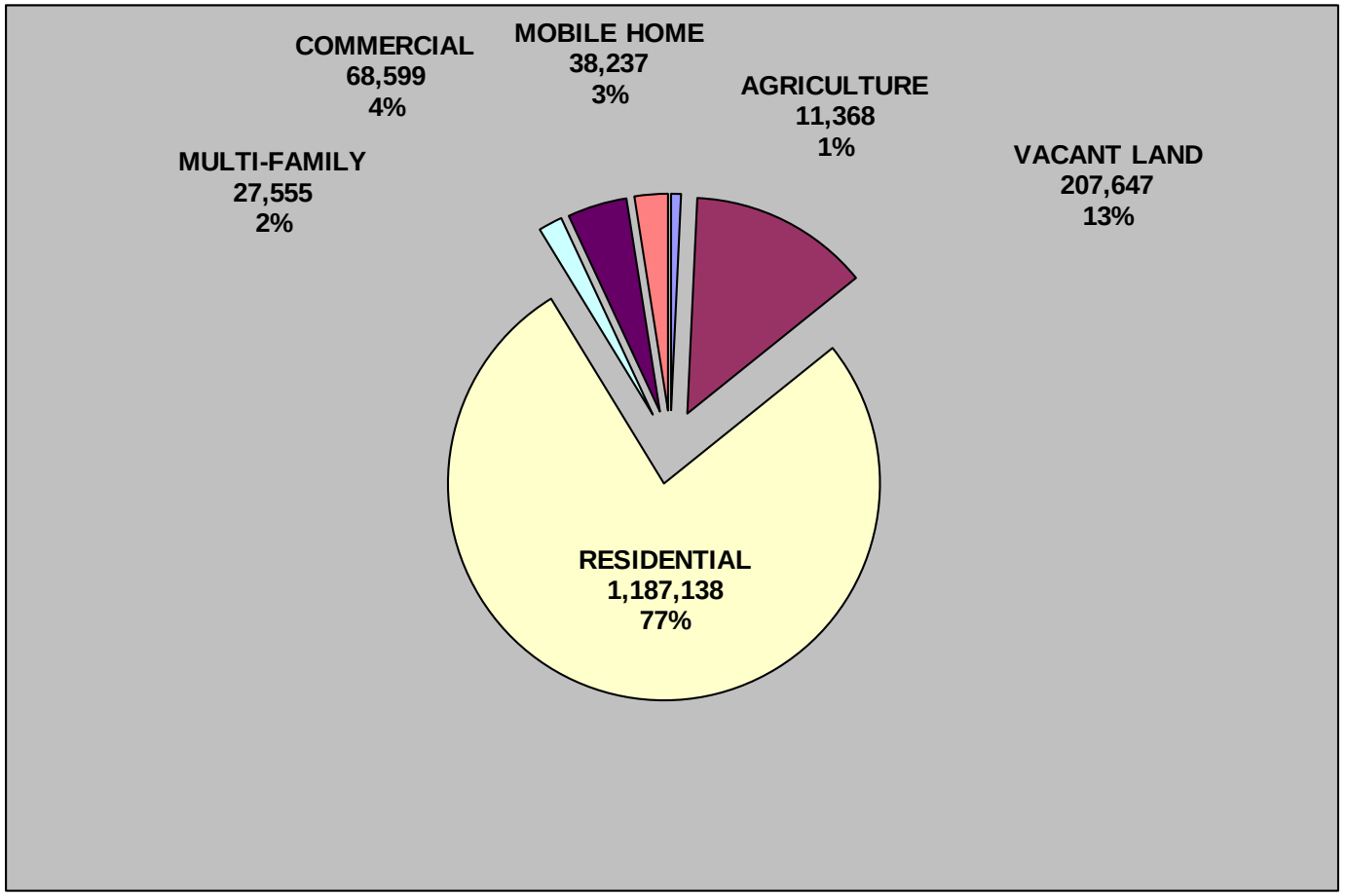
# Maricopa County Assessor

## Phoenix Association of Realtors

Keith E. Russell, MAI
ASSESSOR

Tim Boncoskey
Chief Deputy

# Maricopa County Property Types

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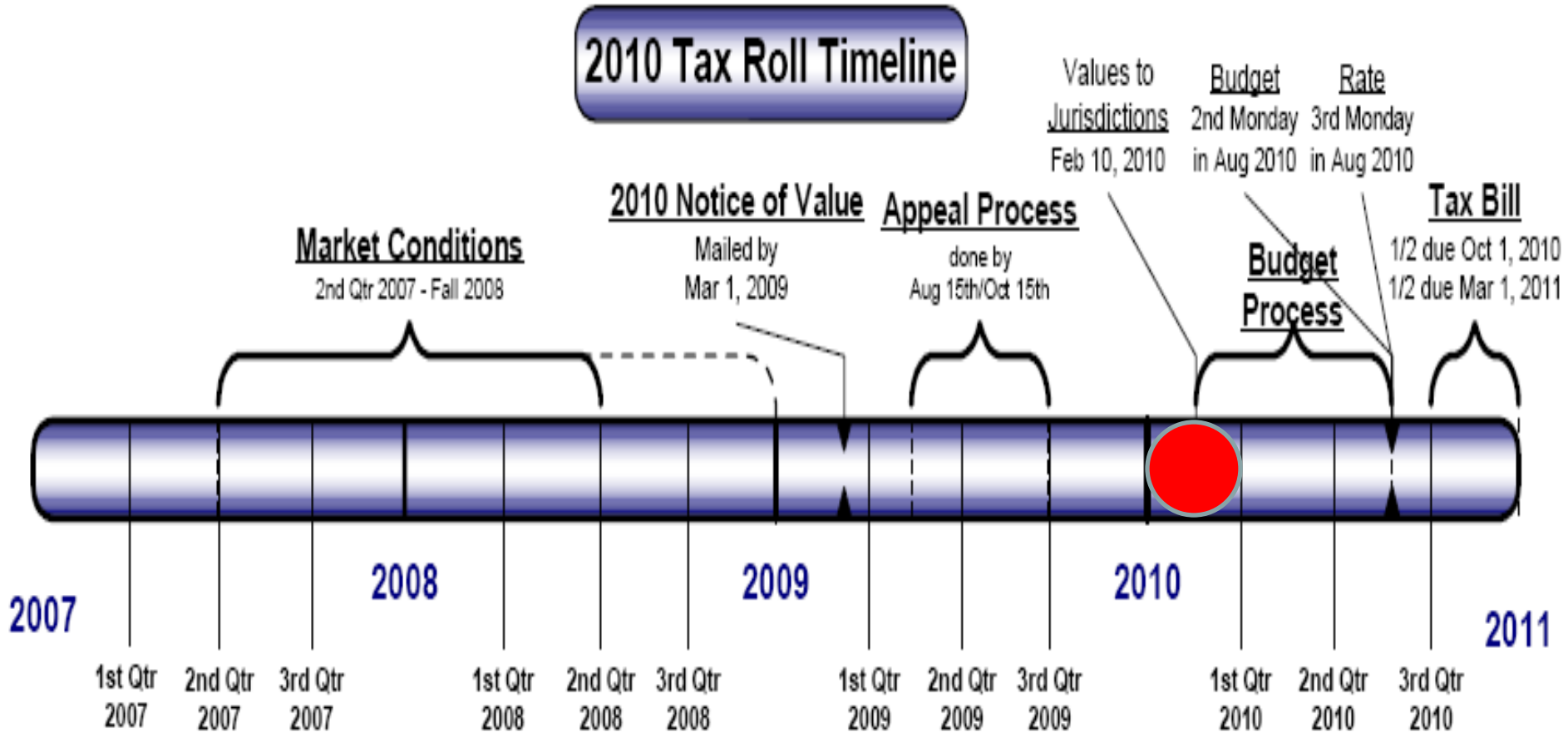
| Nationwide Top Ten Counties Listed By Population | | | | | | | |
|---|---|---|---|---|---|---|---|
| County | Population | FTE | Parcel Count | Personal Property Accts | Avg Parcels/Accts Per FTE | FY 10 Budget | Avg Budgeted Amt Per Total Parcel/Acct |
| Los Angeles, CA | 9,862,049 | 1489 | 2,352,255 | 308,329 | 1,787 | 160,162,000 | $60.20 |
| Cook, IL * | 5,294,664 | 386 | 1,830,000 | 0 | 4,741 | 28,395,495 | $15.52 |
| Harris CAD, TX | 3,984,349 | 630 | 1,542,000 | 250,000 | 2,844 | 65,000,000 | $36.27 |
| **Maricopa, AZ** | **3,954,598** | **322** | **1,542,155** | **136,813** | **5,214** | **22,816,543** | **$13.59** |
| Orange, CA | 3,010,759 | 377 | 897,547 | 168,208 | 2,827 | 33,500,000 | $31.43 |
| San Diego, CA | 3,001,072 | 407 | 978,011 | 242,741 | 2,999 | 52,195,380 | $42.76 |
| Kings, NY | 2,556,598 | 107 *** | 273,329 | 29,199 | 2,827 | 7,891,788 *** | $26.09 |
| Miami-Dade, FL ** | 2,398,245 | 308 | 892,655 | 112,917 | 3,265 | 30,350,000 | $30.18 |
| Dallas CAD, TX | 2,412,827 | 245 | 799,214 | 83,078 | 3,601 | 21,800,000 | $24.71 |
| Queens, NY | 2,293,007 | 125 *** | 321,294 | 24,076 | 2,763 | 9,207,086 *** | $26.66 |
| King, WA | 1,875,519 | 224 | 683,192 | 33,190 | 3,198 | 20,018,180 | $27.94 |

*Due to difference in fiscal year calendar FY10 budget amounts not available. Budget amount listed is for FY09 which runs 12-01-2008 to 11-31-2009.

**Due to difference in fiscal year calendar FY10 budget amounts not available. Budget amount listed is for FY09 which runs 10-01-2008 to 9-30-2009.

