

# 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	
<b>RECOMMENDED LAND UNIT VALUE:</b>								\$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/sf x \$0.50/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)

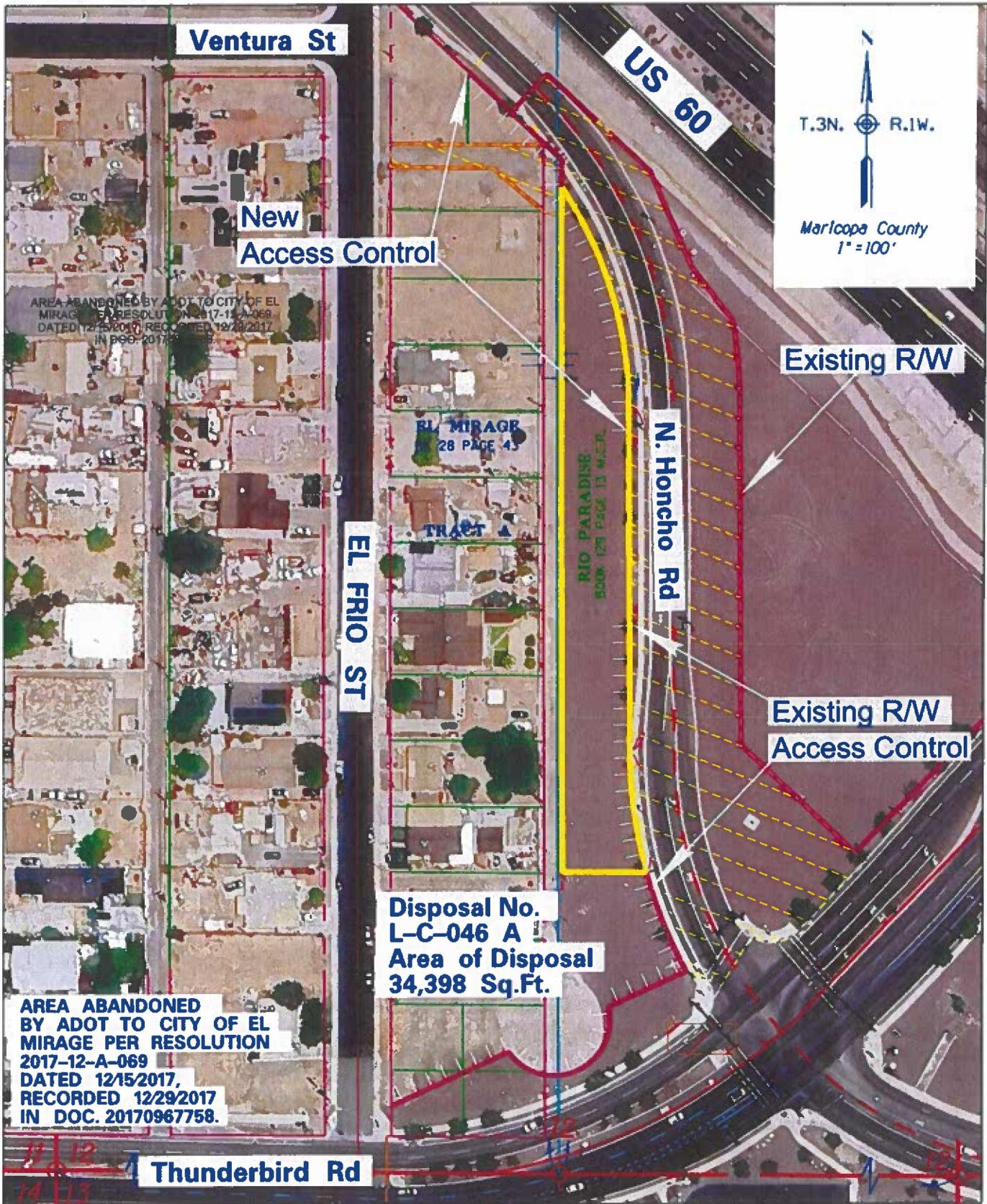
**COMMENTS:** (re: access, shape, location, topography, intensity of use for partial interests, minor improvements/cost-to-cure, etc.)  
 Sale 1 was needed for an assemblage (helping size and solving a shape problem) for an existing business. Sale 2 has good future potential for legal access, and size/shape 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 buildable because of narrow depth with required setbacks.

**PROPOSED MINIMUM: \$17,000**

**CONCURRENCE:** Tammy Alme

ADOT Right of Way Manager

12/10/25  
Date



**ADOT**  
Right Of Way  
THIS EXHIBIT IS FOR  
ADOT INTERNAL USE ONLY

ROUTE NO.:	SECTION NAME:	DISPOSAL #	L-C-046 A	HIGHWAY NAME:	WICKENBURG - PHOENIX
US 60		DATE	11/17/2025	PROJECT NO.	060 MA 145 H8374
		DRAWN	JV	FEDERAL AID NO.:	060-B-(208)T
ROUTE NO.: SECTION NAME: Thunderbird Road T.I.			SHEET NO. 1 OF 1		