

**BEFORE THE GOODYEAR CITY COUNCIL
GOODYEAR, ARIZONA
PETITION FOR MODIFICATION OF
ASSESSMENTS**

**TO THE GOVERNING BODY OF MCDOWELL ROAD COMMERCIAL
CORRIDOR IMPROVEMENT DISTRICT IN THE CITY OF GOODYEAR,
ARIZONA:**

Pursuant to Arizona Revised Statutes (“A.R.S.”) Section 48-594, the undersigned hereby certify that they are all people who have an interest in lots subject to assessment within the McDowell Road Commercial Corridor Improvement District in the City of Goodyear, Arizona (the “District”).

The District was established and Assessment Nos. 26 and 27 were created on December 11, 2006, pursuant to Resolution 06-1110 of the City of Goodyear (the “City”). Pursuant to the City’s Resolution 10-1365, dated March 22, 2010, Assessment Nos. 26 and 27 were divided into Assessment Nos. 26-01-001, 27-01-001 and 27-01-002, for which \$203,579.50 was assessed to Assessment No. 27-01-001. Since the time Assessment No. 27-01-001 was created, payments have been received to reduce the outstanding assessment amount to \$83,719.23. The parcel of land subject to Assessment No. 27-01-001 was subdivided on January 8, 2024, pursuant to the final plat of “Bullard and McDowell,” according to Book 1783 of Maps, Page 34, Official Records of Maricopa County, into Lots 2-A and 2-B. The owners of Lots 2-A and 2-B now desire to modify Assessment No. 27-01-001 to allocate it among Lots 2-A (Assessment No. 27-02-001) and 2-B (Assessment No. 27-02-002) as set forth below.

- (1) That the undersigned hereby request that the following assessment numbers:

Original Assessment No.	Original Assessment Amount	Unpaid Assessment Amount
27-01-001	\$ 203,579.50	<u>\$ 83,719.23</u>
		\$ 83,719.23

- (2) Be modified in the following manner:

Assessment No.	Amount Assessments Bear After Modification
27-02-001	\$ 56,658.07
27-02-002	<u>\$ 27,061.16</u>
	\$ 83,719.23

Attached to this petition and marked Exhibit A is a true and correct copy of the description of the property subject to the assessment to be modified.

Attached to this petition and marked Exhibit B is a legal description of the property for each respective assessment set forth above as modified in accordance with this request.

Attached to this petition and marked Exhibit C is a true copy of the amended portion of the assessment diagram with respect to the assessment set forth above.

The undersigned acknowledge(s) that, upon approval by the Mayor and Council of the City, the corrected assessment shall be binding on the undersigned(s) as provided by A.R.S. § 48-594. The undersigned hereby waive any notices, hearings and objection rights as described in A.R.S. § 48-594.

WHEREFORE, the undersigned hereby request that the Mayor and Council of the City modify the assessment number(s) set forth in Paragraph (1) to read in the manner set forth in Paragraph (2) hereof and direct the Superintendent of Streets to note the modification on the record of the assessments, together with the date the modification is made.

[Signatures on following page.]

NOTE: ALL PERSONS CLAIMING AN INTEREST IN THE PARCEL(S) MUST EXECUTE THIS PETITION, INCLUDING MORTGAGE AND LIEN HOLDERS.

**OWNER OR PERSON CLAIMING
INTEREST IN PROPERTY**

ASSESSMENT NO. 27-01-001

Tradecor Partners Goodyear, LLC
an Arizona Limited Liability Company

By: _____

Name: Britt Rand Sanchez

Title: Partner

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 14th day of May, 2024, before me personally appeared Britt Rand Sanchez, the Partner, of Tradecor Partners Goodyear, LLC, an Arizona limited liability company, whose identity was proven to me on the basis of satisfactory evidence to be the person who s/he claims to be, and acknowledged that s/he signed the Petition for Modification of Assessment on behalf of Tradecor Partners Goodyear, LLC.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

