HGY 1.9:A66

EXCERPT FROM ARIZONA HIGHWAY COMMISSION MINUTES OF DEC. 10, 1943

****

A Resolution, re approval of an option agreement between the Arizona State Highway Engineer and Frank E. Mell, Anna B. Mell and Robert W. Hunt, for the purchase of certain lands in Maricopa County for use by the Highway Department as a building site for highway building, yards and other highway purposes, was presented to the Commission.

Mr. S. A. Spear, Managing Director of the Arizona Tax Research Association, who was present in the audience, asked the State Highway Engineer if an appraisal by an authorized Appraiser had been made of the land referred to in the Resolution. Upon a negative reply and some further discussion between the Commission and Mr. Spear, it was moved by Commissioner McEachren, seconded by Commissioner Cress and unanimously carried that the State Engineer be authorized to have the appraisal made and submit report on same to the Commission at their next regular meeting on January 7, 1944.

****

I HEREBY CERTIFY the above to be a true and correct copy from the Minutes of the Arizona State Highway Commission of December 10, 1943.

Gene Eagles
Secretary
Arizona State Highway Commission

January 15, 1944

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Phoenix, Arizona.

January 3, 1944.

Arizona State Highway Commission

Phoenix, Arizona.

Attention: Mr. Bernard Fouhey

Gentlemen:

We are transmitting herewith six copies of appraisal covering specific properties containing approximately thirty acres located on Nineteenth Avenue plus the block of City property directly north of the present State Highway Department consisting of 34 lots and 35 building structures, and property located west of the present Highway Department consisting of fourteen pieces and nine structures.

The appraisal is based upon a check-up of various properties within the vicinity of the subject property.

Yours very truly,

Frank Mosshammer

Frank Mosshammer for

Peter Block
Frank Mosshammer
H. B. Embach
Ben Dodt,

APPRAISERS.

I N D E X

oOo

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APPRAISAL - -80 Acres in Section 36, T 2 N, R. 2 E. Phoenix, Arizona.	
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APPRAISAL REPORT

of

Block 22, Capitol Addition to Phoenix, Arizona.

Arizona State Highway Department,
Phoenix, Arizona.

Gentlemen:

As requested in your letter of December 22, 1943, the undersigned appraisers have made a personal inspection of the following property and submit herewith our report.

Location : Property occupying the block across the street and North of the present State Highway Building bounded on North by Madison Street, on South by Jackson Street, on East by Seventeenth Avenue and on West by Eighteenth Avenue, Phoenix, Arizona.

Legal Description : Block Twenty-two (22), CAPITOL ADDITION to the City of Phoenix, Maricopa County, Arizona.

We find the entire block is occupied by buildings used for residential purposes with the exception of three vacant lots on Jackson Street.

Most of the buildings are of masonry construction and, at present, are all occupied.

Valuation : After viewing the property, and careful consideration, it is our opinion that the Present Market Value is - - - - - - - $85,000.00 which may be allocated as follows:

Land - - - - - - - - - - - - -	$20,000.00
Buildings - - - - - - - - - -	65,000.00
Total - - - - - - - - - - -	$85,000.00

CERTIFICATE

We certify that we have examined the above described premises and the above represents our best unbiased judgment as to the present market value of the said described property. We do further certify that we have no present or intended future interest therein. Our fee is not contingent upon any valuation we have placed upon the property.

APPRAISER Peter Block

APPRAISER Frank Messhammer

APPRAISER [illegible]

APPRAISER [illegible]

Date: January 3, 1944.

APPRAISAL REPORT

of

A Portion of Block 28, Capitol Addition to Phoenix, Arizona.

Arizona State Highway Department,
Phoenix, Arizona.

Gentlemen:

As requested in your letter of December 22, 1943, the undersigned appraisers have made a personal inspection of the following property and submit herewith our report.

Location : Property occupying the block West of the present State Highway Building, beginning at the Southwest corner of 18th Avenue and Jackson Street, running thence West along the South side of Jackson Street to the A. T. & S. F. Ry. Right of Way, thence South and East along the North line of the Santa Fe Ry. Right of Way to 18th Avenue, thence North along the West side of 18th Avenue to Jackson Street, Phoenix, Maricopa County, Arizona.

Legal Description : That portion of Block Twenty-eight (28), CAPITOL ADDITION to the City of Phoenix, Arizona, lying North and East of the A. T. & S. F. Ry. right of way.

Remarks : This entire plot is irregular in shape due to the Santa Fe Railway crossing the block. Streets are not paved and improvements consist of gas station and garage, old building formerly occupied as a laundry, four dwellings and several frame shacks.