*** These numbers reflect their 2007 budget

# 2010 Tax Roll Timeline





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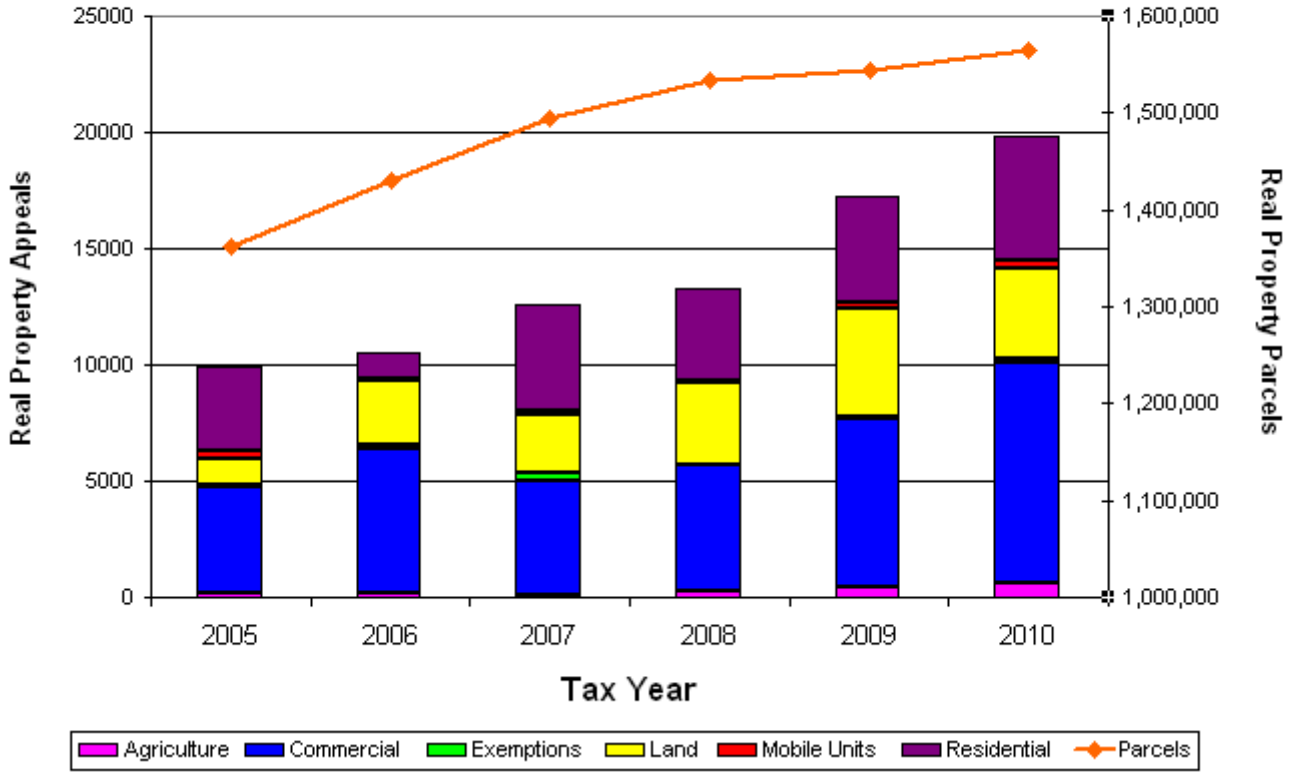
# Growth in Real Property Parcels & Appeals





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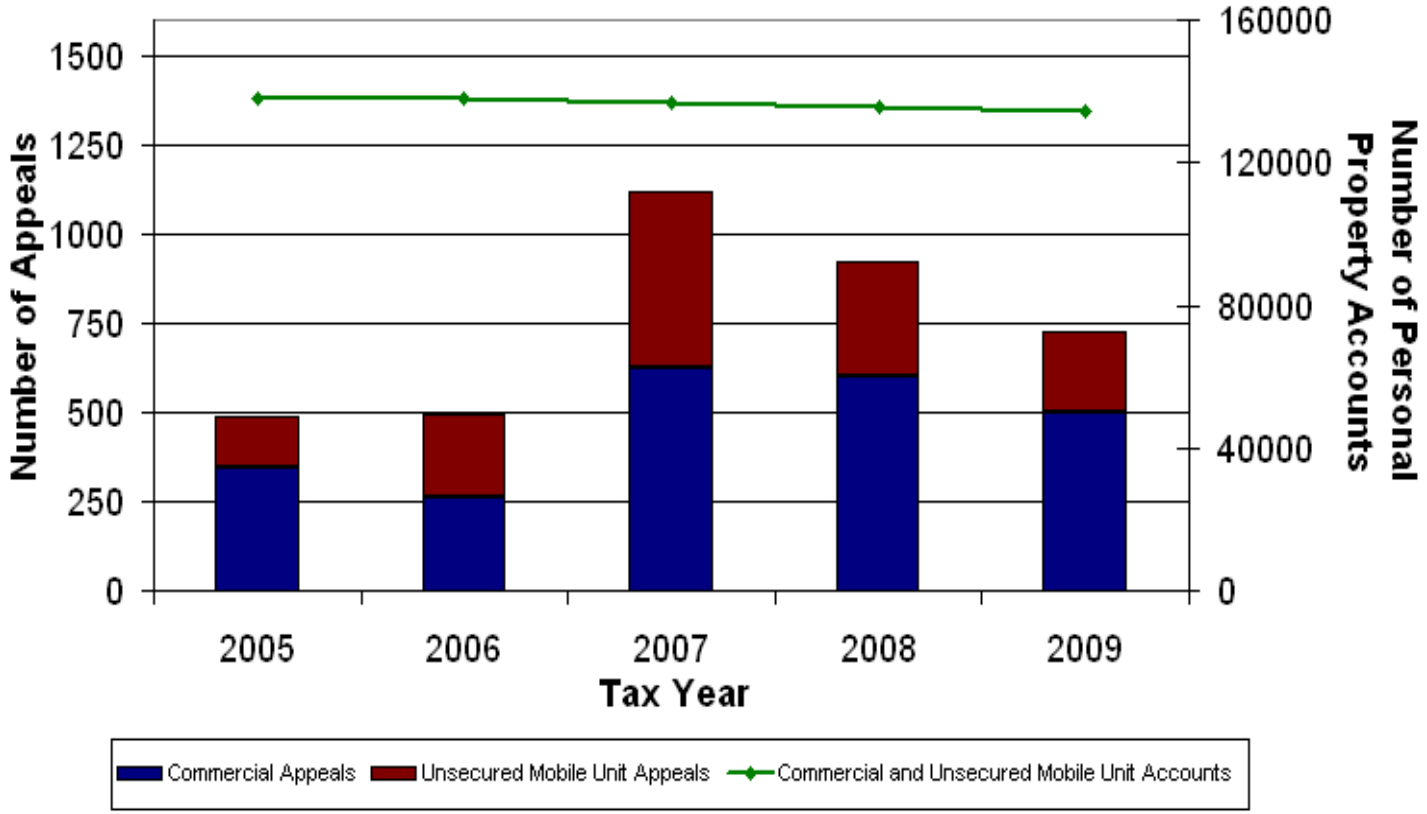
## Maintenance in Personal Property Accounts and Appeals





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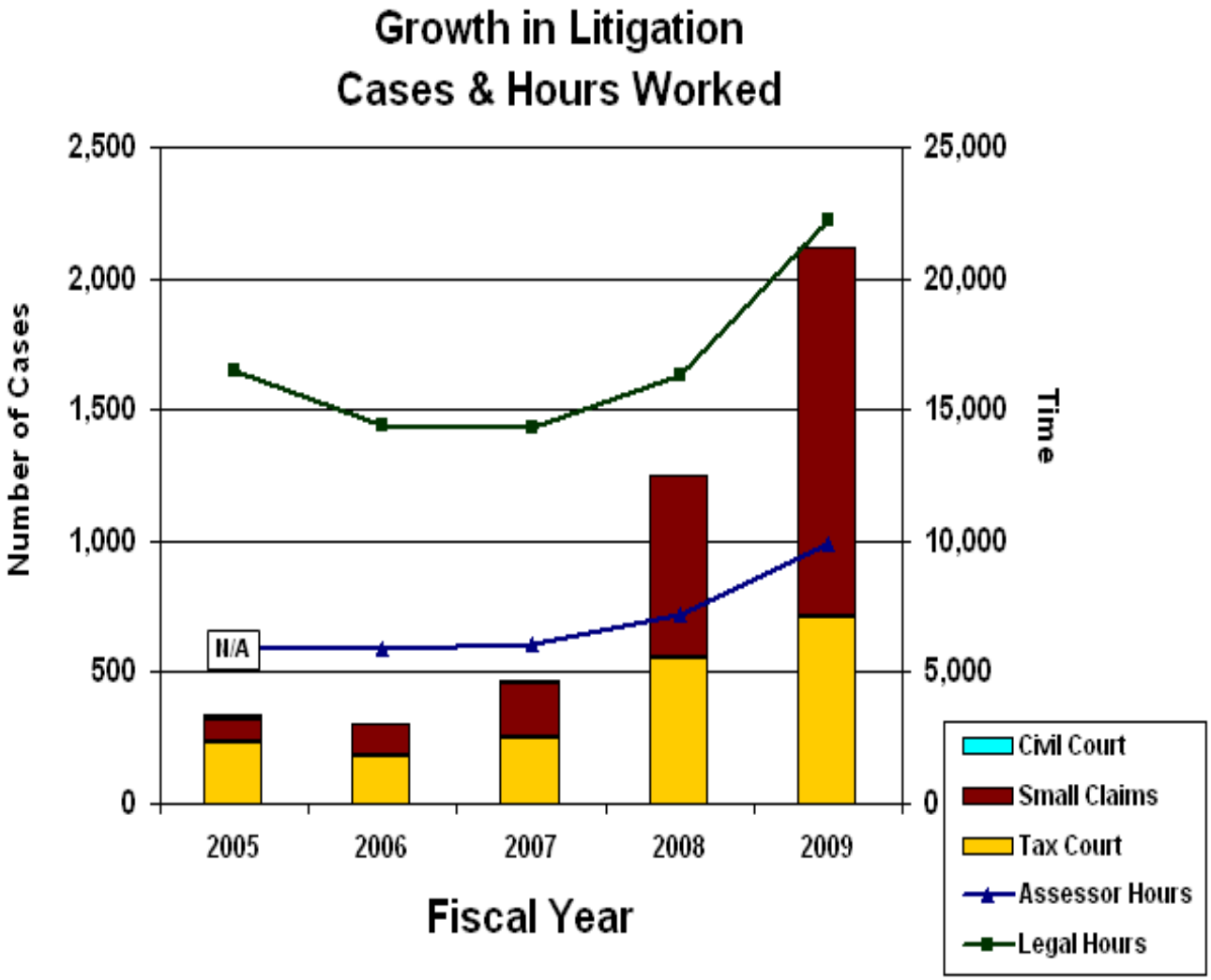


