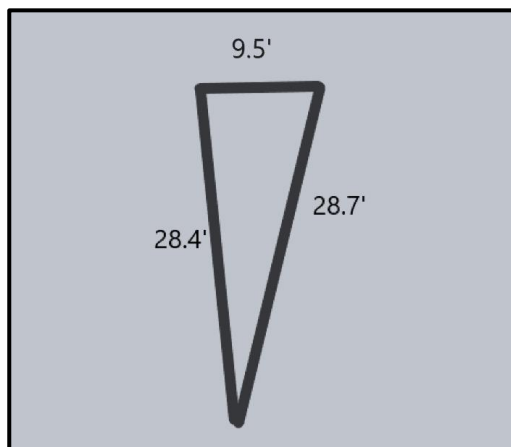
The proposed acquisition will leave a remainder of 5,961 square feet of land. The area to be acquired is outlined in red on the following map. Also shown in green are two Temporary Construction Easements (TCEs) that total 243 square feet.



PHYSICAL EFFECTS OF THE ACQUISITION

The subject larger parcel before acquisition, as previously defined herein, consists of 6,094 square feet. According to the map shown on the previous page, the proposed acquisition area is a small and narrow section of land at the northwestern border of the property.

Exact perimeter lengths of the triangle-shaped acquisition were not made available to me. However, the northern side of the acquisition perimeter is approximately 9.5 feet wide. The west side of the acquisition is approximately 28.4 feet long. This is depicted below.



The 133 square feet reduction in parcel size as a result of the acquisition does not appear to impact the utility or enjoyment of the property as a whole. The larger parcel's highest and best use after the acquisition will not change from single-family use.

However, based on the above measurements, I estimate that approximately 38 linear-feet of the subject property's block wall must be purchased by ADOT as a part of this acquisition. Additionally, approximately 29 linear-feet of wall will need to be replaced to enclose the rest of the backyard along the east boundary of the acquisition area. There are other minor site improvements in the acquisition area. These are explained and valued in the following section.

VALUATION OF SITE IMPROVEMENTS WITHIN AREA OF ACQUISITION

There are several site improvements in the acquisition area. This section will estimate the value of these components. The cost to cure the loss of these minor site improvements as a result of these acquired improvements will be discussed in a later section. Site improvements observed within the area to be acquired include the following:

- Two medium sized bushes with drip system
- 28 feet of block wall and 10 feet of block-base metal fence
- One large shade tree
- ±25 square feet of synthetic grass
- ±25 linear feet of concrete lawn border

The depreciated value of these improvements totals \$6,975, as outlined in the following chart. Note the cost difference from the depreciated value of the improvements acquired to construct new for the items that will require replacement. This will be further discussed in the cost to cure measure of severance damages. Some items, like the artificial turf do not need to be replaced given the loss of land in the area where it was located. The majority of the improvement costs come from the large shade tree which is something that should not be depreciated. As shade trees grow in size, they become more valuable to residential property for their energy saving benefits.

Improvements in the Part to be Acquired								
Type	Quantity	Units	Cost New / Unit (inc Mult+EI)	Total Cost New	Depreciation %	Depreciated Value	Acquisition Improvements Requiring Replacement Total Costs New	Cost Difference From Depreciated Value to Construct New
Medium Bush	2	X	\$114	\$229	0%	\$229	\$229	\$0
Block wall and fencing	38	Ln. Ft.	\$20	\$746	20%	\$597	\$569	-\$27
Large Tree	1	X	\$4,895	\$4,895	0%	\$4,895	\$4,895	\$0
Artificial Turf	25	Sq. Ft.	\$25	\$633	20%	\$506	\$0	N/A
Concrete Lawn Border	25	Ln. Ft.	\$37	\$935	20%	\$748	\$935	\$187
Total Improvements in the Part to be Acquired				\$7,437		\$6,975		\$160

Cost estimates are based on Marshal Valuation Service figures, adjusted to the current and local market as necessary.

**DEPRECIATED VALUE OF SITE IMPROVEMENTS FOR THE
PART TO BE ACQUIRED\$6,975.**

VALUATION – PART TO BE ACQUIRED

The site area to be acquired for the right of way project is 133 square feet, according to an exhibit provided by the client. The fee simple value of the land area to be acquired is calculated as part of the whole. Therefore, the value of the land to be acquired are as follows:

$$133 \text{ Sq. Ft.} * \$16.82 \text{ per square foot} = \$2,237.$$

Total Value of Land and Improvements in the Part to be Acquired	
	Value
Land Value	\$2,237
Depreciated Value of Improvements	\$6,975
Total Value of Land and Improvements in the Part to be Acquired	\$9,212

**MARKET VALUE OPINION FOR THE
PART TO BE ACQUIRED\$9,212.**

VALUATION – REMAINDER AS PART OF THE WHOLE

To provide all the components for acquisition of property, the valuation of the remainder parcel is provided as a mathematical conclusion. It is not necessarily considered a market value opinion. According to the *ADOT Rights of Way Procedures Manual*, the valuation of the remainder as part of the whole is equal to the reconciled market value of the larger parcel less the value of the part to be acquired.

Land Value Conclusion - Remainder as Part of the Whole	
Larger Parcel	\$410,000
Less: Value of Part to be Acquired	\$9,212
Remainder as a Part of the Whole	\$400,788

**MARKET VALUE OPINION OF THE
REMAINDER AS PART OF THE WHOLE.....\$400,788.**

VALUE OF THE REMAINDER AFTER THE ACQUISITION

After the acquisition, the remaining site consists of 5,961 square feet of land. Since the acquisition is so small at the northwest corner of the property, the remainder is similarly shaped to the original parcel. The acquisition does not impact the overall utility of the site, nor does it impact the use of the property as a single-family residence.

Site Analysis

The larger parcel was thoroughly described in a previous section of this report. The net site area of the remainder is minorly reduced, and the shape is insignificantly changed. A concern of the property owner is the presence of a higher flow of traffic closer to their property with the extension of Loop 303. While this is certainly a negative impact, it is a non-compensable characteristic occurring outside of the property boundary. This is explained further in the Severance Damages section of this analysis.

Highest and Best Use

The larger parcel's highest and best use was thoroughly described in a previous section of this report. After the acquisition, the remainder retains the same legal rights, physical possibilities, financial feasibility and maximally productive use as in the before condition. The highest and best use of the remainder remains the same.