Valuation : Land (approximately 14 lots) - - - - - - $ 6,000.00
Buildings - - - - - - - - - - - - - - - - 12,500.00

Total - - - - - - - - - - $18,500.00

CERTIFICATE

We certify that we have examined the above described premises and the above represents our best unbiased judgment as to the present market value of the said described property. We do further certify that we have no present or intended future interest therein. Our fee is not contingent upon any valuation we have placed upon the property.

APPRAISER Peter Block

APPRAISER Frank Mershammer

APPRAISER [illegible]

APPRAISER Ben Dodd

Date: January 3, 1944.

APPRAISAL REPORT

of

30 Acres in Section 36, Twp. 2 N., Rge. 2 E.,
Gila and Salt River Base and Meridian.

Arizona State Highway Department,
Phoenix, Arizona.

Gentlemen:

As requested in your letter of December 22, 1948, the undersigned appraisers have made a personal inspection of the following property and submit herewith our report.

Legal Description : (See Exhibit "A" attached hereto and made a part hereof.)

Location : West side of North Nineteenth Avenue about 3/8 mile North of McDowell Road and opposite State Fair Grounds. Distance from center of Phoenix to subject property approximately 2 miles.

Highest and Best Use : The highest and best use of subject property is for subdivision purposes, for the reason that directly South the Villa Verde Subdivision has in recent years been put on the market and today is practically 100% built up, with the present value of a 50 foot lot at $500.00.

The property to the West along Grand Avenue consists of small tracts which have been sold in recent years at $1000.00 per acre and up for business and tourist court sites. Practically none of Grand Avenue frontage within a reasonable distance of Six Points is for sale except at an abnormal value.

On East side of Nineteenth Avenue, State Fair Grounds blocks any expansion for subdivision purposes up to approximately the South line of subject property.

Immediately across from subject property a six acre tract still remains in private hands. The remaining frontage along the East side of Nineteenth Avenue up to Thomas Road is owned by the City of Phoenix and dedicated for "Park Purposes."

In consequence, any further expansion of the City of Phoenix in that vicinity for residential purposes must include subject property and tracts to the North of it.

While the subject property is at present being used for agricultural purposes, the high value of land in the immediate vicinity which includes the subject tract precludes its further economic use for agricultural purposes.

As a matter of fact, a survey was made in September, 1943 and plat prepared ready for filing, covering the subdivision of the South ten acres of subject property, subdivision to be known as "Gordon Park," which is to contain 50 lots with 69 foot frontage.

Paving : Nineteenth Avenue is paved, no curbing or sidewalks, and is a County Highway.

Water Rights : The subject property has a Class "A", 1879 Water Right for 29-3/4 acres.

Utilities : Electricity is available along Nineteenth Avenue; gas, electricity and telephone service are available on South side of subject property.

We understand that if the subject property is purchased by the State of Arizona, the City of Phoenix will extend the water and sewer lines to subject property.

COMPARABLE VALUES OF NEARBY AND ADJACENT PROPERTIES:

(See Vicinage Map marked Exhibit "B" attached hereto and made a part hereof.)

1. Villa Verde Acres: Lots sell for $350.00 per lot, or on a basis of $1750.00 per acre.

2. Venice Addition : Lots sell for $350.00 per lot, or on a basis of $1750.00 per acre.

3. Walter Wilson : Three 4 acre tracts listed at $2500.00 cash each, or on a basis of $625.00 per acre. This is inside acreage and not on a paved highway.

4. The tract of land adjoining subject property on the North is not for sale.

5. Carrie W. Woodson, owner of 80 acres on the Northwest corner of 19th Avenue and Thomas Road recently offered $700.00 per acre, which offer was refused.

6. Ned Leonard , owner of 36 acres on Northeast corner of 19th Avenue and Thomas Road offered for sale at $40,000.00, or on a basis of approximately $1,100.00 per acre.

7. Geo. Ridgeway , owner of 20 acres on 19th Avenue between Thomas Road and Osborn Road offered for sale at $800.00 per acre.

8. J. W. Dorris land of approximately 19 acres opposite Phoenix Junior College on South side of Thomas Road and adjoining Phoenix City Park offered at $1500.00 per acre.

9. Mission Dairy : owners of six acres on East side of 19th Avenue and opposite subject property offered for sale at $5000.00, or $825.00 per acre.

10. Villa Verde Subdivision : 50 foot lots in this addition have a present market value of $500.00, or on a basis of $2500.00 per acre.