(Seal and Expiration Date)



Renata Bellivier
Notary Public in and for the State of Arizona

New Assessment Number	Assessor Parcel Number	2024 FCV	New Assessment Amount	VTL Ratio
27-02-001	500-10-710A ⁽¹⁾	\$1,665,581.09 ⁽²⁾	\$ 56,658.07	29.40 ⁽³⁾
27-02-002	500-10-710B ⁽¹⁾	\$795,518.91 ⁽²⁾	\$ 27,061.16	29.40 ⁽³⁾

- (1) According to the latest information available on the Maricopa County Assessor's Office website, the original parcel (APN 500-10-710) as part of this modification of assessment have been assigned new parcel numbers and are reflected herein (APN 500-10-710A and 500-10-710B). The 2024 FCV for the original property prior to modification is reflected as \$2,461,100 according to the Maricopa County Assessor (see below). The 2024 FCV for the split parcels as shown here is not available at this time. Refer to footnote 2 to determine the estimated 2024 FCV based on the newly split parcels.
- (2) In order to determine the Estimated 2024 FCV for the newly split parcels, the following equation was utilized. 2024 Estimated FCV = (new assessment square footage/total assessment square footage) x 2024 FCV (\$2,461,100).
- (3) Value to Ratio (VTL) is calculated using the 2024 Estimated FCV.

EXHIBIT A

DESCRIPTION OF PROPERTY

ASSESSMENT NO. 27-01-001 (ASSESSOR PARCEL 500-10-710)

LOT 2 PER MINOR LAND DIVISION "SOUTHWEST CORNER OF McDOWELL ROAD AND BULLARD AVENUE",
ACCORDING TO BOOK 990 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXHIBIT B

LEGAL DESCRIPTION OF PROPERTY

ASSESSMENT NUMBER: 27-02-001 (ASSESSOR PARCEL NUMBER: 500-10-710A)

LOT 2A PER FINAL PLAT "BULLARD AND McDOWELL", ACCORDING TO BOOK 1783 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSMENT NUMBER: 27-02-002 (ASSESSOR PARCEL NUMBER: 500-10-710B)

LOT 2B PER FINAL PLAT "BULLARD AND McDOWELL", ACCORDING TO BOOK 1783 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXHIBIT C

