

# Maricopa County Assessor

**Tax Year 2018**

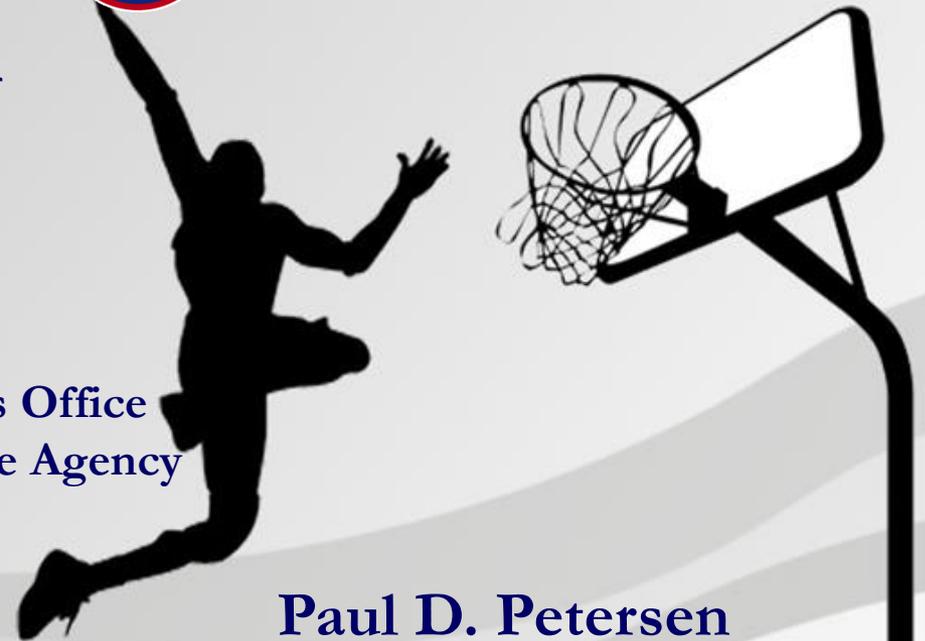
**Property Valuation**

**Open Forum**



**PRESENTED BY:**

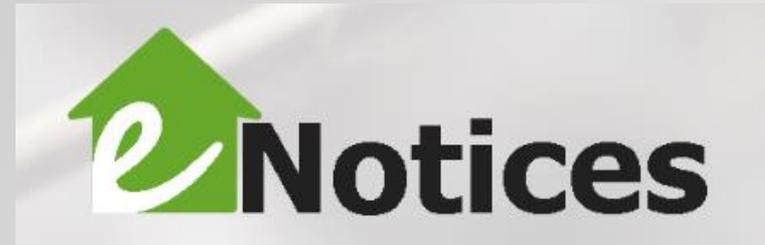
**Tim Boncoskey & Lesley Kratz | Assessor's Office  
Marc Kuffner | Maricopa Education Service Agency**



**Paul D. Petersen  
Assessor**

# Optional eNotices

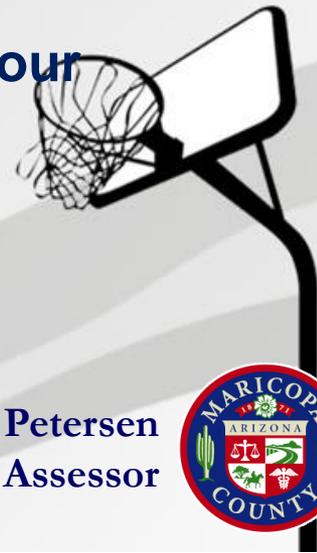
- The Maricopa County Assessor's Office now offers Electronic Notices, eNotices, for your Notice of Valuation



- The service is easy to use, convenient, provides archives, and it will save the County and its taxpayers money by reducing printing and postage costs!
- Our eNotices Service is completely **OPTIONAL** - You will only receive eNotices if you request the service through our vendor, Master's Touch LLC
- Our Service works with the Treasurer and also allows your Tax bill and Notice to be accessed in the same account

- Visit our website for more information...