Market Value of the Remainder After the Acquisition

The development potential of the remainder is unchanged after the acquisition. The remainder retains the same zoning, access, and utility development after the acquisition. However, some site improvements needed for the site to remain similar utility as before will be acquired due to the acquisition. Due to this, the market value of the remainder, after the acquisition, is lessened by items which can be cured in the following section.

Damages / Enhancements to the Remainder After the Acquisition	
Remainder Before the Acquisition	\$400,788
Remainder After the Acquisition	\$400,629
Damages / Enhancements to the Remainder After the Acquisition	\$160

**MARKET VALUE OPINION OF THE
REMAINDER AFTER THE ACQUISITION.....\$400,629.**

VALUATION - TEMPORARY CONSTRUCTION EASEMENT (“TCE”)

To complete the proposed road improvements, the Arizona Department of Transportation requires a Temporary Construction Easement (“TCE”). According to the preliminary ADOT documents, the site area required for the TCE consists of ±243 square feet in two areas of the site. No survey or final construction plans for the TCE were provided to the appraiser. Thus, the area required for the TCE may change.

Ground leases are typically analyzed as a percentage return on the fee simple land value. *The Appraisal of Real Estate*, 15th Edition, states that rates of return are influenced by many factors, including:

- The degree of perceived risk
- Market expectations regarding future inflation
- The prospective rates of return for alternative investments
- The rates of return earned by comparable properties in the past
- Availability of debt financing
- The prevailing tax law

Ground leases are a unique segment of the commercial real estate market. There are very few situations in which single-family residential land parcels are leased. This makes it difficult to obtain reliable information on land capitalization rates for this property type. Because there are few comparable ground lease transactions that occur with a recent sale and lease, the appraiser pursued research regarding alternative investments and nationwide land lease data as a basis for estimating the subject’s rate of return. The appraiser also considered the capitalization rate results of the 2nd Quarter of 2024 RealtyRates.com Survey for Land Leases.

RealtyRates.com INVESTOR SURVEY - 2nd Quarter 2024						
LAND LEASES						
Property Type	Capitalization Rates			Discount Rates		
	Min.	Max.	Avg.	Min.	Max.	Avg.
Apartments	4.21%	11.11%	8.53%	6.81%	11.61%	9.53%
Golf	4.92%	16.28%	10.81%	7.52%	16.78%	11.81%
Health Care/Senior Housing	5.00%	12.40%	9.12%	7.60%	12.90%	10.12%
Industrial	4.76%	12.10%	8.91%	7.36%	12.60%	9.91%
Lodging	5.13%	16.18%	9.23%	7.73%	16.68%	10.23%
Mobile Home/RV Park	4.82%	14.80%	9.96%	7.42%	15.30%	10.96%
Office	4.76%	11.98%	8.67%	7.36%	12.48%	9.67%
Restaurant	5.22%	18.10%	11.04%	7.82%	18.60%	12.04%
Retail	4.48%	12.22%	9.35%	7.08%	12.72%	10.35%
Self-Storage	4.77%	12.22%	9.73%	7.37%	12.72%	10.73%
Special Purpose	5.16%	18.28%	11.02%	7.64%	20.21%	10.85%
All Properties	4.21%	18.28%	9.67%	6.81%	18.60%	10.53%

RealtyRates.com, 2nd Quarter 2024, a subscription-based real estate data service, indicated that prevailing land capitalization rates for all classes of properties range from 4.21% to 18.28%, with an average land capitalization rate of 9.67%. Apartment land properties range from 4.21% to 11.11%, with an average of 8.53%. The “apartment” category is believed to be the most similar property type available from the research.

PricewaterhouseCoopers (PwC), a premium service investor survey, was utilized to research capitalization rates in the Phoenix suburbs. The following chart shows the surveyed capitalization rates as conducted during April 2024.

Suburbs of	DISCOUNT RATE			OVERALL CAPITALIZATION RATE			RESIDUAL CAPITALIZATION RATE		
	Low	High	Average	Low	High	Average	Low	High	Average
Atlanta	8.00%	15.00%	10.60%	7.50%	12.00%	9.53%	7.00%	12.00%	8.96%
Austin	8.00%	13.00%	10.21%	7.00%	12.00%	9.50%	7.00%	10.00%	8.25%
Boston	6.75%	11.00%	8.54%	6.00%	10.00%	7.83%	6.75%	10.00%	8.38%
Charlotte	9.00%	13.00%	10.88%	7.50%	10.50%	8.75%	7.00%	9.00%	8.09%
Chicago	9.00%	20.00%	13.50%	9.00%	13.00%	11.10%	8.50%	13.00%	10.56%
Dallas	9.00%	16.50%	12.33%	6.00%	12.00%	9.33%	6.00%	10.00%	8.25%
Denver	7.75%	12.00%	10.03%	6.75%	12.00%	8.93%	6.50%	11.00%	8.61%
Houston	8.50%	16.50%	11.94%	7.00%	12.00%	9.78%	7.00%	12.00%	9.06%
Los Angeles	7.50%	13.00%	9.44%	6.50%	11.00%	8.84%	6.50%	10.00%	8.20%
Northern Virginia	7.50%	10.00%	8.58%	6.00%	10.00%	7.42%	6.75%	8.50%	7.50%
Pacific Northwest	7.50%	15.00%	10.60%	6.25%	13.00%	9.15%	6.50%	12.00%	8.79%
Philadelphia	8.00%	12.50%	10.17%	7.50%	12.50%	9.50%	7.50%	12.50%	9.33%
Phoenix	9.00%	13.00%	10.58%	7.00%	11.00%	8.72%	6.50%	10.00%	8.27%
San Diego	7.00%	12.50%	10.06%	7.00%	12.00%	9.08%	7.00%	10.00%	8.33%
San Francisco	8.00%	15.00%	10.50%	6.50%	12.00%	9.04%	7.00%	11.00%	8.58%
Seattle	7.50%	12.00%	9.00%	6.25%	11.00%	7.71%	6.50%	10.00%	7.71%
Southeast Florida	8.00%	12.00%	9.83%	7.00%	10.50%	8.67%	6.00%	10.50%	8.00%
Nat'l Secondary Office	8.75%	13.00%	10.96%	7.50%	10.25%	8.80%	7.50%	10.00%	8.43%

Source: PwC Investor Survey; survey conducted by PwC during April 2024

As shown above, the suburbs of Phoenix were surveyed and overall capitalization rates for all property types included a range from 7% to 11% with an average of 8.72%. This average is very similar to the capitalization rate average for nationwide land leases on the previous page.