Remarks : Subject property, while not directly served by bus lines at the present time, is within an area that has existing Bus Routes, to-wit: Thomas Road, McDowell Road, Grand Avenue, Phoenix to Glendale. The nearest existing Bus Routes are four blocks distant.

Radial access road and highway facilities provide for easy, safe movement of personnel and equipment into and out of the subject property.

The subject property is so located that adequate, potable water supply and fire protection facilities could be provided at minimum costs.

The subject property is so located that minimum cost would provide a connection to the municipal sewage disposal system.

Subject property contains sufficient acreage in one piece to provide unit construction from time to time over a period of years as future needs over and above present requirements of the State Highway Department may develop in case that the State acquires the property. There would also be available acreage for parking facilities for State owned equipment, employees equipment and public conveyances in addition to the requirements for building and plant activities.

Subject property is level enough so that proper building grades can be established without recourse to expensive cut and fill operations.

The surrounding and adjacent properties and valuations are such as to provide a proper setting for a State Public Building.

Conclusion and Valuation : Your appraisers are of the opinion that subject property has a present market price of $850.00 per acre for 30 acres, or $25,500.00.

CERTIFICATE

We certify that we have examined the above described premises and the above represents our best unbiased judgment as to the present market price of the said described property. We do further certify that we have no present or intended future interest therein. Our fee is not contingent upon any valuation we have placed upon the property.

APPRAISER Peter Block

APPRAISER Frank Mossbaumer

APPRAISER M Kautsch

APPRAISER Ben Dodd

Date: January 3, 1944.

LEGAL DESCRIPTION OF SUBJECT PROPERTY FOR APPRAISAL

The SOUTH HALF of the following described property:

The South 660.4 feet of Tract #12 of the East half of Section Thirty-six (36), Township Two (2) North, Range Two (2) East, of the Gila and Salt River Base and Meridian, according to the official map or plat thereof on file and of record in the office of the County Recorder of Maricopa County, Arizona, in Book 8 of Maps, at page 31 thereof, described as follows:

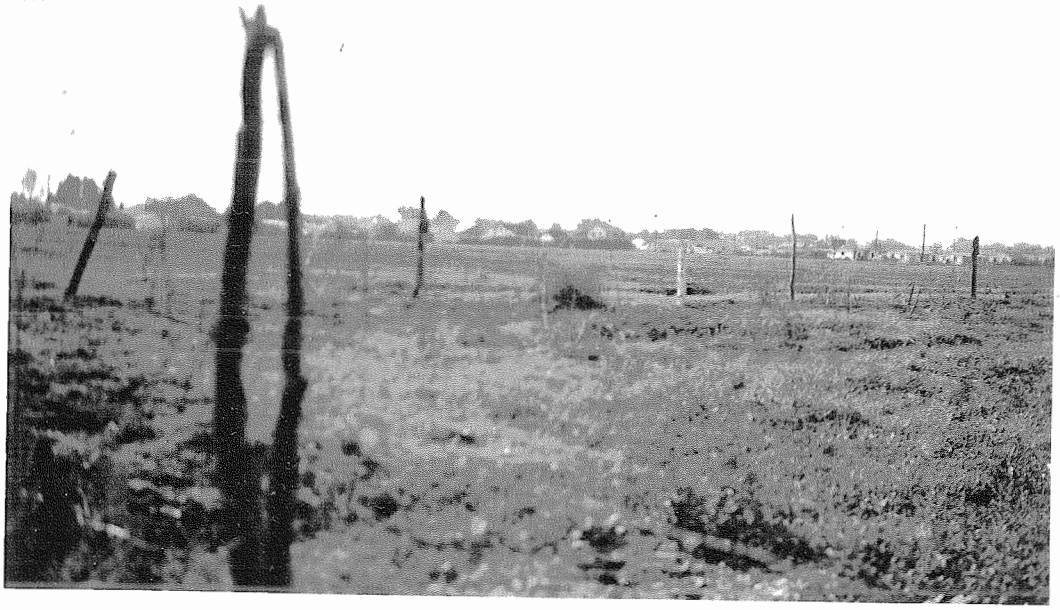
Beginning at a point on the East line of the Southeast quarter of Section 36 aforesaid, from which the East quarter corner of said Section 36 bears due North (assumed bearing) 21.4 feet, said point of beginning being marked with an iron pipe; thence South 89° 48' West 1321.1 feet to a point marked with an iron pipe; said point being 14 feet West and 21 feet South of the Southwest corner of the Southeast quarter of the Northeast quarter of said section; thence North 0° 20' East 660.4 feet to a point marked with an iron pipe; thence North 89° 48' East 1317.25 feet to a point on the East line of the Southeast quarter of the Northeast quarter of said section, said point being marked with an iron pipe; thence South along the section line 639 feet to the East quarter corner of the section, said corner being marked with an iron pipe; thence continuing South along the section line 21.4 feet to the point of beginning; EXCEPT the East 33 feet for roads as set forth in Book 147 of Deeds, at page 415 thereof.

