

MARKET ANALYSIS & EXCESS LAND WORKSHEET

Project: M6972 01X 060 MA 145 H8374 **Parcel:** L-C-046 C
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 triangular	West of Sun City	Assemblage	\$2.00/sf
			+				--	
501-36-122A	11/1/22	\$1.28/sf	4,888sf	SN	flat	El Mirage AZ	Land Locked	\$1.28/sf
					-		+	
501-28-027	10/1/18	\$1.72/sf	8,700sf	MU	flat	El Mirage	Vehicle storag	\$1.50/sf
					-		-	
SUBJECT 501-26-015-			4,519sf narrow	MU	Flat narrow rear triangular	El Mirage	Legal access small lot	
RECOMMENDED LAND UNIT VALUE:								\$1.50/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: 4,519/sf x \$1.50/sf = \$6,778 SAY \$6,800
 ___ 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 street 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 narrow and triangular in the rear, and has a side alley. It has frontage on N. El Frio ST., access there. Perhaps buildable for single-family, but narrow considering required setbacks, and will have a triangular back yard. It does have potential to be assembled with the adjoining vacant parcel to the south for higher density use. Additionally, it may have potential use as parking for the adjacent commercial property to the north.

PROPOSED MINIMUM: \$6,800

CONCURRENCE:

11/10/25 12/10/25
 ADOT Right of Way Manager Date