Amended Assessment Diagram

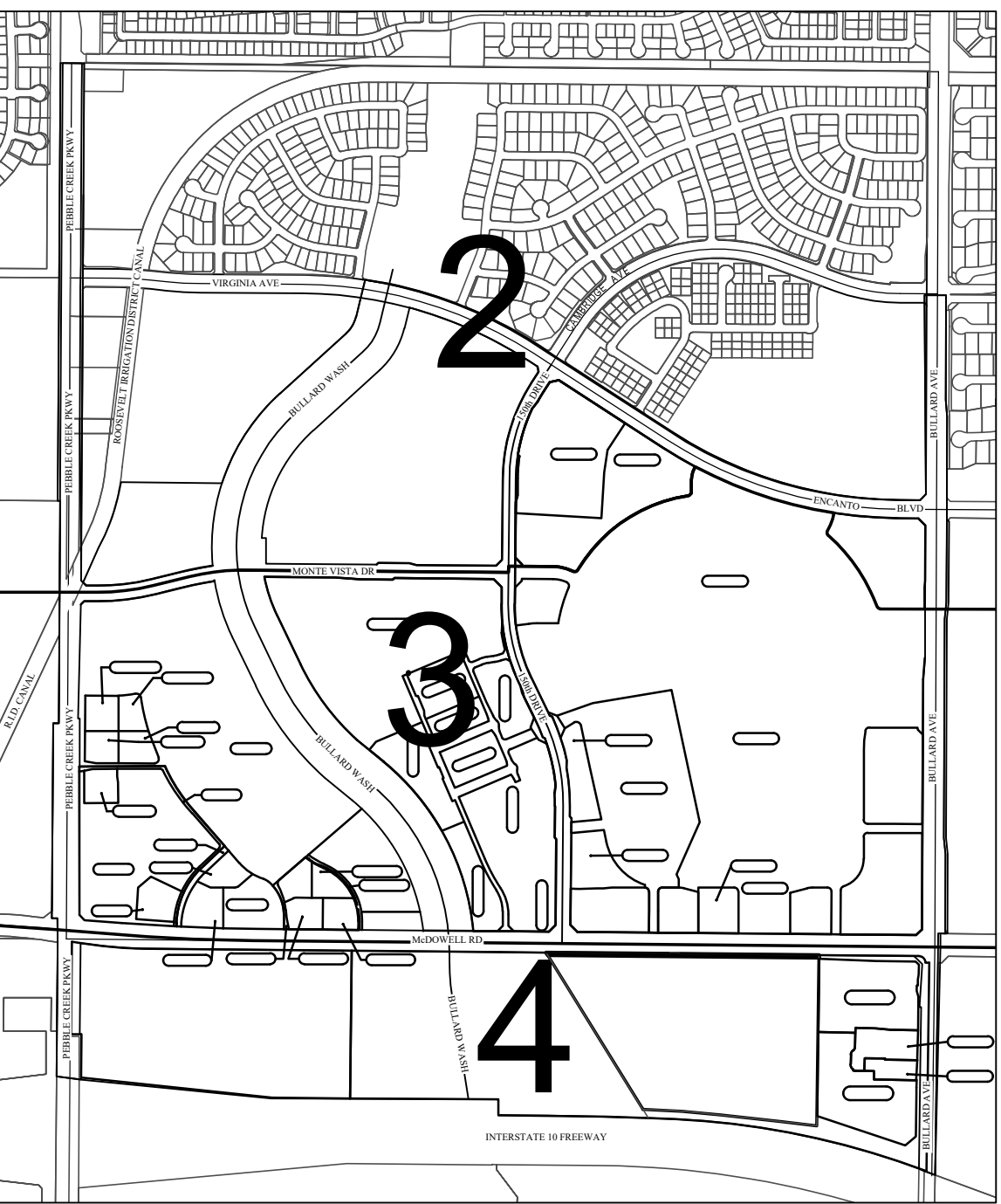
(see attached)

CITY OF GOODYEAR, ARIZONA
MCDOWELL ROAD
COMMERCIAL CORRIDOR
IMPROVEMENT DISTRICT
(AMENDED)

MAYOR
JOE PIZZILLO

VICE MAYOR
LAURA KAINO

COUNCIL MEMBERS
SHERI LAURITANO
WALLY CAMPBELL
BILL STIPP
BRANNON HAMPTON
VICKI GILLIS



INDEX OF SHEETS
NOT TO SCALE

PREPARED BY:



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1001 N. CENTRAL AVE
SUITE 900
PHOENIX, AZ 85004
www.ardurra.com

CERTIFICATION

I, _____, CITY CLERK OF THE CITY OF GOODYEAR, ARIZONA, DO HEREBY CERTIFY THAT THIS IS THE AMENDED ASSESSMENT DIAGRAM OF THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT, APPROVED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF GOODYEAR AT A MEETING ON THE ____ DAY OF _____, 20__, AND THAT A QUORUM WAS PRESENT.

BY _____ FILED BY _____
CITY CLERK SUPERINTENDENT OF STREETS

ASSESSMENT DIAGRAM SUBMITTED THIS ____ DAY OF _____
20__

SUBMITTED BY _____
SUPERINTENDENT OF STREETS

APPROVAL

APPROVED BY RESOLUTION NO. _____ AT A MEETING OF THE COMMON COUNCIL OF THE CITY OF GOODYEAR, ARIZONA HELD THIS ____ DAY OF _____ 20__.

