

Subject Properties				
Exchange Benefit to City	Approximate Size in SF	Estimated Value	Price/SF	Increase by 20%
Portion of University Drive (revised legal SQFT 5.17.24)	71003	\$ 2,556.11	\$ 0.03	\$ 0.04
Drainage Easement-10319001B	882	\$ 10,945.62	\$ 12.41	\$ 14.89
Drainage Easement-University	1,173	\$ 1,454.52	\$ 1.24	\$ 1.49
Sidewalk Easement (added 5.17.24)	531	\$ 42,480.00	\$ 80.00	N/A
Public Utility Easement (added 5.17.24)	26	\$ 2,080.00	\$ 80.00	N/A
Total		\$ 59,516.25		
Exchange Benefit to NAU	Approximate Size in SF	Estimated Value	Price/SF	Increase by 20%
Hoskins	5237	\$ 77,245.75	\$ 14.75	\$ -
Easement for Student Athlete High Performance Center	3071	\$ 5,712.06	\$ 1.86	\$ 2.23
Total		\$ 82,957.81		
Value Source		Assessor's Full Cash Value	Price/SF	
Parcel 10318003A-SAHPC Easement	615503	\$ 954,199.00	\$ 1.55	
Parcel 10319001B - Drainage Easement	274864	\$ 2,842,094.00	\$ 10.34	
Hoskins value provided by City			\$ 14.75	
University Drive	87556	\$ 2,513.00	\$ 0.03	
Mikes Pike Adjacent Appraisal Valuation			\$ 80.00	