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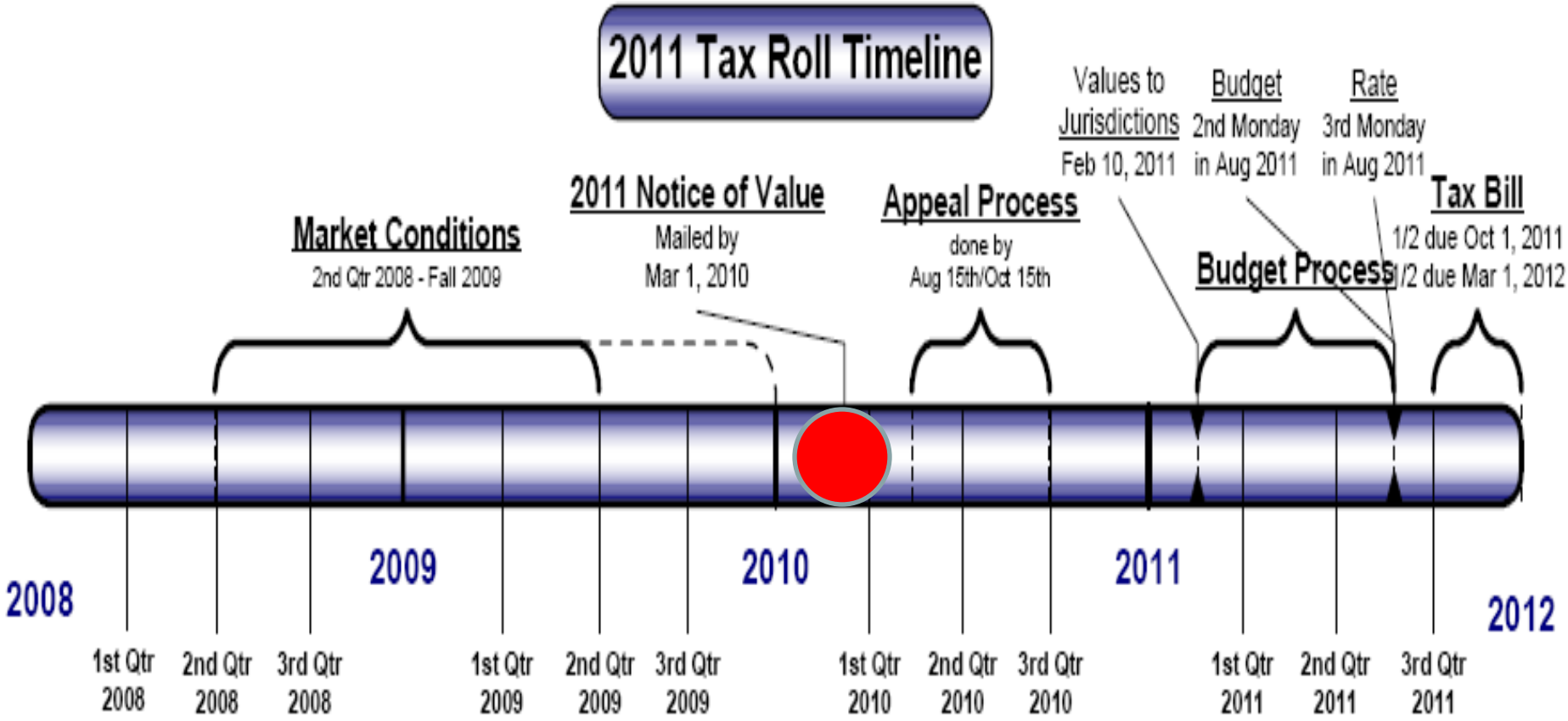


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# MARICOPA COUNTY

***Preliminary***

## Tax Year 2010 and 2011 Comparison

***Full Cash Value Analysis***

| Property Type | Median Values | | FCV % |
|---|---|---|---|
| | FCV 2010 | FCV 2011 | Change |
| VACANT LAND | 37,000 | 23,500 | -36.49 |
| SINGLE FAMILY RESIDENTIAL | 155,300 | 131,700 | -15.20 |
| CONDOMINIUM | 117,000 | 84,500 | -27.78 |
| APARTMENTS | 152,000 | 100,700 | -33.75 |
| COMMERCIAL | 646,220 | 488,048 | -24.48 |
| MOBILE UNITS | 74,101 | 56,239 | -24.10 |

*All exempt property, new construction, additions, alterations or any change in use have been removed from this analysis.*

*Data used in calculation of median values from 2010 to 2011 has changed and reflects situations such as parcel consolidations, splits, and creation of economic units. This is an ongoing process which reflects market conditions.*

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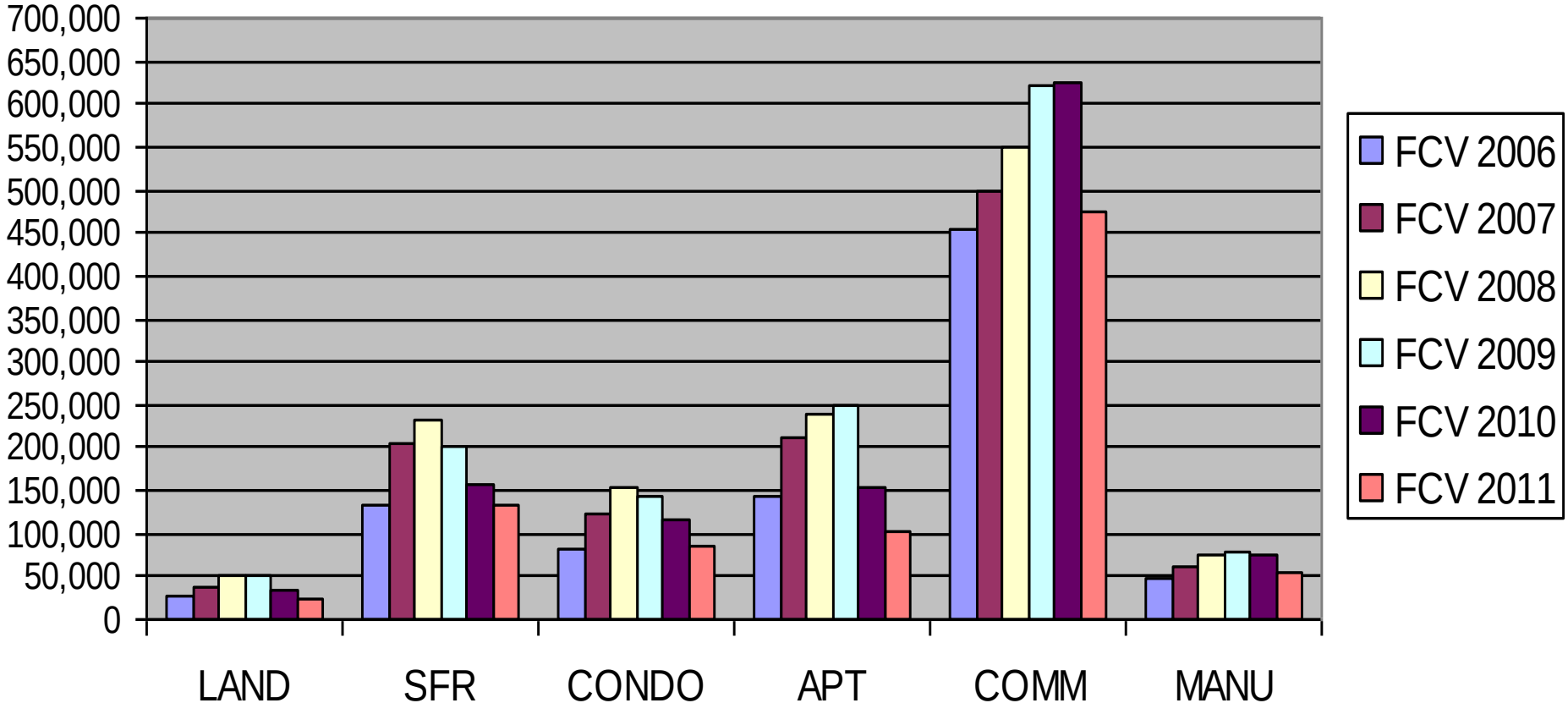
# Historical Fcv Comparison





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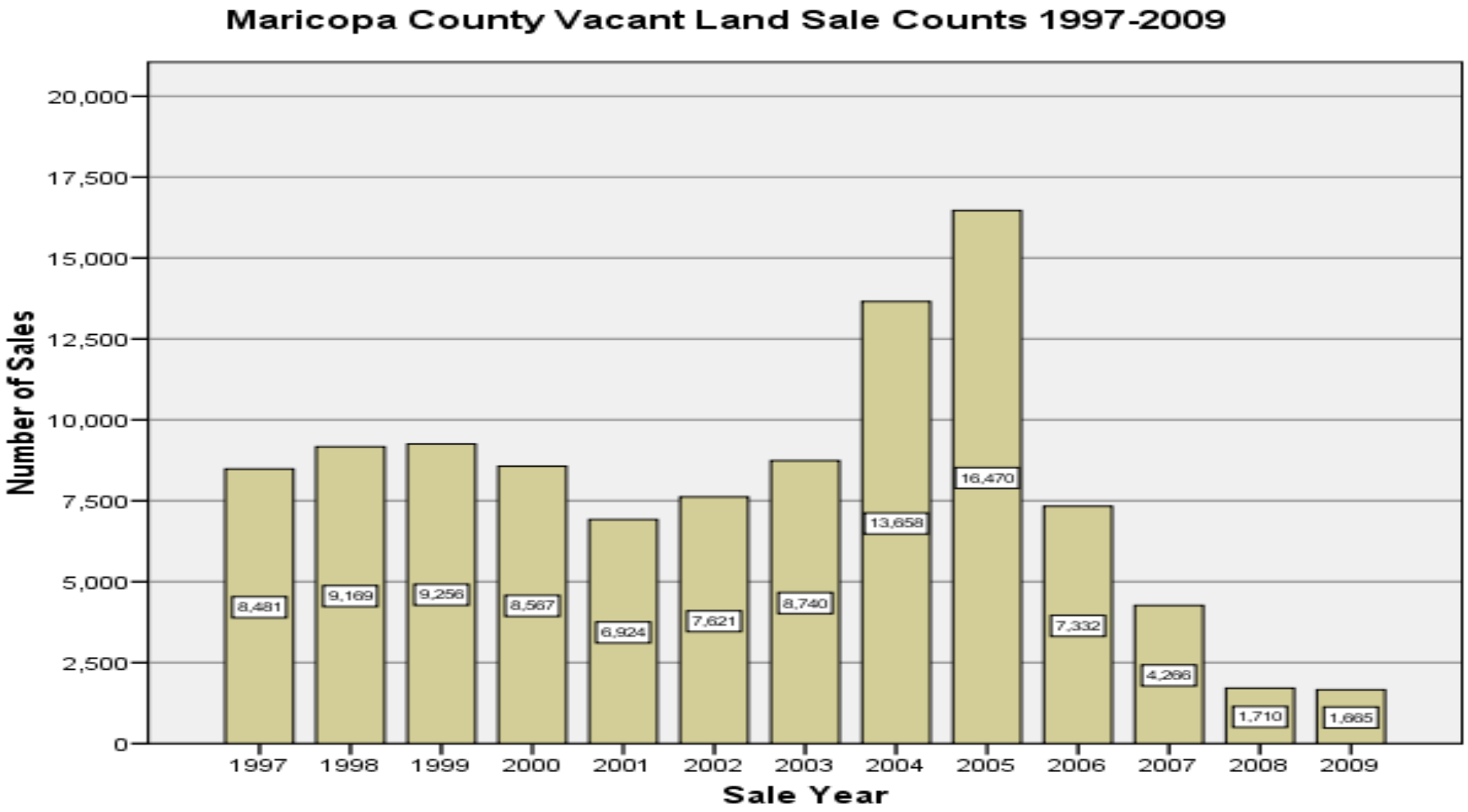
# Vacant Land