BY _____
MAYOR

ATTEST _____
CITY CLERK

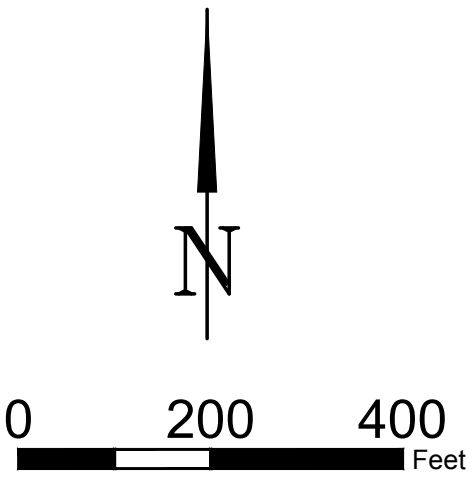


CITY OF GOODYEAR IMPROVEMENT DISTRICT
ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"

ASSESSMENT NUMBER	PARCEL NUMBER
1-02-001	APN#
9	501-69-016E
10	501-69-966B
11-01-001	501-73-967
11-01-002	501-73-968
11-01-003	501-73-969
11-01-004	501-73-970
11-01-005	501-73-971
11-01-006	501-73-972
11-01-007	501-73-973
11-01-008	501-73-974
12	501-71-984
13-01-001	501-71-983A
13-01-002	501-71-983B
14-01-001	501-73-965 501-73-962 501-73-964
15	501-71-982