Based on the preceding information, an 8.5% rate of return is reasonable to estimate market ground rent for the subject property. The RealtyRates land lease information is based on longer ground leases, usually 40-99 years. PwC capitalization rates are based on more typical income producing categories overall. ADOT Temporary Construction Easements are for significantly shorter terms than most ground leases.

Therefore, it is my opinion that the subject's capitalization rate should be at the highest end of the indicated ranges. The land value opinion of \$16.82 per square foot is applied to the area needed for the TCE. The resulting market value of the TCE area is \$4,087. This value is then multiplied by an 11% rate of return. The calculation is as follows:

Parcel 07-12975	Area of		Unit		Land		Fee Value
Land Area Leased for TCE	TCE		Value		Value		of TCE Area
	243	S.F. X	\$16.82	/S.F. =	\$4,087.26	=	\$4,087
			Fee Value		R_L		Rent/Year
			of TCE Area				
			\$4,087	X	11%	=	\$449.60

**MARKET VALUE OF THE TEMPORARY CONSTRUCTION
EASEMENT (ANNUAL BASIS).....\$449.60**

SEVERANCE DAMAGES

Severance damages reflect a decline in the market value of the remainder parcel that arises as a result of the taking and construction of the proposed project.

Cost To Cure

The cost-to-cure method can be used when a property has suffered damages due to the acquisition than can be physically and economically corrected. This method is not applicable when the cost-to-cure exceeds the diminution in market value to the remainder if the cure were not undertaken. The acquisition takes several of the subject property's site improvements. Some of these site improvements need to be replaced in order for the subject property to maintain the same utility after the acquisition as before. The block perimeter wall and fencing needs to be replaced to enclose the backyard. Additionally, the synthetic grass lawn will need new concrete borders along the new wall. The difference between their replacement cost, new, and depreciated value is included as a cost to cure.

Since there will no longer be room for the small section of turf that is acquired, this is not included. For the bushes and shade tree, a depreciation rate of zero was selected. Therefore, the property owner is already compensated for the full replacement cost of these site improvements.

As outlined in the Valuation of Improvements Within Area of Acquisition Analysis, the cost difference between the depreciated value of the improvements acquired and the cost the property owner would incur to redevelop these improvements totals \$160. This cost to cure, plus the depreciated value of acquired improvements, would supply the property owner with the compensation necessary to achieve comparable interior site improvements after the acquisition as before.

COST TO CURE\$160.

Severance Overview of the Temporary Construction Easement, TCE

The proposed TCE areas consist of 243 total square feet and are in two locations of the property. The temporary acquisitions do not interfere with the use or enjoyment of the remaining property. It does not appear to impact any existing site improvements which cannot be restored to as good or better condition. The temporary imposition of construction

activity in these 243 square feet does not appear to damage the remainder. The impact of the TCE should be distinguished from the exercise of police power.

Police Power and Eminent Domain

“Police power is the inherent authority of the government to regulate behavior and enforce order within its territory for the betterment of health, safety, morals, and general welfare.”¹⁷ This power allows the government to impose laws and regulations as long as those regulations are reasonable and serve the public interest. Unlike eminent domain, where the government must provide just compensation when taking private property for public use, police power does not require compensation because it is not considered a "taking" in the legal sense.

Non compensable Damages:

Real Estate Value in Litigation – Appraisal Institute -2nd Ed. Pg. 316:

“Damages that are remote and speculative do not merit consideration. Generally, damages resulting from the sovereign police power are non-compensable. Such actions include changes in traffic patterns that increase or decrease traffic, temporary blockage of a street or highway, and deprivation of access, light view, and air caused by a newly constructed, limited-access highway. Other items of damage that are generally non-compensable include loss of business, tenant relocation, moving of personal property, and frustration of an owner’s plans....”

“An annoyance or inconvenience such as circuitry of travel is often ruled non compensable because the damage is shared with the public in general and is not peculiar to the remainder property....”

I acknowledge the increase of traffic nearby may cause an inconvenience to the area’s homeowners. Because an extended highway will now be closer to the subject parcel, it is likely that traffic will increase. However, these issues are an inconvenience to the general area and are not compensable.

ADOT Regulations

Additional guidance is from Pages 39-40 of the *ADOT Right of Way Procedures Manual* states the items below as non-compensable. Therefore, I have not considered severance damage to the subject property as a result of the change in traffic, or annoyance and inconvenience suffered by the public.

¹⁷ "Police Power". Encyclopedia Britannica. Retrieved 2007-02-08.

The following are examples of non-compensable types of damages that should not be included in the market value for the acquisition.

- a. Damage to businesses.
- b. Expense for moving personal property.
- c. Loss of good will.
- d. Damage due to owner's inability to locate an acceptable substitute location.
- e. Loss of profits due to moving or interrupting business by reason of the highway improvements, or any other reason.
- f. Damage due to annoyance and inconvenience suffered by the public in general.
- g. Circuity of travel (e.g., that caused by dividing a highway with a median strip or by installing a one-way street), unless the acquisition results in a loss of reasonable access.
- h. Re-routing or diversion of traffic.
- i. Change in the amount of traffic.
- j. In general, all types of damages considered potential, speculative, and remote, uncertain and difficult to ascertain, are not to be considered.

Overall, I estimate that the Temporary Construction Easements cause no severance damage to the subject property in the “after” condition. It is an extraordinary assumption of this appraisal that all improvements in the TCE areas will be undisturbed or returned to equal or better condition upon the completion of the project. This is to be at ADOT’s expense as necessary. Thus, the TCEs do not impact the market value in the “after” condition.

PROJECT INFLUENCE

Any influence in valuation caused by the project prior to the date of valuation is considered by the appraiser. However, the effect of these influences, if any, is disregarded in the valuation of the subject property, pursuant to Arizona Revised Statutes 28-7097, which states:

“In acquiring property for transportation purposes pursuant to this article, when determining the market value of a property to be taken and the market value of the remainder, if any, in the before condition, a decrease or increase in the market value of the real property prior to the date of valuation caused by the public project for which the property is to be acquired or by the likelihood that the property would be acquired for the project shall be disregarded.”

The sales analyzed in this appraisal report are not impacted by project influence.

In condemnation cases in the State of Arizona, special benefits are used to offset severance damages. However, the project does not provide the property with *special benefits* specific to the subject property. Any enhancement of land value caused by the Loop 303 extension would be considered under the umbrella of a *general benefit* to many properties in the area, which is not deducted from compensation. Thus, no special benefits are considered.