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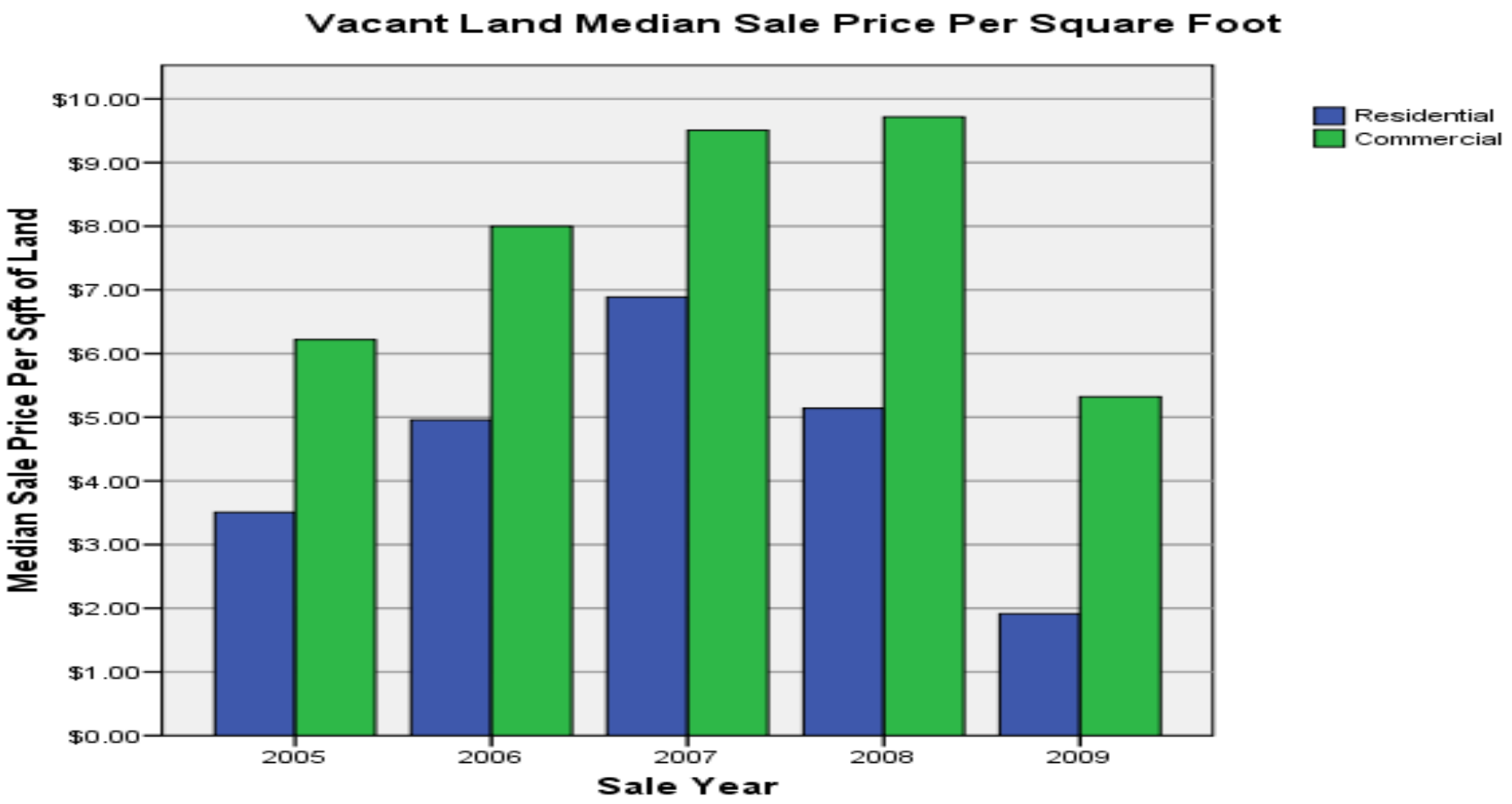


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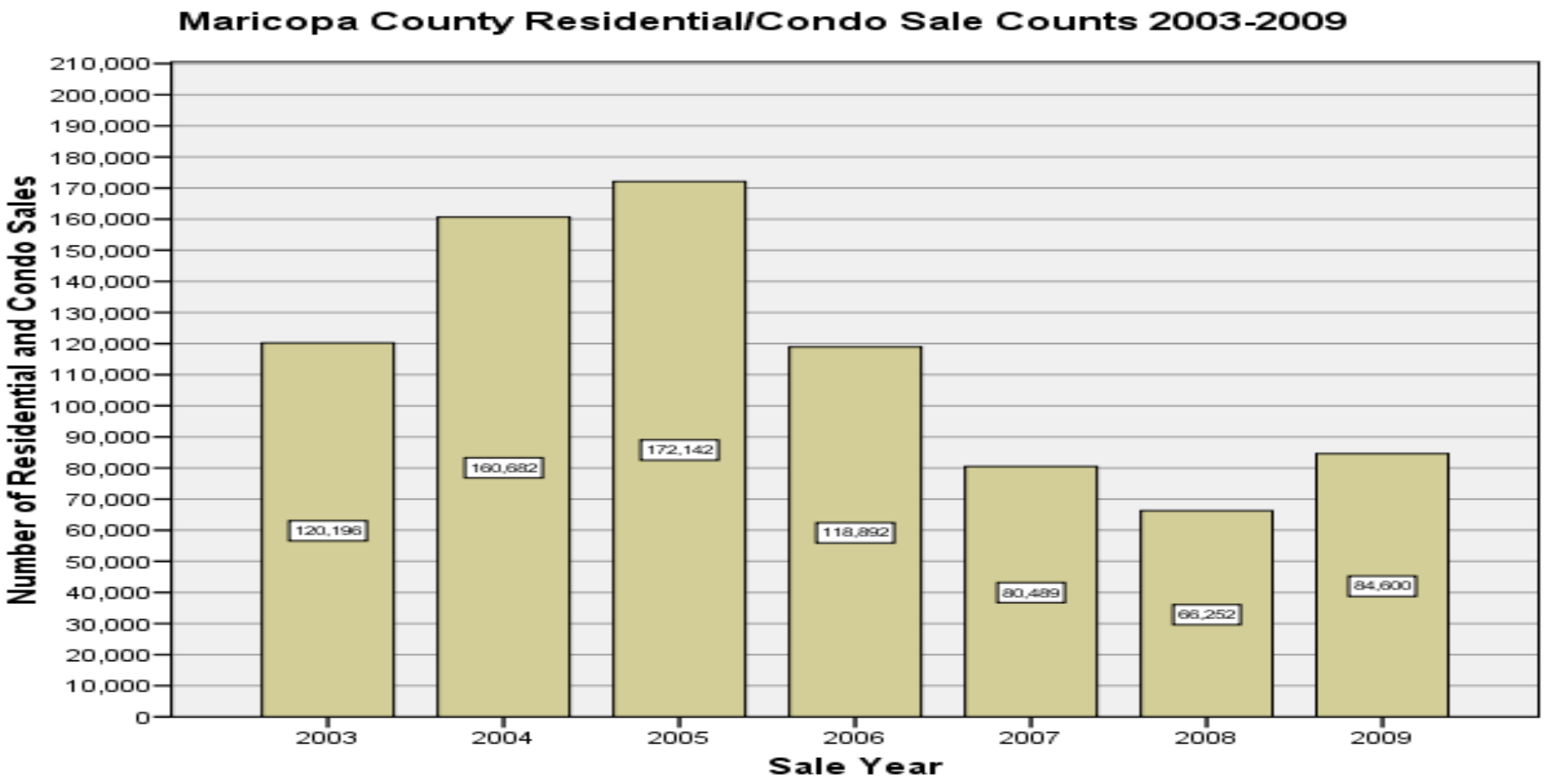
# Residential/Condo





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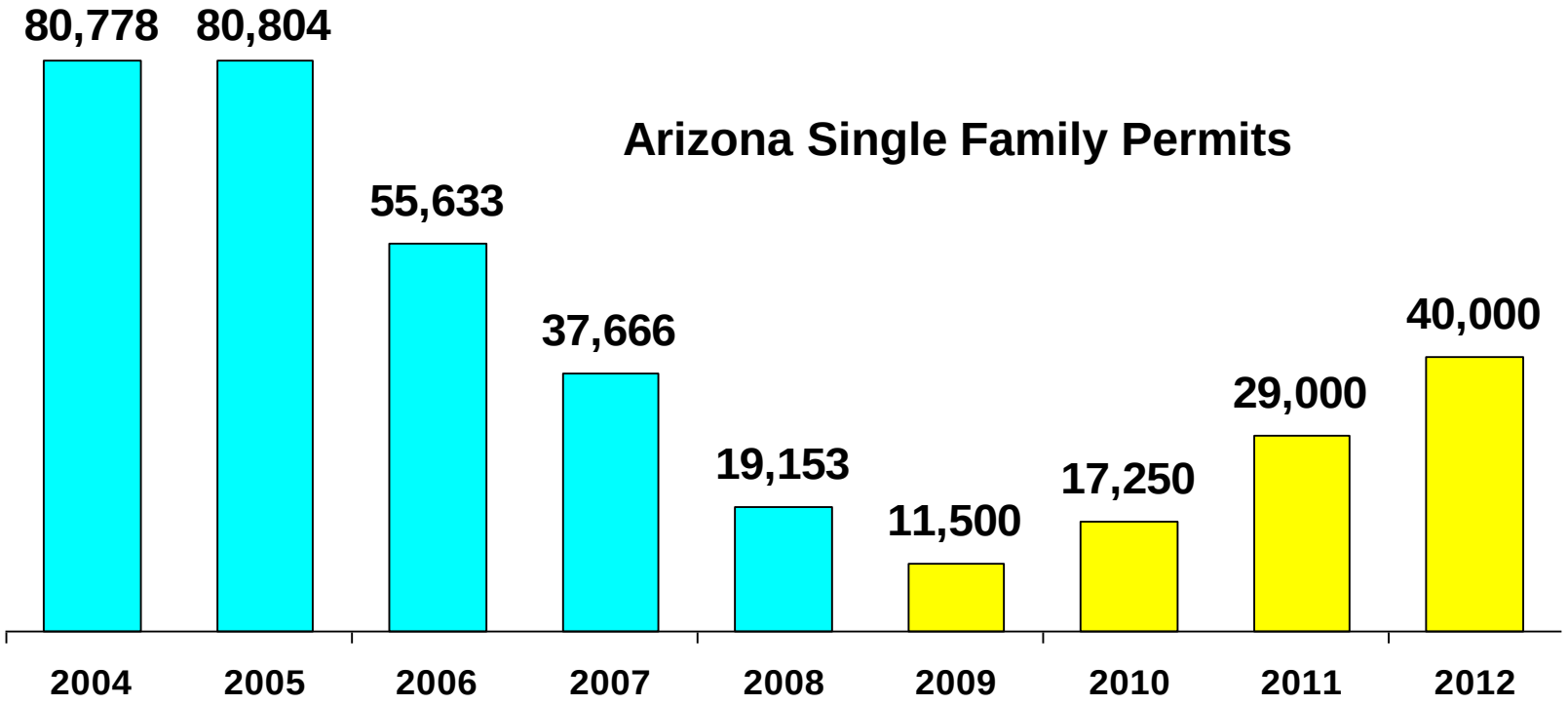
# Home Building Hits Bottom in 2009