LEGEND	
	ID BOUNDARY
	AREA OF IMPROVEMENT
	PARCEL NUMBER
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER

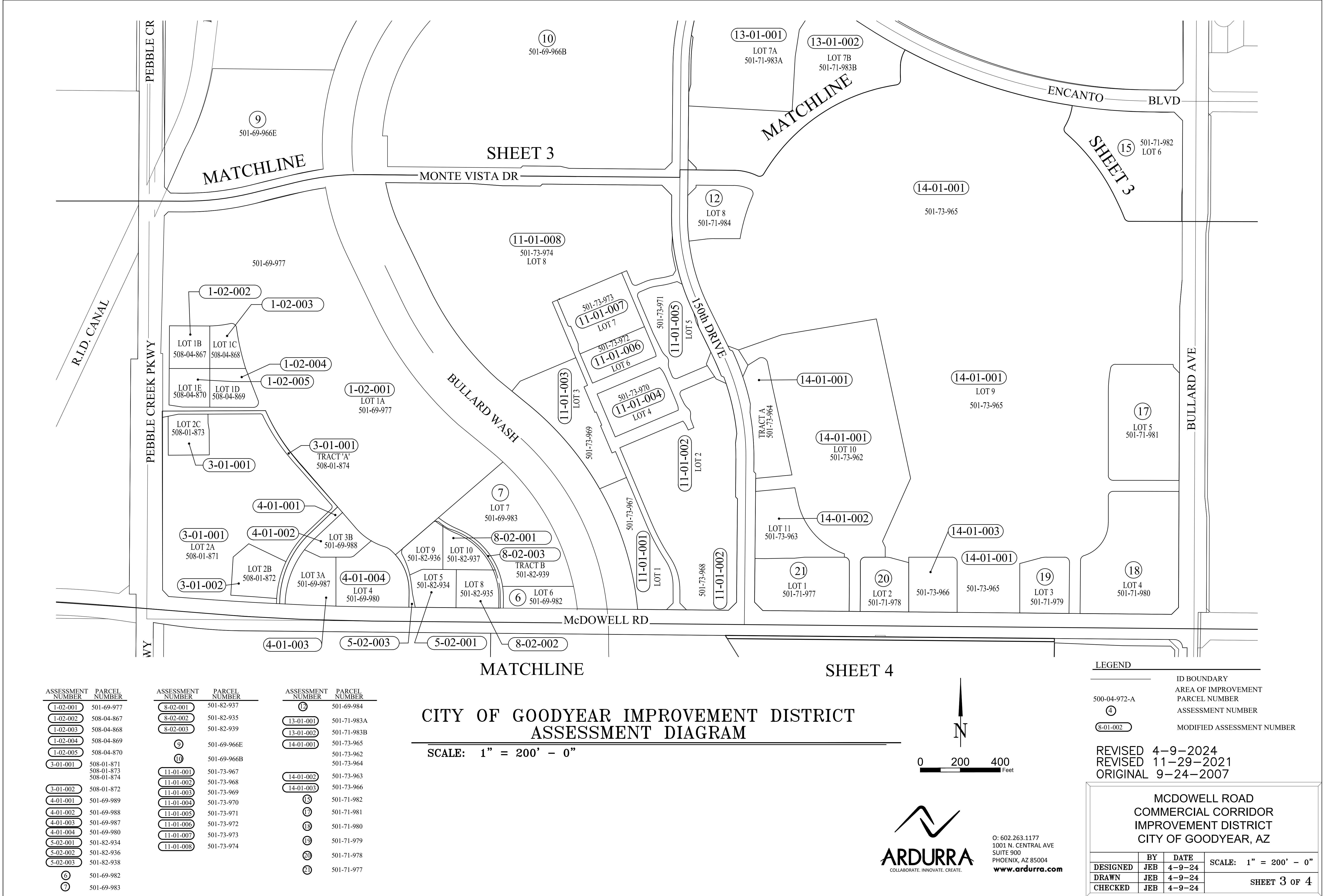


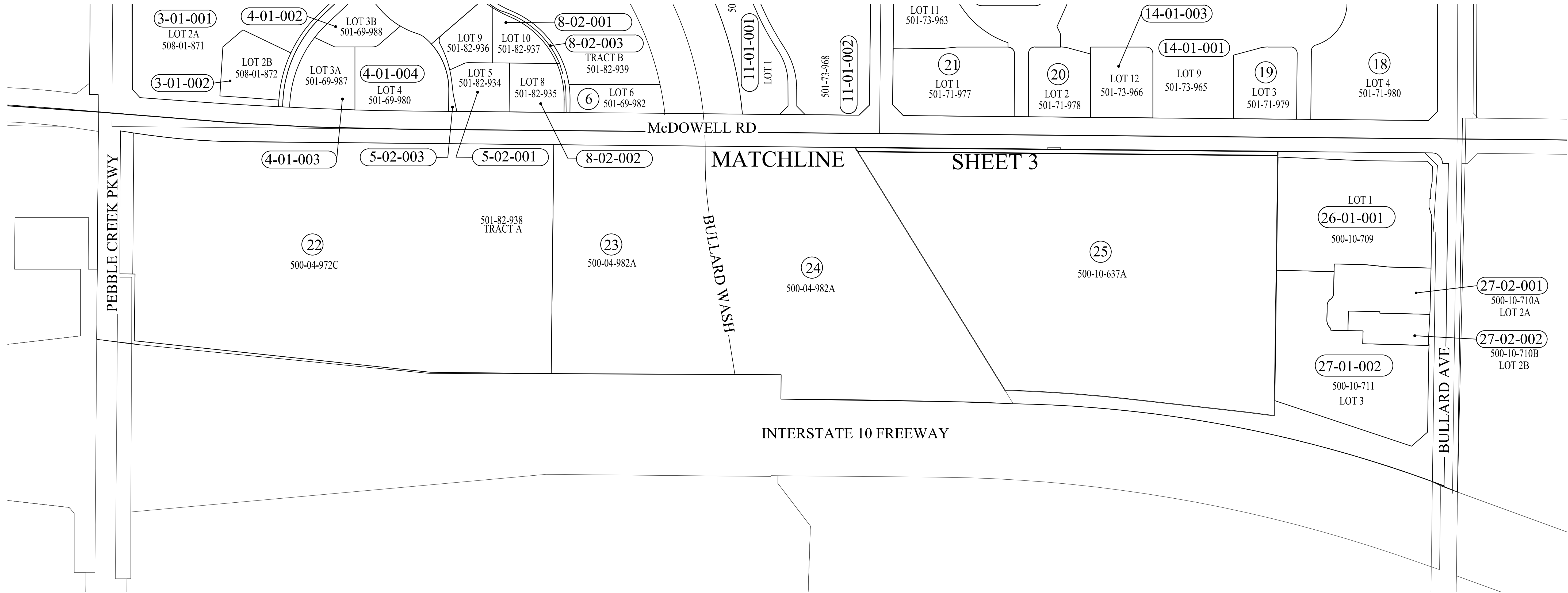
REVISED 4-9-2024
REVISED 11-29-2021
REVISED 9-10-2020
REVISED 5-14-2019
REVISED 9-10-2018
REVISED 3-16-2018
REVISED 10-26-2009
ORIGINAL 9-24-2007