<http://mcassessor.maricopa.gov/property/enotices.php>



Paul D. Petersen  
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# Drone UAS Study – TY2018

- For Tax Year 2018 the Assessor's Office has chartered a feasibility study to determine the business value of Unmanned Aircraft Systems (UAS), more commonly known as "Drones".
- Potential Value...
  - Captures close-range aerial imagery of parcel as evidence in support of appeals
  - Improves quality of research
  - Saves time
  - Saves money
- To Participate...
  - When appealing online there is an OPT-IN option to grant your permission for us to send an UAS to capture close-range aerial images of your parcel to gather evidence in support of your appeal.



Paul D. Petersen  
Assessor



# Drone UAS Study – TY2018



**Assessor Paul D. Petersen**  
Maricopa County Assessor's Office

The Assessor annually notices and administers over 1.7 million real and personal property parcels/accounts with full cash value of more than \$475 billion in 2017.



## Online Appeals Dashboard

Appeals that are submitted via the online form. These may not have been accepted and processed into Secure and are only displayed here for information purposes.

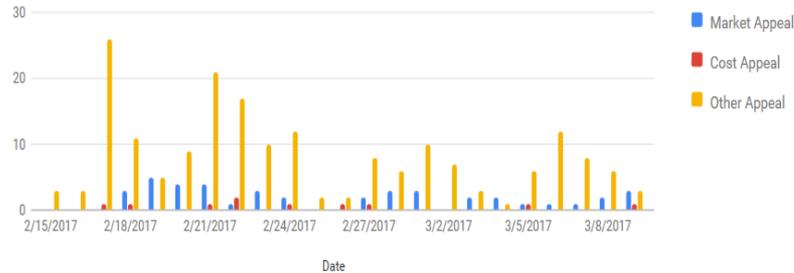
Percentages for the UAS Study numbers exclude legal class only change appeals.

This page auto reloads every 5 minutes.

<b>243</b> SUBMITTED	<b>42 (17%)</b> MARKET APPEALS	<b>10 (4%)</b> COST APPEALS	<b>191 (79%)</b> OTHER APPEALS	<b>46 (19%)</b> MEETINGS REQUESTED	<b>142 (58%)</b> LEGAL CLASS CHANGE ONLY	<b>83 (82%)</b> UAS ACCEPTED	<b>18 (18%)</b> UAS DECLINED
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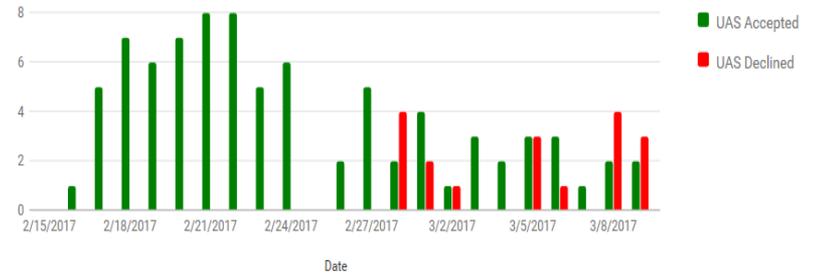
Appeals Received

Breakdown of different appeal types by date



UAS Study Data

Breakdown of UAS study acceptances by date



**Paul D. Petersen**  
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# Full Cash Analysis - TY 2016-2017 Comparison

PROPERTY TYPE	MEDIAN VALUES		LPV % Change	FCV % Change
	FCV 2016	FCV 2017		
VACANT LAND	30,900	33,700	3.67%	9.06%
SINGLE FAMILY RESIDENTIAL	173,700	181,300	4.97%	4.38%
CONDOMINIUM	100,500	108,200	5.00%	7.66%
APARTMENTS	147,700	164,300	5.00%	11.24%
COMMERCIAL	429,400	474,050	4.46%	10.40%
MANUFACTURED HOUSING	59,500	59,900	2.57%	0.67%

