

MARKET ANALYSIS & EXCESS LAND WORKSHEET

Project: M6972 01X 060 MA 145 H8374

Parcel: L-C-046 A

Highway: US 60

Owner: ADOT

Section: Thunderbird Road T.I.

Agent: Tammy Alme

COMPARABLE MARKET DATA								
Assessor Parcel #	Sale Date	Sales Price Per Unit	GENERAL ADJUSTMENT FEATURES					ADJUSTED UNIT VALUE
			Size	Zoning	Topography	Location	Other	
503-57-026A Maricopa Co.	6/1/25	\$2.57/sf	19,487sf	RU-43	flat	West of Sun City	Assemblage	\$0.80/sf

501-36-122A	11/1/22	\$1.28/sf	4,888sf	SN	flat	El Mirage AZ	Land Locked	\$0.25/sf
			-			-	---	
501-28-027	10/1/18	\$1.72/sf	8,700sf	MU	flat	El Mirage	Vehicle storag	\$0.40/sf
			-				---	
SUBJECT 501-25-009-23			34,398sf	UC	flat	El Mirage	limited access No structures	
RECOMMENDED LAND UNIT VALUE:								\$0.50/sf

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

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

ACQUISITION FROM SUBJECT PROPERTY:

Area: $34,398/\text{sf} \times \$0.50/\text{sf} = \$17,199$ SAY \$17,000

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

Highest and best use: x unchanged changed (see comments)

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

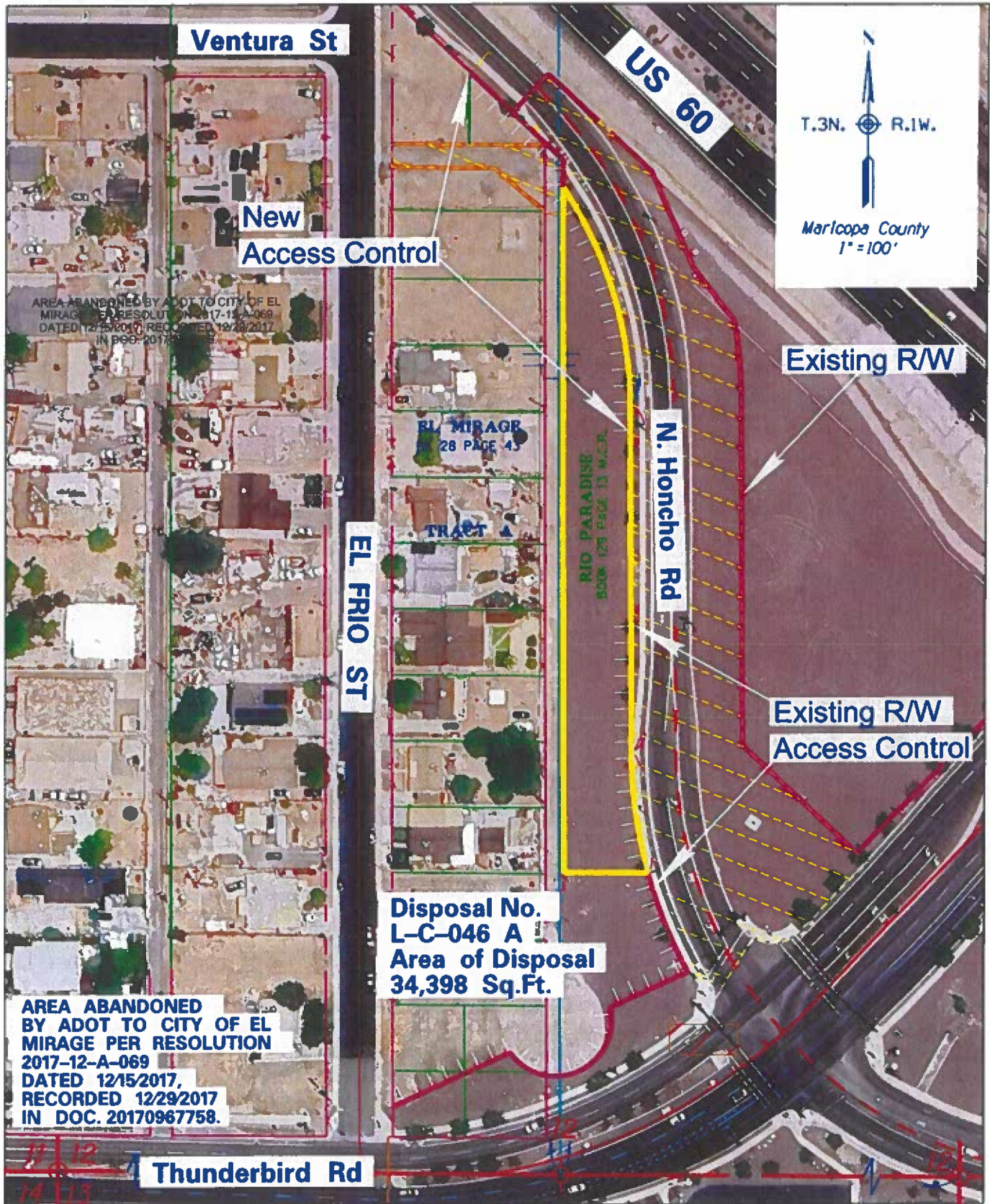
Sale 1 was needed for an assemblage (helping size and solving a shape problem) for an existing business. Sale 2 has good future potential for legal access, and size/shape for residential development at that time. Sale 3 is a currently buildable lot with good access being used for equipment storage. The subject is long and narrow, only has access to 168 feet of its 600+ frontage on N. Honcho road, also may not be buildable because of narrow depth with required setbacks.

PROPOSED MINIMUM: \$17,000

CONCURRENCE:

ADOT Right of Way Manager

Date _____



ADOT Right Of Way THIS EXHIBIT IS FOR ADOT INTERNAL USE ONLY	DISPOSAL #	L-C-046 A	HIGHWAY NAME:		WICKENBURG - PHOENIX
	DATE	11/17/2025	PROJECT NO.		060 MA 145 H8374
	DRAWN	JV	FEDERAL AID NO.:		060-B-(208)T
ROUTE NO.:	SECTION NAME:		SHEET NO.		1 OF 1
US 60	Thunderbird Road T.I.				