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MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	BY JEB	DATE 4-9-24	SCALE: 1" = 200' - 0" SHEET 2 OF 4
DRAWN	JEB	4-9-24	
CHECKED	JEB	4-9-24	

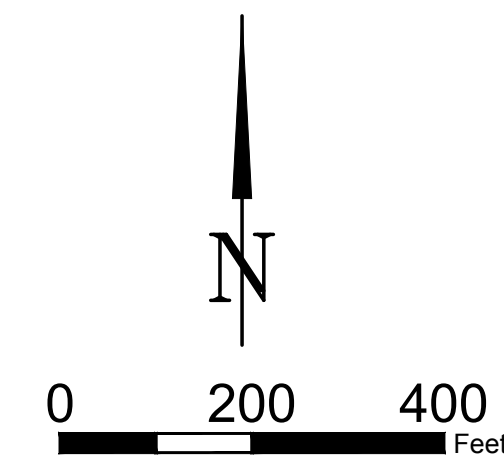




ASSESSMENT NUMBER	PARCEL NUMBER	ASSESSMENT NUMBER	PARCEL NUMBER
3-01-001	508-01-871	20	501-71-978
3-01-002	508-01-872	21	501-71-977
4-01-001	501-69-979	22	500-04-972C
4-01-002	501-69-979	23	500-04-982A
4-01-003	501-69-979	24	500-04-982A
4-01-004	501-69-980	25	500-10-637A
5-02-001	501-82-934	26-01-001	500-10-709
5-02-002	501-82-936	27-02-001	500-10-710A
5-02-003	501-82-938	27-02-002	500-10-710B
6	501-69-982	27-01-002	500-10-711
8-02-001	501-82-937		
8-02-002	501-82-935		
8-02-003	501-82-939		
11-01-001	501-73-967		
11-01-002	501-73-968		
11-01-003	501-73-969		
11-01-004	501-73-970		
11-01-005	501-73-971		
11-01-006	501-73-972		
11-01-007	501-73-973		
11-01-008	501-73-974		
14-01-001	501-73-965		
14-01-002	501-73-963		
14-01-003	501-73-966		
18	501-71-980		
19	501-71-979		

CITY OF GOODYEAR IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



LEGEND	
	ID BOUNDARY
	AREA OF IMPROVEMENT
	500-04-972-A
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER

REVISED 4-9-24
REVISED 11-29-21
REVISED 9-10-2020
REVISED 5-14-2019
REVISED 9-10-2018
REVISED 3-16-2018
REVISED 10-26-2009
ORIGINAL 9-24-2007



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MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	BY	DATE	SCALE: 1" = 200' - 0"
DRAWN	JEB	4-9-24	
CHECKED	JEB	4-9-24	
			SHEET 4 OF 4