MARKET VALUE OF THE PARTIAL ACQUISITION AND ITS EFFECTS ON THE REMAINDER

- (1) Value of Whole Before Taking, Minus
Value of Part Taken as Part of the Whole, Equals
Value of Remainder as Part of the Whole
- (2) Value of Remainder as Part of the Whole, Minus
Value of Remainder After Taking, Equals
Damages to Remainder
- (3) Damages to Remainder, Minus
Benefits to Remainder, Equals
Net Damages to Remainder
- (4) Value of Part Taken as Part of Whole, Minus
Net Damages to Remainder, Equals
Total Difference

Market Value Opinion, Before the Acquisition	\$410,000
Value of the Land to be Acquired	\$2,237
Value of the Improvements to be Acquired	\$6,975
Value of the Remainder, as part of the Whole, Before the Acquisition	\$400,788
Value of the Remainder, as part of the Whole, After the Acquisition	\$400,629
Severance Damages as Measured by Cost to Cure	\$160

Market Value of the Temporary Construction Easement (36 Months Total).....\$1,348.8

73

EXPOSURE TIME

The reported marketing times from the comparable sales and other market data are analyzed to support the estimated exposure time for the subject property. As shown in the market analysis, single-family homes in Goodyear sold with a median of 55 days on the market as of the date of value.

Based on the above information, the estimated exposure time is less than 6 months if the property is priced in accordance with the appraised value.

AUDITING BREAKDOWN

The following is the Auditing Breakdown for ADOT Parcel 7-12974.

Parcel 7-12974: KANDI SWIFT

Value of the Land to be Acquired	\$2,237
Value of the Improvements to be Acquired	\$6,975
Cost to Cure	\$160
Special Benefits	\$0
Severance Damages After Cost to Cure	\$0
Opinion of Market Value of the Partial Acquisition	\$9,371
Market Value of the Temporary Construction	
Easement (36 Months Total).....	\$1,348.8

ADOT CERTIFICATION

PROJECT: H6870 01D
HIGHWAY: BOB STUMP MEMORIAL PARKWAY
SECTION: MC 85-VAN BUREN ST
PARCEL: 7-12974
CONTRACT: JW-25-007

I hereby certify:

That I personally inspected the property herein appraised, and that I have afforded the property owner the opportunity to accompany me at the time of inspection. I also made a personal field inspection of each comparable sale relied upon in making said appraisal. The subject and the comparable sales relied upon in making the appraisal were as represented by the photographs contained in the appraisal.

That I have given consideration to the value of the property the damages and benefits to the remainder, if any; and accept no liability for matters of title or survey. That, to the best of my knowledge and belief, the statements contained in said appraisal are true and the opinions, as expressed therein, are based upon correct information; subject to the limiting conditions therein set forth.

That no hidden or unapparent conditions of the property, subsoil, or structures were found or assumed to exist which would render the subject property more or less valuable; and I assume no responsibility for such conditions, or for engineering which might be required to discover such factors. That, unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present in the property, were not observed by myself or acknowledged by the owner. This appraiser, however, is not qualified to detect such substances, the presence of which may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

That my analysis, opinion, and conclusions were developed and this report has been prepared, in conformity with the Arizona Department of Transportation Appraisal Standard and Specifications and the Uniform Standards of Professional Appraisal Practice.

That this appraisal has further been made in conformity with the appropriate State and Federal laws, regulations, policies and procedures applicable to appraisal of right of way for such purposes; and that, to the best of my knowledge, no portion of the value assigned to such property consists of items which are non-compensable under the established laws of said State.

That I understand this appraisal may be used in connection with that acquisition of right of way for a highway to be constructed by the State of Arizona with the assistance of Federal aid highway funds or other Federal funds.

That neither my employment nor my compensation for making the appraisal and report are in any way contingent upon the values reported herein.

That I have no direct or indirect present or contemplated future personal interest in the property that is the subject of this report, or any benefit from the acquisition of the property appraised herein.

That I have not revealed the findings and result of such appraisal to anyone other than the property officials of the Arizona Department of Transportation or officials of the Federal Highway Administration, and I will not do so unless so authorized by property State officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That my opinion of the MARKET VALUE of the subject as of the 11th day of October, 2024, based upon my independent appraisal and the exercise of my professional judgment is:

Parcel 7-12974: KANDI SWIFT

Market Value Opinion, Before the Acquisition	\$410,000
Value of the Land to be Acquired	\$2,237
Value of the Improvements to be Acquired	\$6,975
Value of the Remainder, as part of the Whole, Before the Acquisition	\$400,788
Value of the Remainder, as part of the Whole, After the Acquisition	\$400,629
Severance Damages as Measured by Cost to Cure	\$160

Opinion of Market Value of the Partial Acquisition **\$9,371**

Market Value of the Temporary Construction

Easement (36 Months Total).....\$1,348.8

Date: November 4, 2024

Signature: 
Steven R. Cole
Arizona Certified General Real
Estate Appraiser #30130

APPRAISER'S CERTIFICATION

THE APPRAISER CERTIFIES TO THE BEST OF THEIR KNOWLEDGE AND BELIEF:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

The reported valuations, assumptions and limiting conditions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have **no** present or prospective interest in the properties that are the subject of this report and no personal interest or bias with respect to the parties involved.

I have not performed services as appraiser regarding the Larger Parcel or the subject parcels which are the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the properties that is the subject of this report or to the parties involved with this assignment.

Our compensation is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the standards and reporting requirements of the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Steven Cole, Brett Quadt, and Dustin Perrin have made personal inspections of the properties that are the subject of this report.

Dustin Perrin, AZ Trainee License #RTA-1044213, provided significant real property appraisal assistance to the person(s) signing this certification. Mr. Perrin assisted me in gathering data for the appraisal, writing the analyses, and determining the property's value. However, the final opinions and conclusions of value are my own.

Mr. Brett A. Quadt, AZ Licensed Residential Appraiser # 1049349, provided significant real property appraisal assistance to the person(s) signing this certification. Mr. Quadt assisted me in inspecting the property being appraised, gathering data for the appraisal, writing the analyses, and determining the property's value. However, the final opinions and conclusions of value are my own.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. The use of this report is also subject to the requirements of the Arizona Board of Appraisal.

I hereby certify that I am competent to complete the appraisal assignment. The reader is referred to appraisers' Statement of Qualifications.

All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraisers whose signatures appear on the appraisal report, unless indicated as "Review Appraiser".

No change of any item in the appraisal report shall be made by anyone other than the Appraisers, and the Appraisers shall have no responsibility for any such unauthorized change.