EXHIBIT "A"

View of SUBJECT PROPERTY from northeast corner looking southwest

View of the south ten acres of SUBJECT PROPERTY looking northwest from the southeast corner.

View of east side of SUBJECT PROPERTY looking south
along Nineteenth Avenue

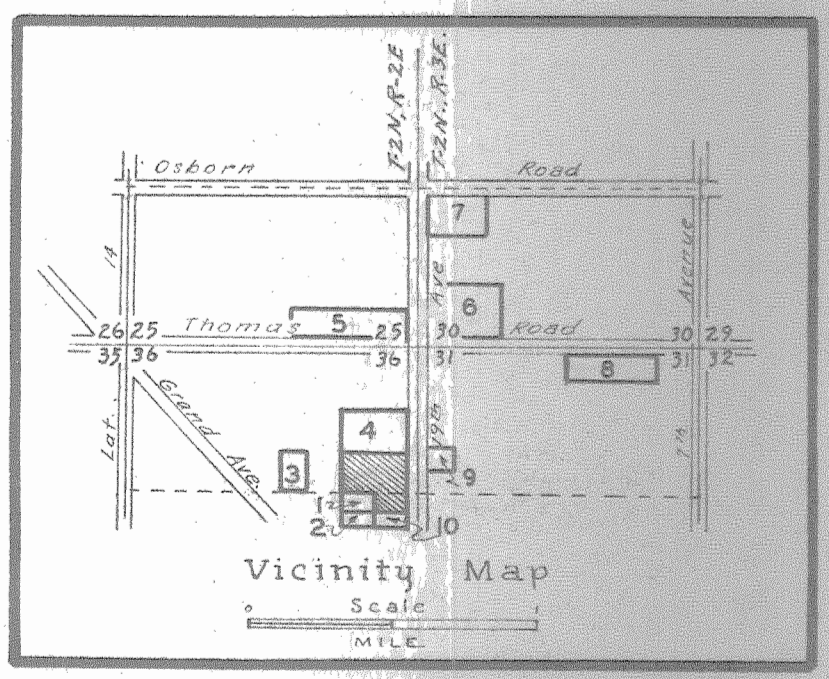


View of south ten acres of SUBJECT PROPERTY

from the north side

View of the north twenty acres of SUBJECT PROPERTY
from the northside.

View of north side of Monte Vista Road from Nineteenth
Avenue. This half block adjoins subject property on
the south
~~the south~~.



1317.25'

20 Acres

6Acres
Mission
Dairy

CITY OF PHOENIX

639

1321.1'

693.44'

nto Blvd.

A

ado St.

VERDE

ess St.

ACRES

CE ADDITION

e Vista St.

645.98'

20 Th Avenue

10 Acres

649.48'

19 Th Avenue

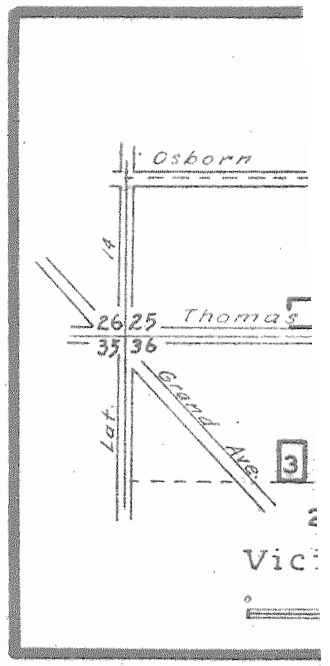
693.44'

VILLA VERDE ADD.

STATE FAIRGROUNDS

Proposed Site
for
STATE HIGHWAY DEPARTMENT

PHOENIX, ARIZONA. 12-30-43



1270.8'

674'

1217'

1007.4'

660.4'

20

602'

33' 33'

Encanto Blvd

VILLA

Alvarado St.

VERDE

Avenue

Avenue

Cypress St.

21st

20th

ACRES

VENICE ADDITION

Monte Vista St.

Grand Ave.

N

Subject

Scale : 1" = 200'