

**MARICOPA COUNTY
PRELIMINARY
Tax Year 2017 & 2018 Comparison
LAND
By City**

CITY	MEDIAN VALUES				FCV % Change	LPV % Change
	FCV 2018	FCV 2017	LPV 2018	LPV 2017		
0 NO CITY/TOWN	26,300	24,100	14,707	14,124	9.13%	4.13%
1 AVONDALE	19,100	18,700	12,100	11,576	2.14%	4.53%
2 BUCKEYE	20,900	18,500	5,209	4,961	12.97%	5.00%
3 CHANDLER	63,100	51,600	27,348	26,046	22.29%	5.00%
4 EL MIRAGE	29,300	26,300	17,464	16,632	11.41%	5.00%
5 GILA BEND	6,850	7,200	3,662	3,488	-4.86%	5.00%
6 GILBERT	49,300	40,900	27,996	26,663	20.54%	5.00%
7 GLENDALE	31,500	29,150	17,098	16,283	8.06%	5.00%
8 GOODYEAR	30,900	34,600	16,409	15,831	-10.69%	3.65%
9 GUADALUPE	19,250	17,850	17,800	16,979	7.84%	4.84%
10 MESA	56,300	51,700	27,996	26,663	8.90%	5.00%
11 PARADISE VALLEY	644,550	590,500	369,614	352,013	9.15%	5.00%
12 PEORIA	54,400	50,600	28,258	26,970	7.51%	4.78%
13 PHOENIX	26,700	23,500	14,355	13,755	13.62%	4.36%
14 SCOTTSDALE	204,200	210,400	116,202	111,827	-2.95%	3.91%
15 SURPRISE	17,450	17,850	13,418	13,020	-2.24%	3.06%
16 TEMPE	39,900	38,700	25,236	24,035	3.10%	5.00%
17 TOLLESON	100,500	93,200	50,563	48,155	7.83%	5.00%
18 WICKENBURG	26,800	31,400	21,329	20,800	-14.65%	2.54%
19 YOUNGTOWN	81,000	75,850	65,929	62,982	6.79%	4.68%
21 CAREFREE	164,350	148,150	104,655	100,160	10.93%	4.49%
22 CAVE CREEK	150,550	151,750	93,534	89,080	-0.79%	5.00%
23 LITCHFIELD PARK	88,800	69,300	58,378	55,598	28.14%	5.00%
24 FOUNTAIN HILLS	132,800	137,600	78,887	75,767	-3.49%	4.12%
25 QUEEN CREEK	63,300	54,400	25,527	24,311	16.36%	5.00%
30 SUN CITY	3,400	3,900	3,400	3,473	-12.82%	-2.10%
31 SUN CITY WEST	336,800	312,000	244,865	239,474	7.95%	2.25%
32 SUN CITY GRAND	393,650	378,500	356,194	339,232	4.00%	5.00%
33 SUN LAKES	117,700	107,300	52,875	50,357	9.69%	5.00%
34 AHWATUKEE	141,650	121,150	108,484	103,319	16.92%	5.00%
TOTAL	33,700	30,900	17,382	16,709	9.06%	4.03%

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.