As of the date of this report, Steve Cole, MAI, AI-GRS has completed the continuing education program for Designated Members of the Appraisal Institute.

Date: November 4, 2024.



Steven R. Cole, MAI, SRA, AI-GRS
Certified General Real
Estate Appraiser #30130

QUALIFICATIONS OF STEVEN R. COLE, MAI, SRA, AI-GRS

FORMAL EDUCATION:

Bachelor of Arts Degree with high honors, University of California, Santa Barbara.

Master's degree in business administration, University of California, Los Angeles. Concentration: Urban Land Economics.

PROFESSIONAL EDUCATION:

Successful Completion of Examinations for the following courses given by the Appraisal Institute:

"Real Estate Appraisal Principles" and "Basic Valuation Procedures"

"Capitalization Theory & Techniques", Parts 1, 2, and 3

"Case Studies in Real Estate Valuation"

"Introduction to Real Estate Investments Analysis"

"Litigation Valuation"

"Standards of Professional Practice", Part A, B & C

"Market Analysis"

"Review Theory - General"

Attendance at Numerous Educational Seminars:

PROFESSIONAL MEMBERSHIPS:

Member, Appraisal Institute (MAI), Certification Number 6080. The institute conducts a voluntary program of continuing education for its designated members. MAI's and RM's who meet the minimum standards of this program are awarded periodic educational certification. As of this date, I have completed the requirements under the continuing education program of the Appraisal Institute. I am currently certified through December 31, 2027.

Senior Residential Appraiser (SRA), of the Appraisal Institute. This designation signifies expertise in the valuation of residential properties of 1 to 4 units.

General Review Specialist (AI-GRS), of the Appraisal Institute. This designation signifies expertise in the review of appraisals of general real estate properties.

EXPERIENCE:

Includes valuation of most types of urban real property: single and multi-family residential, commercial, industrial, and vacant land. Experience also includes special purpose properties, feasibility studies, Fee Simple and leasehold interest, counseling, and appraisal for condemnation since 1975.

ADDITIONAL EDUCATIONAL AND PROFESSIONAL ACTIVITY:

Publication of articles in Professional Journals:

“A New Methodology for Estimating Highest and Best Use”,
Real Estate Appraiser and Analyst, Summer, 1987

“

Estimating the Value of Proposed Developments by Discounting
Cash Flow”, *Real Estate Review*, Summer, 1988.

Formerly a Certified Instructor with the Appraisal Institute for “Highest and Best Use Applications”, “Feasibility Analysis and Highest and Best Use- Nonresidential Properties”, and “Principals and Procedures of Real Estate Appraisal”.

Associate Faculty, University of Arizona and Pima Community College. Courses offered; “Real Estate Appraisal Principles” and “Basic Valuation Procedures.”

Instructor for Tucson Board of Realtors, American Bar Association, Brodsky School of Real Estate, and Hogan School of Real Estate. Appraisal Principles, Appraisal Procedures, Market Analysis. Using the Internet for Due Diligence.

President of Southern Arizona Chapter #116, Appraisal Institute, 1983-84.

President for the Arizona State Chapter #41, Appraisal Institute, 1990.

Chairman, Pima County Real Estate Council, 2003-2004, Director 1989-2007.

Chairman, Tucson Airport Authority Chairman, 2015.

Board of Directors, 2011-2016. Member, Tucson Airport Authority, 2007-2024.

Member of the Arizona Airports Association.

APPROVED APPRAISER:

With many major commercial banks and mortgage companies in Arizona.

STATE CERTIFICATION:

Arizona Certified General Appraiser Number 30130. Currently certified through August 31, 2026.

Licensed real estate salesperson in Arizona, 1975-2024. Licensed through April 2026.

Licensed real property tax agent. Current through April 27, 2025.

ARIZONA FINANCIAL ENTERPRISE CREDENTIAL CERTIFICATE

No: CGA-30130



STEVEN R. COLE

CREDENTIAL TYPE	ISSUE DATE	EFFECTIVE DATE	EXPIRATION DATE
Certified General Appraiser	Aug 15, 1991	Sep 1, 2024	Aug 31, 2026

This certificate was printed on August 5, 2024 and will remain in effect until a change request has been approved by the Department or the credential is surrendered, suspended, revoked or expired.

Arizona Department of Insurance and Financial Institutions
difl.az.gov
100 N 15th Ave, Suite 261
Phoenix, AZ 85007-2630

ADDENDA

ARIZONA DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY GROUP

RIGHT OF WAY TITLE REPORT

The undersigned has examined the title to the property described in SCHEDULE A-1 and the record owner is:

Kandi Swift, an unmarried woman

Situs Address: 17052 W Sonora St, Goodyear, AZ 85338-7348

Mailing Address: 17052 W Sonora St, Goodyear, AZ 85338-7348

By virtue of that certain:

SEE CHAIN OF TITLE

Upon compliance with REQUIREMENTS herein, satisfactory title will vest in the State of Arizona subject to encumbrances set forth in SCHEDULE B.

SCHEDULE A-1

Lot 22, Canyon Trails Unit 4 South Parcel B, according to Book 818 of Maps, page 47, records of Maricopa County, Arizona.

Contiguous Property: None: ☒ See Schedule A-2: ☐ Not Searched: ☐ Not Applicable: ☐

Encumbrances and Requirements are not included for property in Schedule A-2.

REMARKS: Staff Title Report

Previously completed as a TCE Report

Date of Search: 05/14/2024

Examiner: Jen Giguere

Reviewer: Ryan Kenan

Update to:

Examiner:

Reviewer:

Update to:

Examiner:

Reviewer:

Tax Assr No: 500-97-022

Tracts #: 303LMA100H6870 **Section:** MC85 – VAN BUREN STREET

County: Maricopa

Highway: BOB STUMP MEMORIAL PARKWAY

ADOT Parcel: 7-12974

Federal Proj #: 303-A(ASO)S

SCHEDULE B

1. Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States of America in Patent No 505233 recorded 05/04/1916, in Book 115 of Deeds, page 604.
2. The liabilities and obligations imposed upon the premises by inclusion within the boundaries of the Roosevelt Irrigation District as disclosed by Map of Roosevelt Irrigation District dated June 4, 1923, recorded June 4, 1923 in Book 11 of Maps, page 28, as shown on Resolution dated June 4, 1923, recorded June 5, 1923 in Book 28 of Miscellaneous, page 1, Resolution recorded March 31, 1939 in Book 57 of Miscellaneous, page 549..
3. The liabilities and obligations imposed upon the land by its inclusion within the boundaries of the Canyon Trails Homeowners Association.
4. The liabilities and obligations imposed upon the land by its inclusion within the boundaries of the Canyon Trails Unit 4 South Homeowners Association.
5. Easement for Right of Way, for canals, laterals and ditches, granted to Roosevelt Irrigation, an Arizona corporation, dated 06/07/1927, recorded 09/14/1929 in Book 238 of Deeds, page 475, and recorded November 19, 1929 in Book 240 of Deeds, page 390.
6. The liabilities and obligation imposed upon the land by its inclusion within the boundaries of the Westside Volunteer Rural Fire Company District as disclosed in Minutes of the Board of Supervisors dated October 16, 1961, recorded October 17, 1961 in Docket 3885, page 462.
7. Resolution of Establishment and Advance Acquisition, # 88-05-A-51, dated 05/20/1988, recorded 06/17/1988, in Document No. 1988-294264. (Estrella Loop 303 Loop SR85 - I-10)
8. Intergovernmental Agreement between Maricopa County and the City of Peoria for the Estrella Corridor Study, recorded 05/22/1998, in Document No. 1998-430928.
9. Development Agreement for Canyon Trails, by and between the City of Goodyear, a municipal corporation and Chi Construction Company, an Arizona corporation, recorded 08/18/1999, in Document No. 1999-0780645; thereafter Assumption of Developers Right, recorded 01/06/2005, in Document No. 2005-0021899, Correction recorded 01/11/2005 in Document 2005-0041001; thereafter Assumption of Developers Right recorded 02/03/2005, in Document No. 2005-0141127; thereafter Withdrawal and Termination of Assumption of Developers Rights, recorded 02/24/2005, in Document No. 2005-0226950.
10. Declaration of Covenants, Conditions, Restrictions and Easements Canyon Trails, recorded 11/09/2000, in Document No. 2000-0862877; First Amendment recorded 04/30/2001, in Document No. 2001-0267015; Designation of Designated Builder under Declaration of CC&R, recorded 07/18/2006, in Document No. 2006-0958782; Designation of Designated Builder under Declaration of CC&R, recorded 12/26/2006, in Document No. 2006-1679973; Designation of Designated Builder under Declaration of CC&R, recorded 02/05/2010, in Document No. 2010-0099137; Notice of Contact Information for Canyon Trails Homeowners' Association, recorded 06/11/2014, in Document No. 2014-381371.
11. Recorded Disclosure for Territory in the Vicinity of a Military Airport, recorded 08/14/2001, in Document No. 2001-743413.

12. Declaration of Covenants, Conditions and Restrictions for Canyon Trails Unit 4 South, recorded 11/14/2005, in Document No. 2005-1719425; First Amendment recorded 01/30/2009, in Document No. 2009-0080302; Designation of Designated Builder under Declaration of CC&R, recorded 07/18/2006, in Document No. 2006-0958782; Designation of Designated Builder under Declaration of CC&R, recorded 12/26/2006, in Document No. 2006-1679973; Designation of Designated Builder under Declaration of CC&R, recorded 02/05/2010, in Document No. 2010-0099137; Designation of Designated Builder under Declaration of CC&R, recorded 07/16/2010, in Document No. 2010-0606273, Designation of Designated Builder, recorded 01/11/2006, in Document No. 2006-0049273, and; Notice by Canyon Trails Unit 4 South, recorded 10/231/2014, in Document No. 2014-0697064.
13. Resolution FCD 2005R017 Loop 303 Drainage Improvements, by the Flood Control District of Maricopa County, to update the White Tanks Area Drainage Master Plan, recorded 12/19/2005, in Document No. 2005-1909415, and recorded 09/29/2009, in Document No. 2009-0901286.
14. Easements, restrictions, reservations and conditions as shown on the plat for Canyon Trails Unit 4 South, recorded 03/01/2006, in Book 818 of Maps, page 44.
15. Easements, restrictions, reservations and conditions as shown on plat for Canyon Trails Unit 4 South Parcel B, recorded 03/01/2006, in Book 818 of Maps, page 47.
16. Notice of possible well site(s) on this parcel, as filed with the Arizona Department of Water Resources. (Registration No(s). 55-622914)

END OF SCHEDULE B

REQUIREMENTS

The following are the requirements to be complied with:

NOTICE:

Pursuant to Arizona Revised Statutes 11-480, effective January 1, 1991, the County Recorder may not accept documents for recording that do not; (a) contain print at least ten-point type (pica) or larger, (b) Have margins of at least one-half inch along the left and right sides, one-half inch across the bottom and at least two inches on top for recording and return address information, and (c) Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length.

1. PROPER SHOWING that all regular and special assessments levied by Roosevelt Irrigation, now due and payable are paid in full.
2. PROPER SHOWING that all assessments levied by the Canyon Trails Homeowners Association have been paid in full.
3. PROPER SHOWING that all assessments levied by the Canyon Trails Unit 4 South Homeowners Association have been paid in full.
4. PAYMENT OR PRORATION, as applicable, of all taxes, penalties and/or interest, if any, which may be due at the date of acquisition.
5. PROPER SHOWING as to any Permits, Lessees, Tenants or Parties in Possession of said premises or any portion thereof, and disposition of the rights of said parties.
6. RECORD Partial Termination of Development Agreement for Canyon Trails, by and between the City of Goodyear, a municipal corporation and Chi Construction Company, an Arizona corporation, recorded 08/18/1999, in Document No. 1999-780645; thereafter Assumption of Developers Right, recorded 01/06/2005, in Document No. 2005-0021899, Correction recorded 01/11/2005, in Document No. 2005-0041001, thereafter Assumption of Developers Right recorded 02/03/2005, in Document No. 2005-0141127; thereafter Withdrawal and Termination of Developers Rights, recorded 02/24/2005, in Document No. 2005-0226950.
7. RECORD Partial Release of Reimbursement Agreement for Special Public Improvements Cost Recovery for Regional Wastewater Trunk Lines, by and between City of Goodyear, an Arizona municipal corporation and Taylor Morrison/Arizona corporation, dated 08/26/2013, recorded 09/03/2013, in Document No. 2013-0795151.
8. RECORD Partial Release of Reimbursement Agreement for Special Public Improvements Cost Recovery for Regional Water Delivery Lines, by and between City of Goodyear, an Arizona municipal corporation and Taylor Morrison/Arizona corporation, dated 08/26/2013, recorded 09/03/2013, in Document No. 2013-0795267.
9. RECORD Deed of Release and Reconveyance by Lawyers Title of Arizona, Inc., Trustee of Deed of Trust executed by Kandi Swift, an unmarried woman, Trustor, with Moria Development Inc., DBA Peoples Mortgage as Beneficiary dated November 7, 2020, recorded November 13, 2020 in Recorder's No 2020-1112533.
10. RECORD Release of UCC Financing Statement by Loanpal, LLC recorded March 12, 2021 in Recorder's No. 2021-0279180.
11. RECORD Warranty Deed from vestee to the State of Arizona by and through its Department of Transportation.