***U. S. Census Bureau and W. P. Carey School of Business***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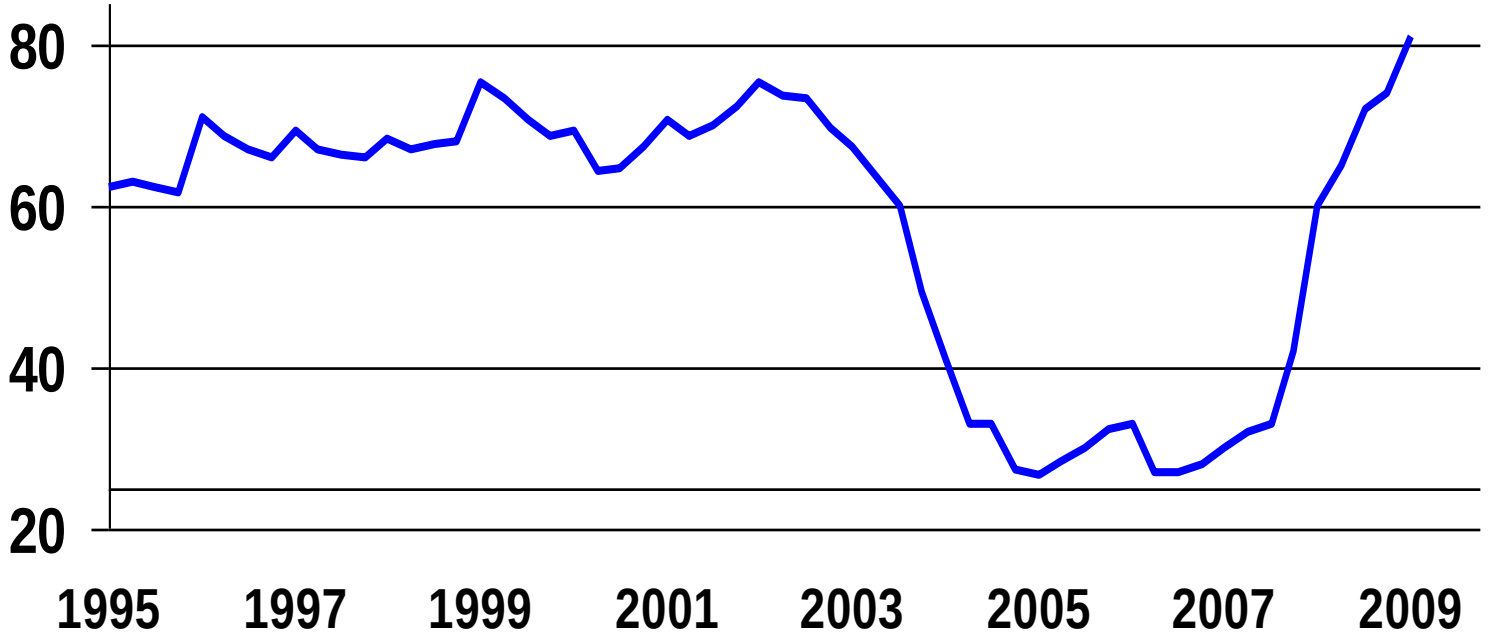
# Arizona Housing Affordable Again

## Percent Families That Can Afford Median Priced Home




*National Association of Home Builders, Phoenix MSA*

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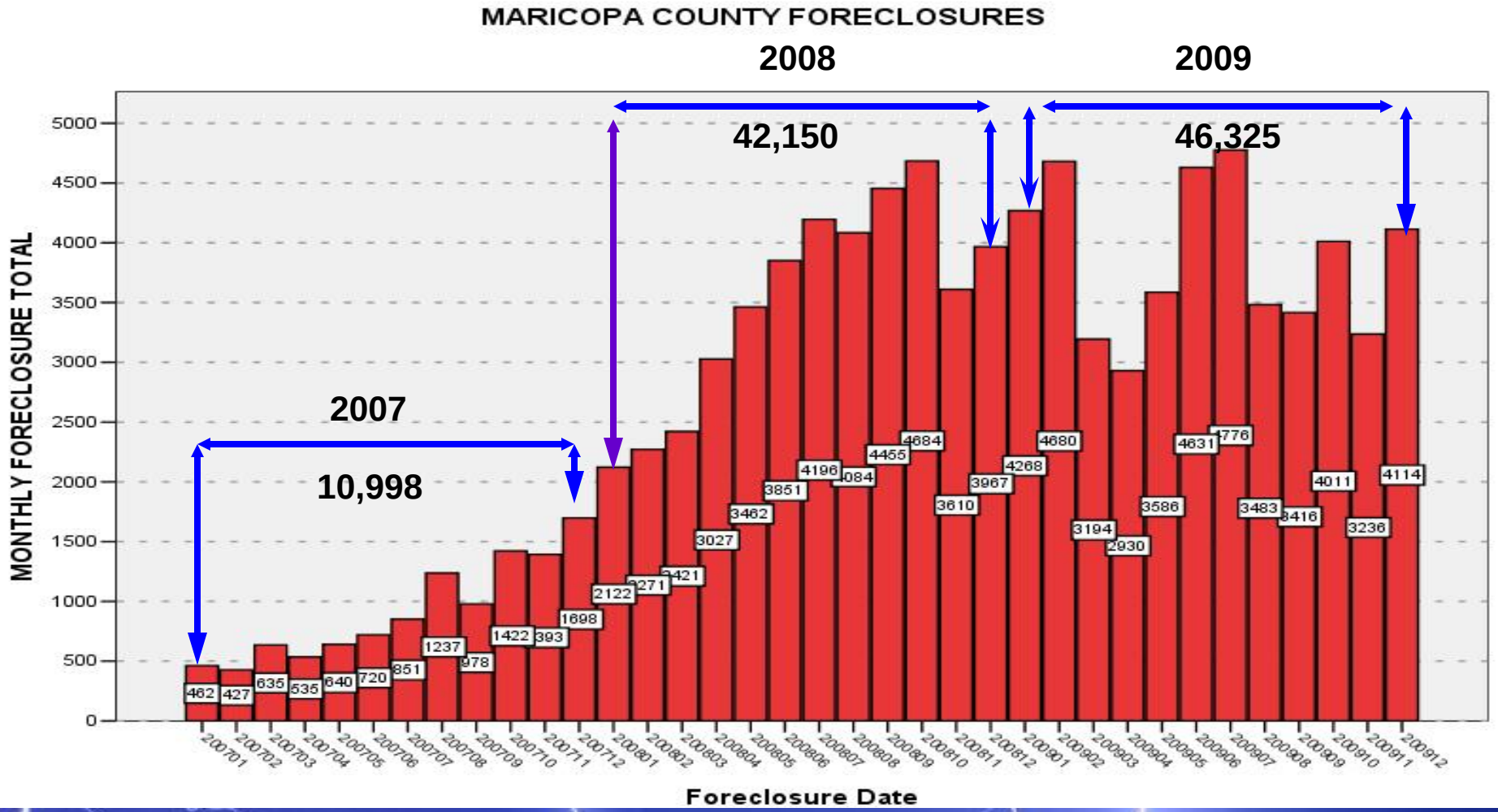
# Residential/Condo





