

MARKET ANALYSIS & PROPOSED OFFER WORKSHEET

Project: _____ **Parcel:** _____
Highway: _____ **Owner:** _____
Section: _____ **Agent:** _____

COMPARABLE MARKET DATA								
Assessor Parcel #	Sale Date	Sales Price Per Unit	GENERAL ADJUSTMENT FEATURES					ADJUSTED UNIT VALUE
			Size	Zoning	Topography	Location	Other	
RECOMMENDED LAND UNIT VALUE:								

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 copies of real estate comparables, maps and all supporting documentation. If using a % of fee, it must be spelled as to why and all pertinent information be attached.

ACQUISITION FROM SUBJECT PROPERTY: Area: _____
 Type of Interest: _____
 Highest and best use: ___ unchanged ___ changed (see comments)

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

PROPOSED OFFER: \$ _____ **CALCULATIONS:** $\frac{\$}{\text{Unit Value}} \times \text{Area} \times \text{\% of Fee} = \text{Total Land}$
 Add for minor improvement value or Cost-to-Cure: \$0

CONCURRENCE: _____ Date _____