NOTE TO ACQUISITION AGENT: There is/are possible well sites on this parcel, shown as Schedule B Item No. 16 herein. Agent should obtain registration information, if any, from owner herein or from the Irrigation Company for whom the well site is benefiting.

END OF REQUIREMENTS

CHAIN OF TITLE

1. Warranty Deed from Jacklyn Lockridge and Christopher Lockridge, wife and husband, as Community Property with Rights of Survivorship to Kandi M. Swift, an unmarried woman dated March 11, 2019, recorded March 15, 2019 in Recorder's No. 2019-0182992.
2. Warranty Deed from Kandi M. Swift, an unmarried woman to Kandi Swift, an unmarried woman dated November 6, 2020, recorded November 13, 2020 in Recorder's No. 2020-1112532.

END OF CHAIN OF TITLE





PURCHASE ORDER

PHOENIX, on 9/25/2024
CTR054974/ JW-25-007/ H687001D/ 7-12815, 7-12973, 7-12974, 7-12975/ Appraisal due 45 days
from approval-SOUTHWEST APPRAISAL ASSOCIATES INC

SUPPLIER

SOUTHWEST APPRAISAL ASSOCIATES INC
Attn: STEVEN COLE
Address: Legal Address
PO BOX 16156
UNITED STATES
TUCSON, Arizona 85732-6156
Phone: 5203270000
E-mail: STEVE@SWAA.BIZ

ORDER No. PO0000706343

(please refer to this number on all documents)

Amendment:
Requestor: ESTHER VALENCIA
Agency: Department of Transportation
Division: Infrastructure Delivery & Operations
Division Construction
Department: Right Of Way
Site: RIGHT OF WAY
Phone: 6027128793
Email: EVALENCIA@AZDOT.GOV

DELIVER TO

(unless specified differently per item)

Address: RIGHT OF WAY
1801 W Jefferson St
UNITED STATES
Phoenix, Arizona 85007
Deliver To:
Requested Delivery Date:
(Unless specified differently per item in section delivery details)

BILL TO

Address: RIGHT OF WAY
205 S 17TH AVE
MD 612E RM 331
UNITED STATES
PHOENIX, Arizona 85007-3212
Payment Terms: Net 30

ITEM	CONTRACT ID	CODE/SKU	REFERENCE AND DESCRIPTION	QTY	UNIT	UNIT PRICE (USD)	TOTAL (USD)
1	CTR054974-3	835086-1	CTR054974/ JW-25-007/ H687001D/ 7-12815,7-12973, 7-12974,7-12975/ Appraisal due 45 days from approval Commentaire : 7-12815, 7-12973, 7-12974, 7-12975	1.0000	Total Cost		

Total before Tax XXXXXXXXXX
Non-Taxable - 0 % 0.00 USD
Total after Tax XXXXXXXXXX



DELIVERY CONDITIONS

Delivery Conditions	Date	Type	%	Amount	Item

PURCHASE ORDER TERMS AND CONDITIONS

State of Arizona
PURCHASE ORDER TERMS AND CONDITIONS
Applied to APP Purchase Orders on or after 11/10/2022

- 1. Modification.** No modification of the purchase order shall bind State of Arizona Buyer (Buyer) unless Buyer agrees to the modification in writing.
- 2. Packing and Shipping.** Seller shall be responsible for industry standard packing which conform to all legal requirements. Containers must be clearly marked with any required identifying information such as the lot number, destination address, and purchase order number.
- 3. Title and Risk of Loss.** The title and risk of loss of the materials shall not pass to Buyer until Buyer physically receives the materials at the point of delivery.
- 4. Invoice and Payment.** A separate invoice shall be issued for each shipment. No invoice shall be issued prior to shipment of materials and no payment will be made prior to receipt and acceptance of materials and correct invoice. Payment due dates, including discount periods, will be computed from date of receipt of materials or date of receipt of correct invoice (whichever is later) to date Buyer's warrant as mailed. Unless freight and other charges are itemized, any discount provided will be taken on full amount of invoice. Payment shall be subject to the provisions of Title 35 of Arizona Revised Statutes (A.R.S.), subject to the requirements and limitations of A.R.S. § 35-154. The Buyer's obligation is payable solely from funds appropriated for the purpose of acquiring the materials or services referred to in this Purchase Order; should Buyer's funding change, no legal liability on the part of the Buyer for any payment may arise under this Purchase Order until funds are made available for performance.
- 5. Inspection.** All materials are subject to final inspection and acceptance by Buyer. Material failing to meet the requirements of this Purchase Order will be held at Seller's risk and may be returned to Seller. If so returned, the cost of transportation, unpacking, inspection, repacking, reshipping, or other similar expenses are the responsibility of the Seller.
- 6. No Replacement of Defective Tender.** Every tender of materials must fully comply with all provisions of Purchase Order as the time of delivery, quantity, quality and the like. If a tender is made which does not fully conform, it shall constitute a breach and Seller shall not have the right to substitute a conforming tender.
- 7. Gratuities.** The buyer may, by written notice to the Seller, cancel this Purchase Order if it is found by Buyer that gratuities, in the form of entertainment, gifts, or otherwise, were offered or given by the Seller, or any agent or representative of the Seller, to any officer or employee of the State of Arizona with the purpose of securing an order or securing favorable treatment with respect to the awarding or amending, or the making of any determinations with the respect to the performing, of such order. In the event this Purchase Order is canceled by Buyer pursuant to this provision, Buyer shall be entitled to recover or withhold from the Seller the amount of the gratuity, in addition to any other rights and remedies available under Arizona state law.
- 8. Warranties.** Seller warrants that all materials and services delivered under this Purchase Order will conform to the requirements of this Purchase Order (including all applicable descriptions, specifications, drawing and samples) will be free from defects in material and workmanship and will be free from defects in design and fill for the intended purposes. Any inspection or acceptance of the materials or services by Buyer shall not alter or affect the obligations of Seller or the right of Buyer under the foregoing warranties.