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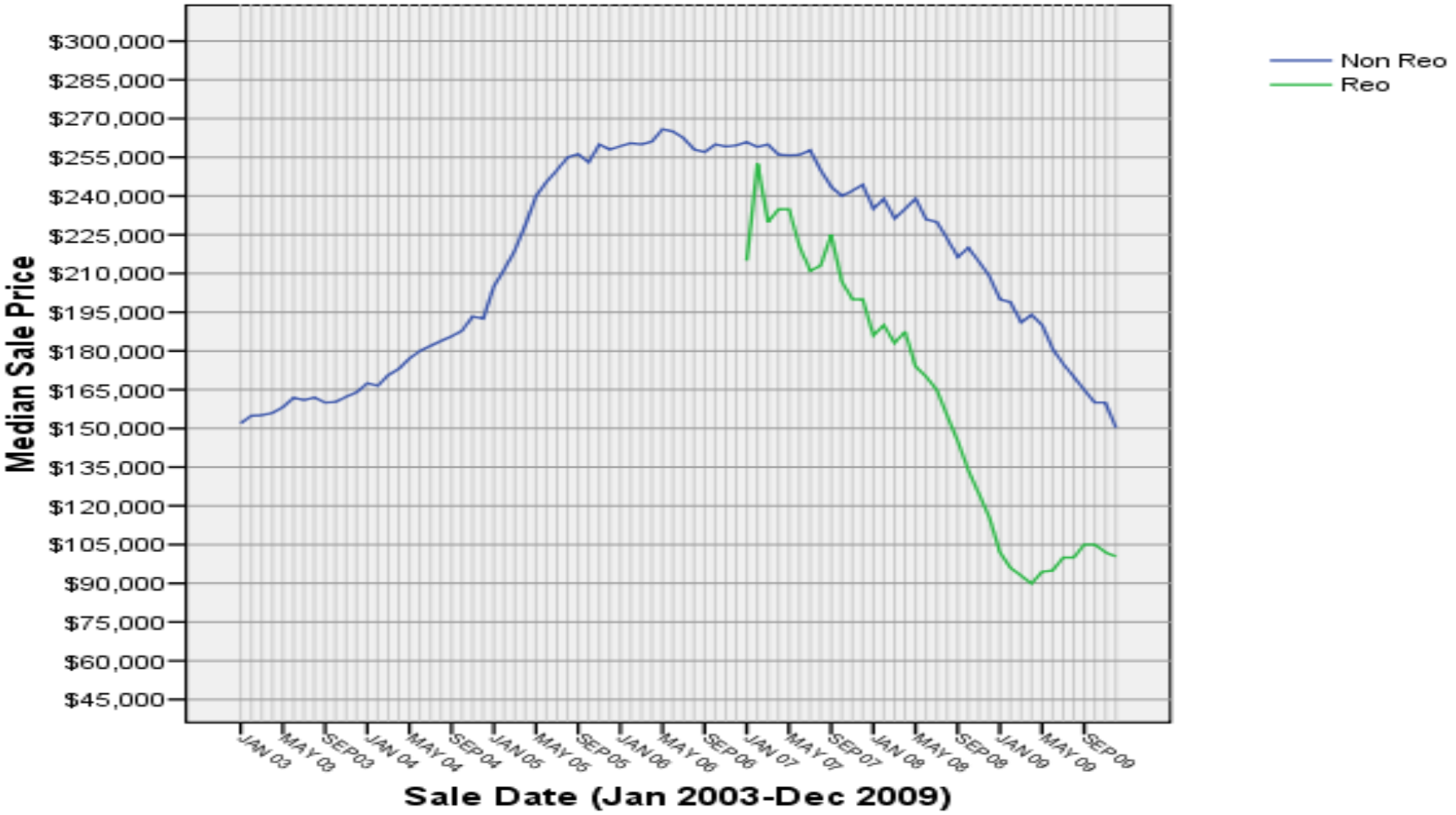
# Residential/Condo



# MARICOPA COUNTY SINGLE FAMILY RESIDENTIAL FULL CASH VALUE PERCENT CHANGE BY MUNICIPALITY

Tax Year 2011

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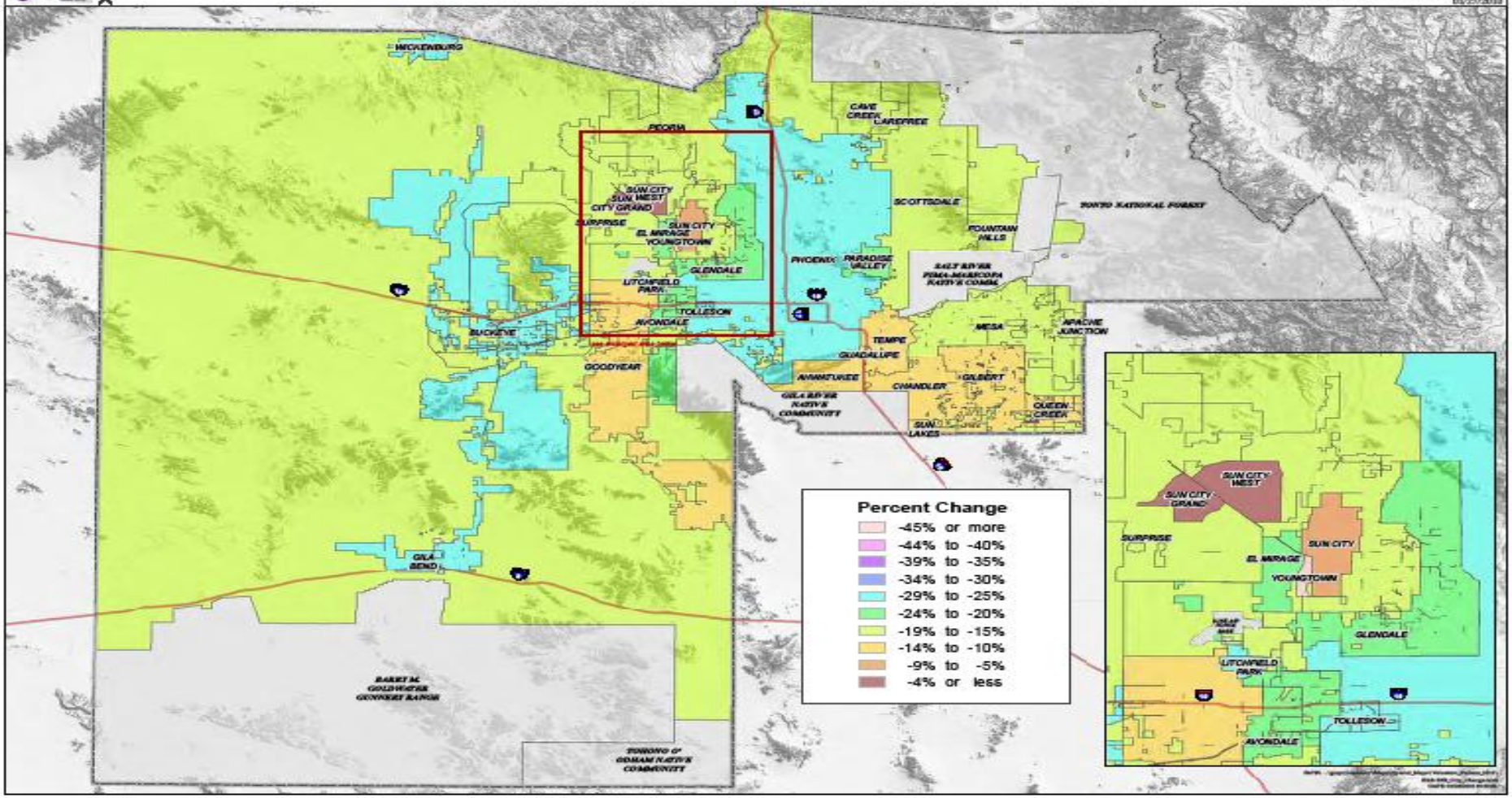

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# MARICOPA COUNTY SINGLE FAMILY RESIDENTIAL FULL CASH VALUE PERCENT CHANGE BY ZIP CODE

Tax Year 2011

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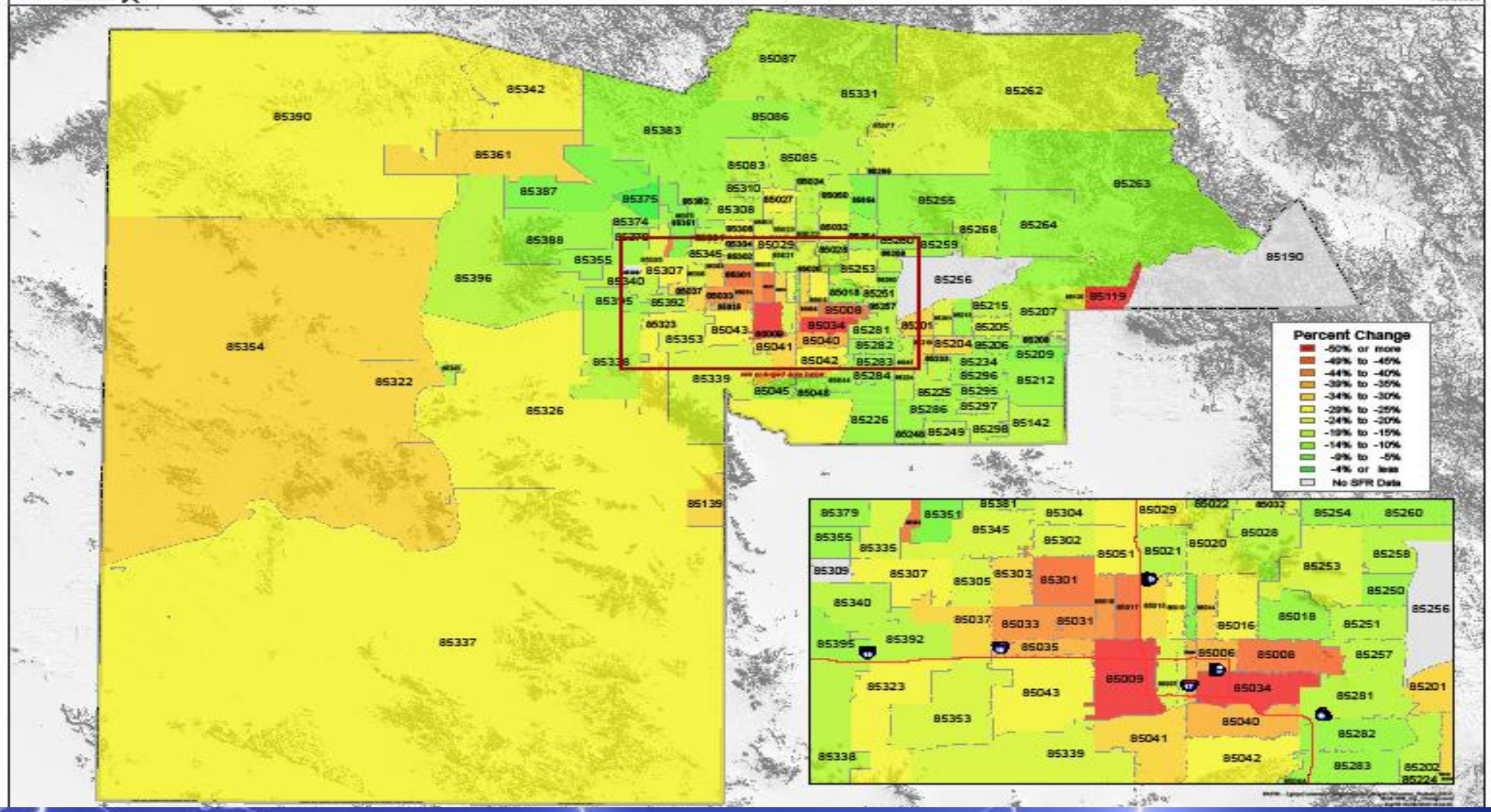





