

**MARICOPA COUNTY  
PRELIMINARY  
Tax Year 2019 & 2020 Comparison  
LAND  
By City**

CITY	MEDIAN VALUES				FCV % Change	LPV % Change
	FCV 2019	FCV 2020	LPV 2019	LPV 2020		
0 NO CITY/TOWN	27,000	32,300	14,742	15,412	19.63%	4.54%
1 AVONDALE	18,100	20,100	7,147	7,504	11.05%	5.00%
2 BUCKEYE	21,100	21,500	5,368	5,636	1.90%	4.99%
3 CHANDLER	19,600	22,800	13,688	14,372	16.33%	5.00%
4 EL MIRAGE	29,900	36,400	18,267	19,180	21.74%	5.00%
5 GILA BEND	9,600	9,100	6,250	6,563	-5.21%	5.01%
6 GILBERT	46,400	54,900	25,782	27,071	18.32%	5.00%
7 GLENDALE	28,100	32,350	17,141	17,998	15.12%	5.00%
8 GOODYEAR	28,350	31,100	11,882	12,462	9.70%	4.88%
9 GUADALUPE	21,900	25,800	18,690	19,625	17.81%	5.00%
10 MESA	61,400	71,400	36,478	38,302	16.29%	5.00%
11 PARADISE VALLEY	695,650	752,050	453,530	476,206	8.11%	5.00%
12 PEORIA	41,200	61,500	21,228	22,289	49.27%	5.00%
13 PHOENIX	37,200	46,000	21,217	22,179	23.66%	4.53%
14 SCOTTSDALE	217,950	236,050	131,343	137,058	8.30%	4.35%
15 SURPRISE	38,600	44,400	14,100	14,805	15.03%	5.00%
16 TEMPE	87,600	111,300	40,420	42,055	27.05%	4.05%
17 TOLLESON	58,950	57,900	34,332	36,049	-1.78%	5.00%
18 WICKENBURG	33,200	34,100	19,400	18,761	2.71%	-3.29%
19 YOUNGTOWN	108,700	119,850	84,078	87,675	10.26%	4.28%
21 CAREFREE	130,200	137,000	95,347	100,114	5.22%	5.00%
22 CAVE CREEK	141,300	154,400	87,638	92,020	9.27%	5.00%
23 LITCHFIELD PARK	67,650	59,050	18,554	19,481	-12.71%	5.00%
24 FOUNTAIN HILLS	135,900	138,400	83,815	87,710	1.84%	4.65%
25 QUEEN CREEK	61,650	65,200	30,927	32,473	5.76%	5.00%
30 SUN CITY	3,400	3,700	3,400	3,570	8.82%	5.00%
31 SUN CITY WEST	318,200	361,000	223,190	234,350	13.45%	5.00%
32 SUN CITY GRAND	378,150	419,750	360,369	378,388	11.00%	5.00%
33 SUN LAKES	43,500	45,600	38,926	40,872	4.83%	5.00%
34 AHWATUKEE	94,550	87,400	17,851	18,744	-7.56%	5.00%
<b>TOTAL</b>	<b>36,000</b>	<b>43,100</b>	<b>18,300</b>	<b>19,164</b>	<b>19.72%</b>	<b>4.72%</b>

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

Data used in the calculation of median values from 2019 to 2020 has changed and reflects situations such as parcel consolidation, splits, and the creation of economic units. This is an ongoing process which reflects market conditions.

Does not include parcels in the supplemental notice of valuation.