

Project: 189 SC 000 H8045 Parcel: L-SC-031 (was 12-0563)
 Highway: SR 189 Owner: ADOT (excess land)
 Section: Nogales P.O.E. - SR 19B (Grand Avenue) Agent: **ROBERT JEFFERY**

COMPARABLE MARKET DATA								
Assessor Parcel #	Sale Date	Sales Price Per Unit	GENERAL ADJUSTMENT FEATURES					ADJUSTED UNIT VALUE
			Size	Zoning	Topography	Location	Other	
Was part of 102-04-079	4/17/23	\$6.10	2,787 sf	Ind	flat	Mariposa Road at Target Range Rd	Assembleable to parent prcl	\$1.00/sf
			-	-	-	-	---	
101-26-0113 A&B	12/1/22	\$0.56	26,559 sf	res	Hillside & Wash	N Santa Rosa Rd (nonexsistent)	Shape but landlocked	\$0.60/sf
101-26-034			+	+	+		--	
101-26-011A	1/1/16	\$0.74	6,800 sf	res	Hillside	170 W. 1 st Street	Shape, access	\$0.70/sf
			+	+	+		---	
SUBJECT			3,359 sf	commf	flat	Mariposa Road	Narrow, not buildable	
RECOMMENDED LAND UNIT VALUE:								\$0.75/sf

NOTE: The above sale/listing data was obtained from sources such as Comps of Arizona, TRW/REDI, Multiple Listing Service, etc. and may not have been independently confirmed. This document shall be accompanied by a delineation package prepared as define in the ADOT R/W Manual, Plans-9340, Section 19.04: Preparation of Parcel Files, real estate comparables, maps and all supporting documentation. If using a % of fee, it must be justified as to why and all pertinent information be attached.

SUBJECT PROPERTY: Area: 3,359 sf

____ Photograph of property attached for value \$25,000 - \$50,000 Type of Interest: fee then 3,359sf X \$0.75/sf = \$2519.25, or SAY \$2,500
Highest and best use: ____ unchanged x changed (see comments)

COMMENTS: (re: access, shape, location, topography, intensity of use for partial interests, minor improvements/cost-to-cure, etc.)

The excess parcel is not needed by its adjoining parent parcel, and is not practical to assemble to other adjacent properties. It is too small and narrow to be a "stand alone" parcel, it is not buildable and the parent adjacent parcel has been redeveloped to suit its business needs, not apparently needing this excess land for assemblage. The next type buyer would be for "speculative" investment, since the subject excess land is not developable on its own but the buyer would need to wait an undeterminable amount of time for the subject to be of use to the adjacent properties before it could be resold.'

PROPOSED OFFERING: CALCULATIONS: $\$0.75 \times 3,359/\text{sf} \times 100\% = \2519.25 or SAY \$2,500

$$\text{Unit Value} \times \text{Area} \times \% \text{ of Fee} = \text{Total Land}$$

PREPARED BY: _____

CONCURRENCE:

DocuSigned by:

Memisa Marin

6/26/2025

Right of Way Manager: 50B83A4BD5A2409

DATE _____