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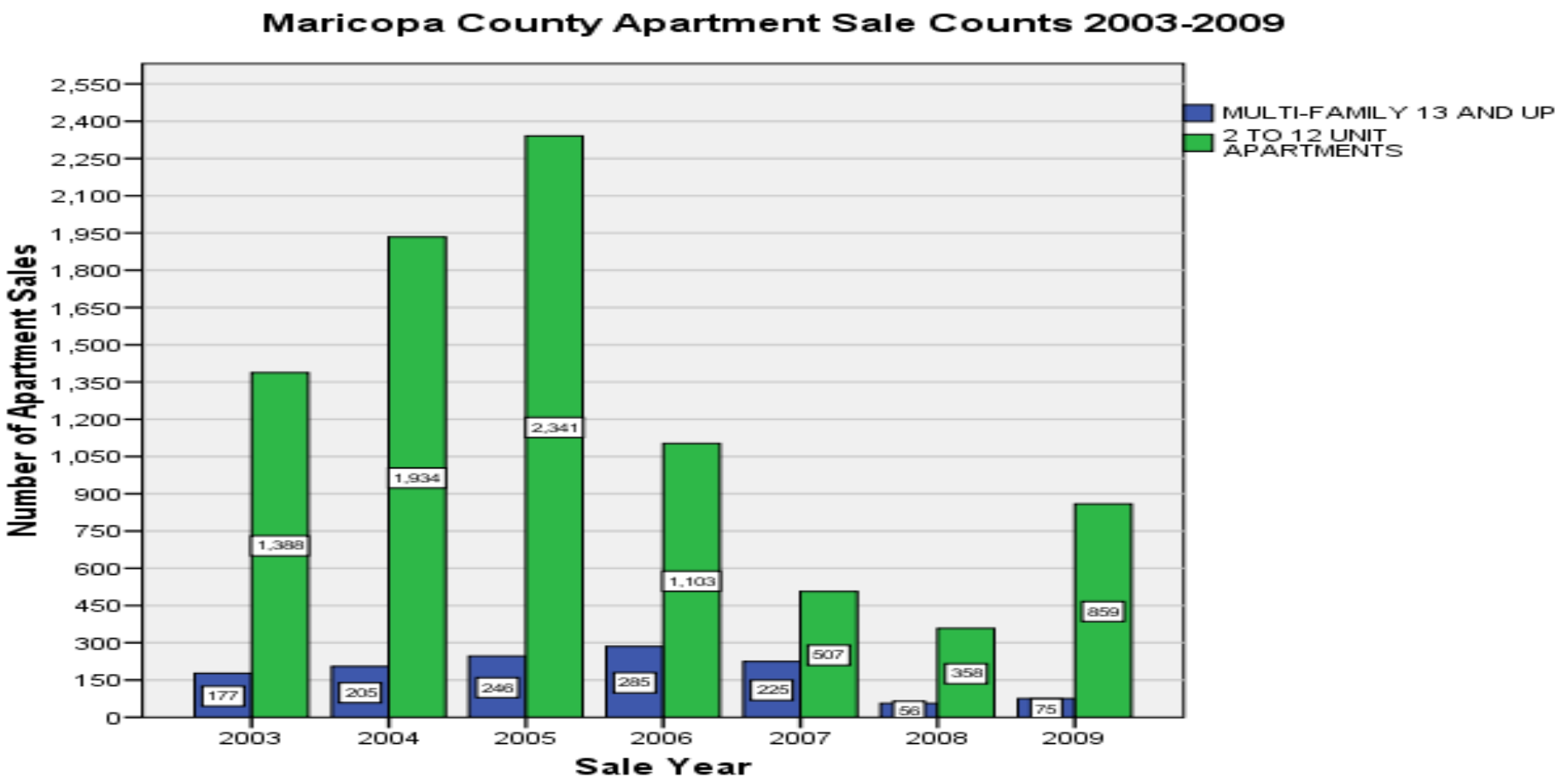
# Apartments





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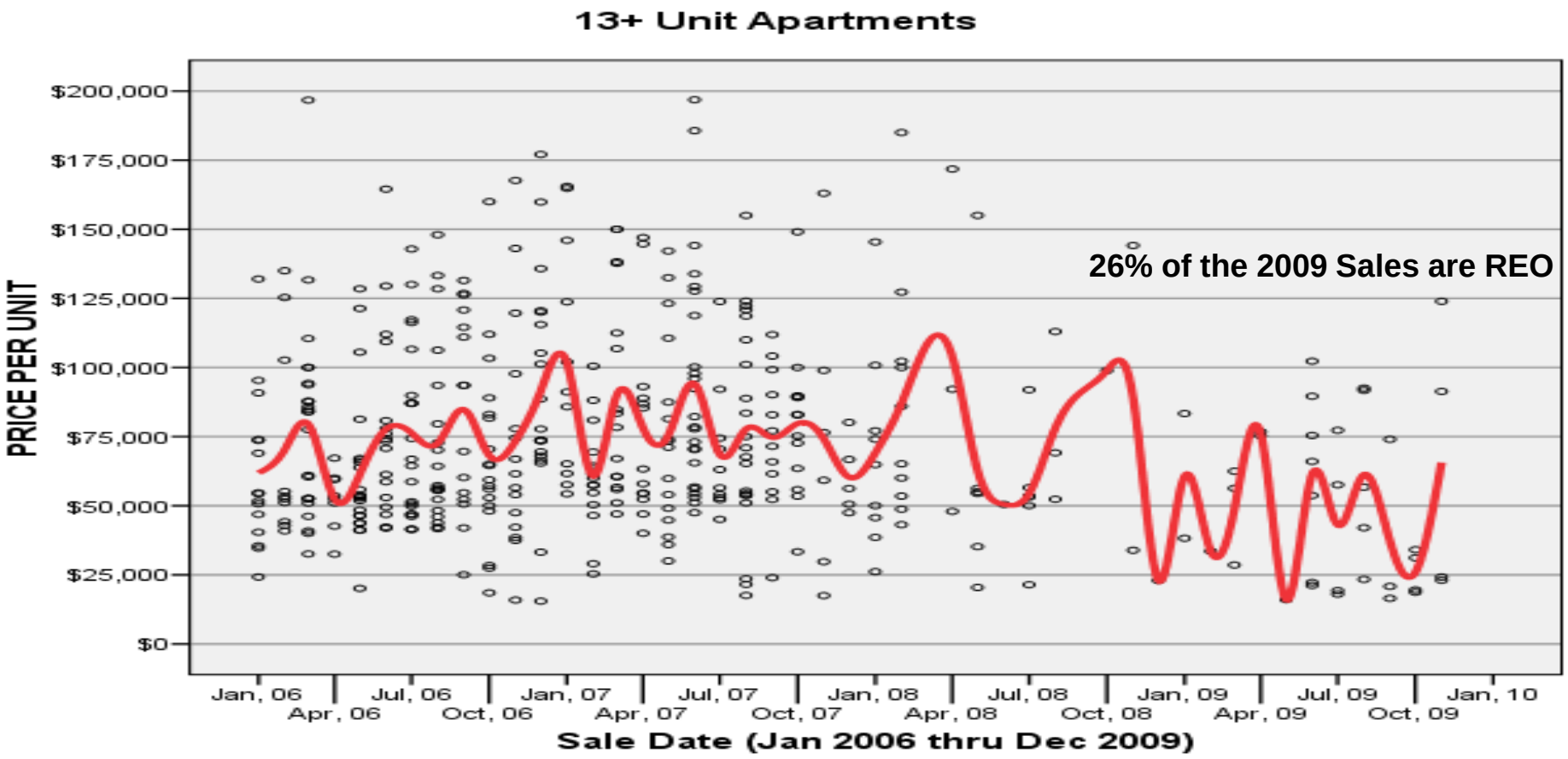


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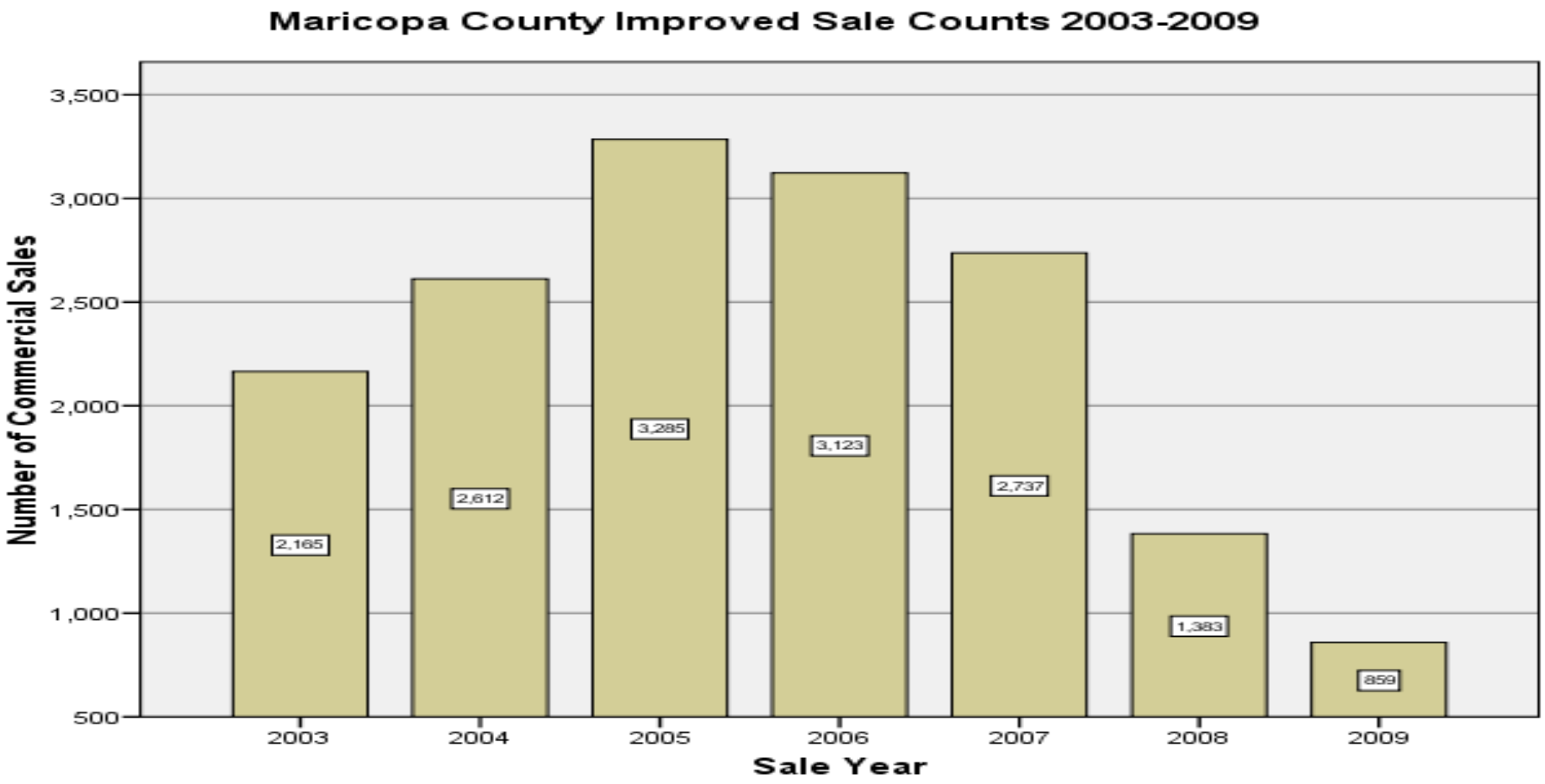
# Apartments

