

**MARICOPA COUNTY
PRELIMINARY
Tax Year 2017 & 2018 Comparison
FULL CASH VALUE ANALYSIS**

PROPERTY TYPE	MEDIAN VALUES				FCV % Change	LPV % Change
	FCV 2018	FCV 2017	LPV 2018	LPV 2017		
VACANT LAND	33,700	30,900	17,382	16,709	9.06%	4.03%
SINGLE FAMILY RESIDENTIAL	197,600	183,000	149,885	142,748	7.98%	5.00%
CONDOMINIUM	120,700	109,100	81,195	77,329	10.63%	5.00%
APARTMENTS	187,200	164,800	98,246	93,568	13.59%	5.00%
COMMERCIAL	507,850	480,100	395,040	378,604	5.78%	4.34%
MANUFACTURED HOUSING	66,800	60,400	56,520	54,353	10.60%	3.99%

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 2017 to 2018 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.