9. E-Verify. In accordance with A.R.S. § 41-4401, Seller warrants compliance with all Federal immigration laws and regulations relating to employees and warrants its compliance with Section A.R.S. § 23-214, Subsection A.

10. Protection of State Cybersecurity Interests. Seller shall comply with State Executive Order No. 2023-10, which includes, but is not limited to, a prohibition against (a) downloading and installing of TikTok on all State-owned and State-leased information technology; and (b) accessing TikTok through State information technology.

11. Assignment and Delegation. No right or interest in this Purchase Order shall be assigned by Seller without the written permission of Buyer, and no delegation of any duty of Seller shall be made without written permission of Buyer.

12. Third Party Antitrust Violations. Seller assigns to Buyer any claim for overcharges resulting from antitrust violations to the extent that those violations concern materials or services supplied by third parties to the Seller toward fulfillment of this Purchase Order

13. Interpretation – This Purchase Order is intended by the parties as a final expression of their agreement and is intended also as a complete and exclusive statement of the terms of their agreement. No course of prior dealings between the parties and no course of dealing or usage of the trade shall supplement or explain any terms used in this document and no other understanding either oral or in writing shall be binding. Whenever a term defined by the Uniform Commercial Code (U.C.C.) is used in the Purchase Order, the definition contained in the U.C.C. is to control.

14. Non-Discrimination. The Seller shall comply with State Executive Orders No. 2023-09, 2023-01, 2009-09, and any and all other applicable Federal and State laws, rules and regulations, including the Americans with Disabilities Act.

15. Indemnity. Seller agrees to indemnify and save Buyer harmless from any loss, damage or expense whatsoever resulting to the Buyer from any and all claims and demands on account of infringement or alleged infringement of any patent in connection with the manufacture or use of any product included in this Purchase Order and upon written request, Seller will defend at its own expense any legal action or suit against Buyer involving any such alleged patent infringement and will pay and satisfy any judgments rendered or settlements reached in any such legal actions or suits. Seller will indemnify Buyer against all claims for damages to persons or property resulting from defects in materials or workmanship

16. Liens. All delivered materials and services performed under this Purchase Order shall be free of all liens and if Buyer requests, a formal release of all liens shall be delivered to Buyer.

17. Contract Number. If an Arizona contract number appears on the face of this Purchase Order or the Purchase Order was placed against an existing Arizona contract, the terms of that contract are incorporated herein by this reference.

18. Taxes. Seller shall be responsible for paying any and all applicable taxes, including but not limited to state and local transaction privilege taxes.

19. Conflict of Interest. Pursuant to A.R.S. § 38-511, this Purchase Order is subject to cancellation by the buyer if any person significantly involved in initiation negotiating securing drafting or creating the contract on behalf of the State is at any time while the contract is in effect, an employee or any other party to the contract in any capacity or a consultant to any other party of the contract will respect to the subject matter of the contract.

20. Remedies and Applicable Law. This Purchase Order shall be governed by the law of the State of Arizona and suits pertaining to this Purchase Order may only be brought under Article 9 of the Arizona Procurement Code (A.R.S. §§ 41-2501 et

seq., and the rules thereunder, A.A.C. R2-7-101 et seq.)

21. Books and Records. Under A.R.S. § 35-214 and § 35-215, the Seller shall retain all books, accounts, reports, files and other records relating to the Purchase Order for five years after completion of the Purchase Order. These books and records shall be available at all reasonable times for inspection and audit by the State at such state offices designated by the State.

22. State Law Certifications. If Seller is a Company as defined in A.R.S. § 35-393, Contractor Seller certifies that it shall comply with A.R.S. § 35-394, regarding use of forced labor of ethnic Uyghurs, as applicable. If this purchase order is over \$100,000, Seller further certifies that it is not currently engaged in a boycott of Israel as described in A.R.S. §§ 35-393 et seq. and will refrain from any such boycott for the duration of this Purchase Order.

23. Arbitration. The Buyer and Seller agree to use arbitration as required by A.R.S. § 12-1518.



P.O. Box 16156
TUCSON, ARIZONA 85732
(520) 327-0000
FAX (520) 327-3974

October 04, 2024
Swift Kandi
17052 W. Sonora St.
Goodyear, AZ 85338

Subject: ADOT Parcel 7-12974, Maricopa County Assessor Parcel Number:500-97-022
located at 17052 W. Sonora St. Goodyear Az

Dear Property Owner or Representative:

Our firm has been hired by the Arizona Department of Transportation (ADOT) to appraise your property as part of the above-referenced project. In order to complete the appraisal, it is necessary for the appraisers and a representative from ADOT to inspect the property. We would like to schedule the appraiser's inspection of your property on **Friday October 11, 2024 from 10:00am to 12:00pm**. Please contact the undersigned to discuss the project and arrange the inspection.

Please contact the undersigned by telephone to discuss the project and arrange the inspection. Also, please fill out the enclosed Property Owner Field Inspection Response and return it to this office by fax or US Mail.

Sincerely,
Southwest Appraisal Associates

Steve R. Cole, MAI, SRA
*Certified General Real
Estate Appraiser No. 30130*

520-327-0000 Office
steve@swaa.biz

APPRAISAL CONSULTANT
PROPERTY OWNER FIELD INSPECTION RESPONSE

Steven R. Cole, MAI, SRA
Southwest Appraisal Associates
P. O. Box 16156
Tucson, AZ 85732-6156
(520) 327-0000 Office
(520) 327-3974 Fax
Email: steve@swaa.biz

RE: Project: H6870 01D
Highway: BOB STUMP MEMORIAL PARKWAY
Section: M.C.85-Van Buren Street
Parcel(s): 7-12974

I have received the letter offering me the opportunity to accompany the appraiser during the inspection of my property. The appraiser's inspection is scheduled for **Friday October 11, 2024 from 10:00am to 12:00pm.**

PROPERTY OWNER:

An interior inspection of the improvements is required. Please check one of the following, to indicate your intention and provide the information requested below.

- () 1. I do not consider it necessary for me to accompany the appraiser. (If this box is checked, please provide the name of your representative who will accompany the appraiser in #3.)
- ☒ 2. I will accompany the appraiser during the inspection of my property and will meet there on the date & time to be arranged and agreed upon.
- () 3. My representative (Name: _____) will accompany the appraiser during the field inspection of my property and will meet the appraiser on the date and time to be arranged and agreed upon. An appointment may be arranged by calling the above phone number.

Kandi Swift
(Signature)

17052 W. Sonora St, Goodyear AZ 85338
(Mailing Address)

623-696-8110
(Phone Number)