**TAX YEAR 2011 APARTMENT MEDIAN % CHANGE**

Median

| FLAG | Percent Change |
|---|---|
| MULTI-FAMILY 13 AND UP | -.2670 |
| 2 TO 12 UNIT APARTMENTS | -.3387 |
| Total | -.3338 |

# Commercial





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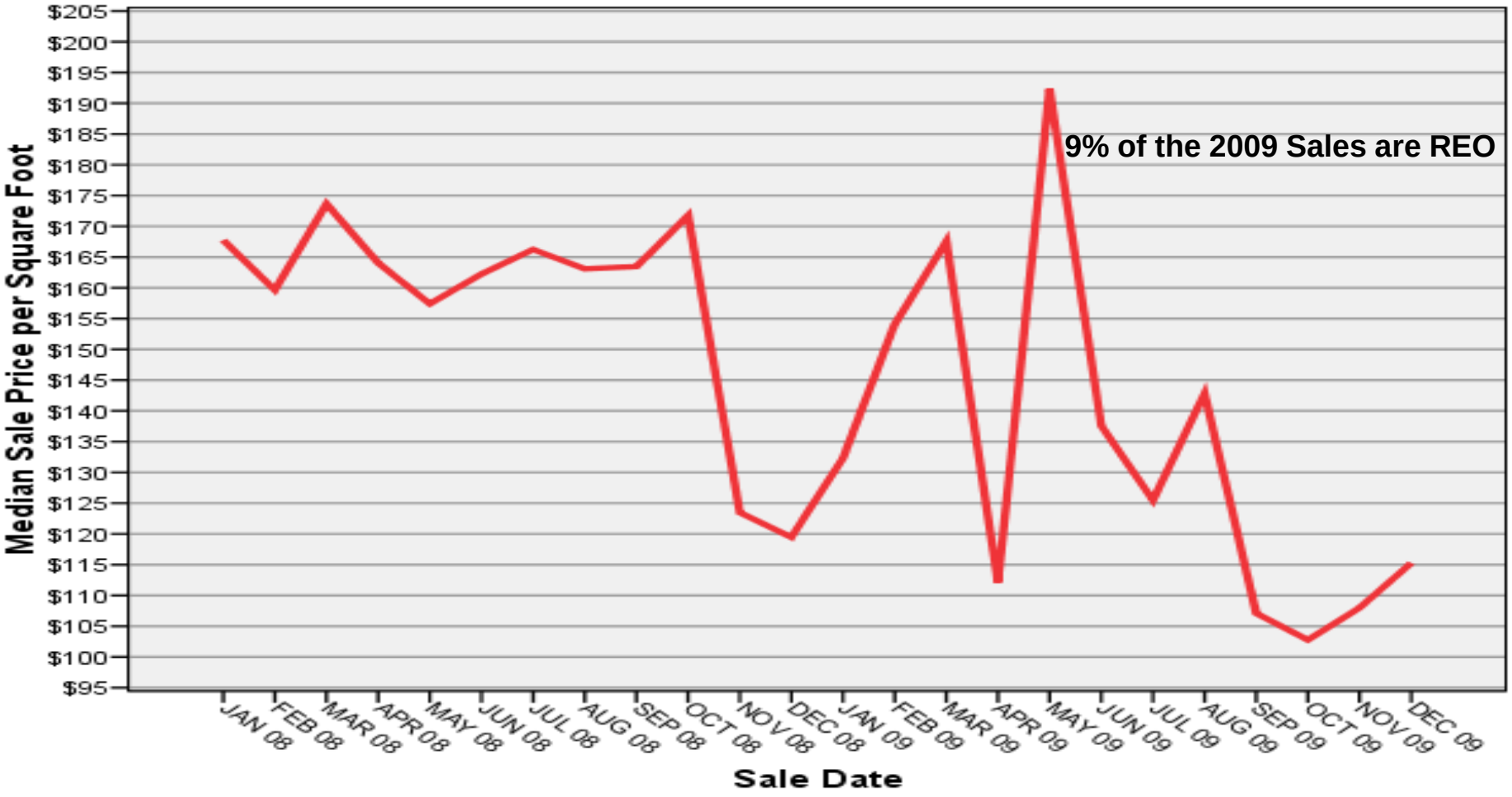
# Commercial


Median Sale Price per Square Foot
$205
$200
$195
$190
$185
$180
$175
$170
$165
$160
$155
$150
$145
$140
$135
$130
$125
$120
$115
$110
$105
$100
$95
JAN 08
FEB 08
MAR 08
APR 08
MAY 08
JUN 08
JUL 08
AUG 08
SEP 08
OCT 08
NOV 08
DEC 08
JAN 09
FEB 09
MAR 09
APR 09
MAY 09
JUN 09
JUL 09
AUG 09
SEP 09
OCT 09
NOV 09
DEC 09
Sale Date
9% of the 2009 Sales are REO

# Commercial % change by type

Median

| USE2DIG | | Median Percent Change |
|---|---|---|
| 04 | HOTEL | -.2542 |
| 05 | MOTEL | -.2669 |
| 06 | RESORT | -.3455 |
| 10 | CONVERTED RES | -.2696 |
| 11 | CONVENIENCE MARKET | -.2801 |
| 12 | STORE COMBO | -.2697 |
| 13 | DEPARTMENT STORE | -.2734 |
| 14 | SHOPPING CENTER | -.1542 |
| 15 | OFFICE | -.2842 |
| 16 | BANK | -.2801 |
| 17 | SERVICE STATION | -.2797 |
| 18 | VEHICLE SALES | -.2478 |
| 20 | RESTAURANT | -.2729 |
| 21 | MEDICAL | -.2826 |
| 22 | RACE TRACK | -.2353 |
| 25 | THEATERS | -.2769 |
| 26 | PARKING FACILITIES | -.2318 |
| 27 | CLUBS, LODGES, REC | -.2801 |
| 28 | PARTIALLY COMPLETE | -.2948 |
| 29 | PRIVATE SCHOOL | -.2867 |
| 30 | INDUSTRIAL | -.1887 |
| 37 | WAREHOUSE | -.2509 |
| Total | | -.2735 |

# MARICOPA COUNTY COMMERCIAL FULL CASH VALUE PERCENT CHANGE BY MUNICIPALITY

Tax Year 2011

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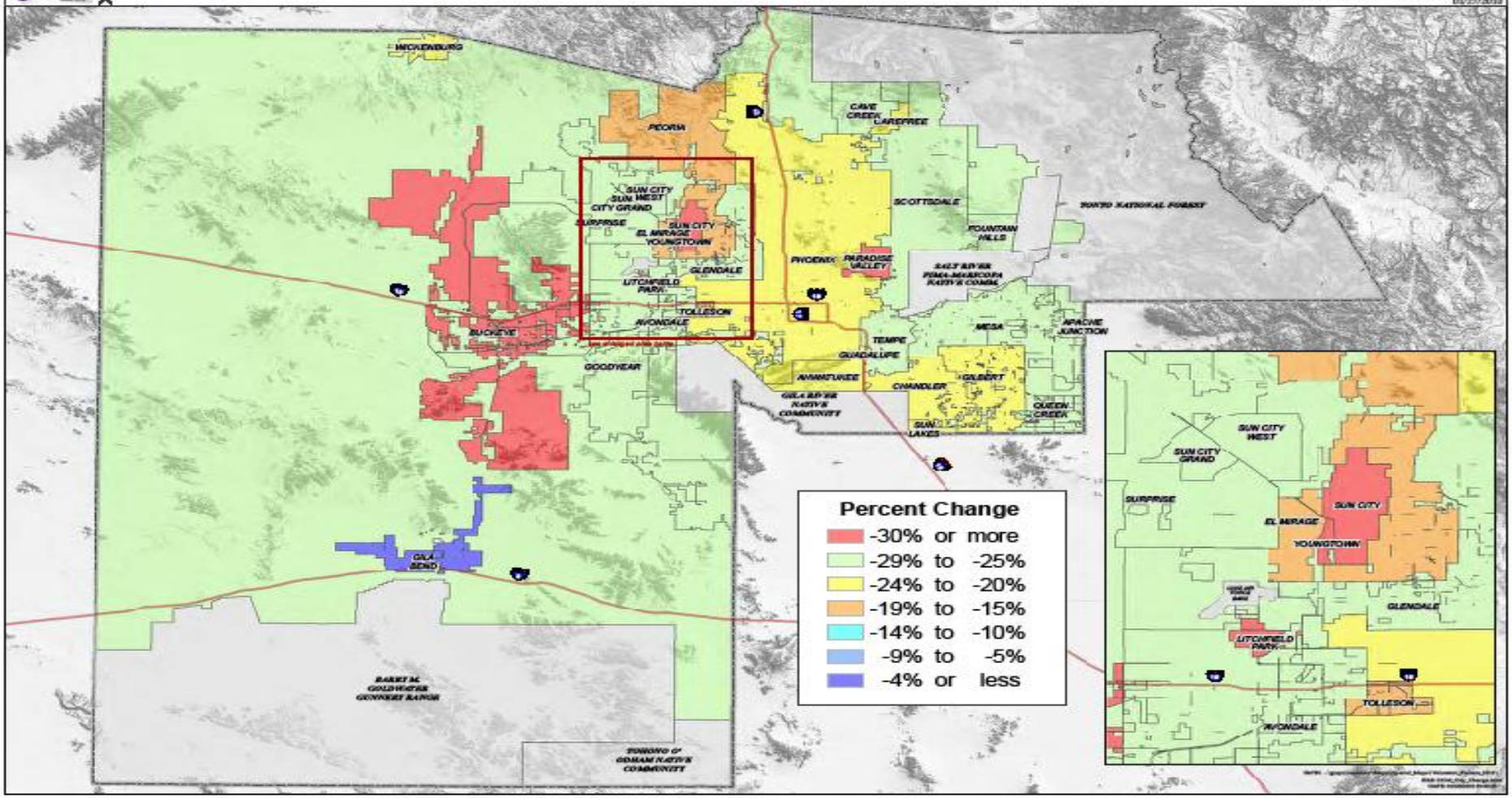


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Thank
You