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

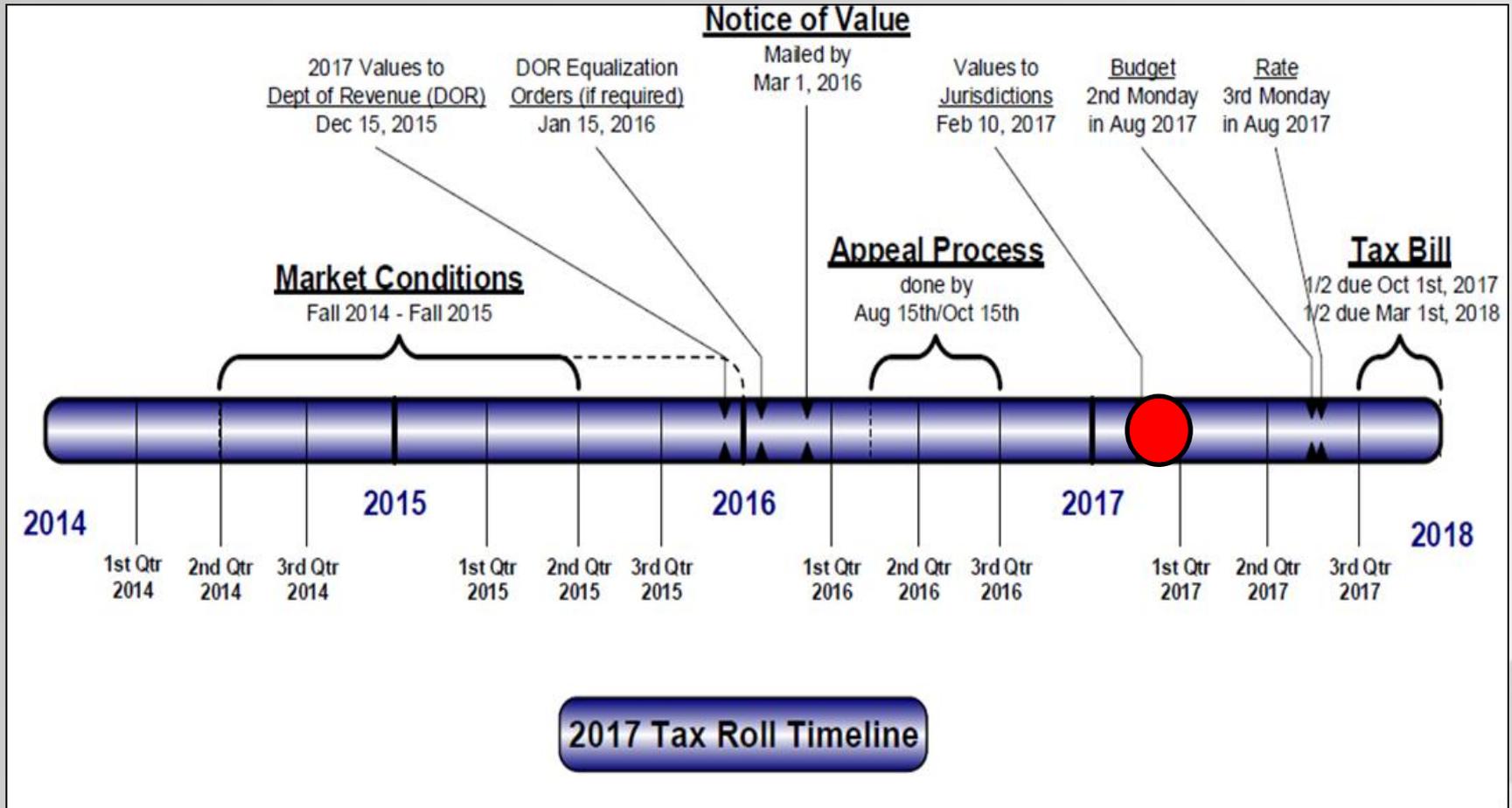
Data used in the calculation of median values from 2016 to 2017 has changed and reflects situations such as parcel consolidation, splits, and the creation of economic units. This is an ongoing process which reflects market conditions.



Paul D. Petersen  
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# 2017 Tax Roll Timeline



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# 2017 City Summary

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## 2017 City Summary



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Maricopa County  
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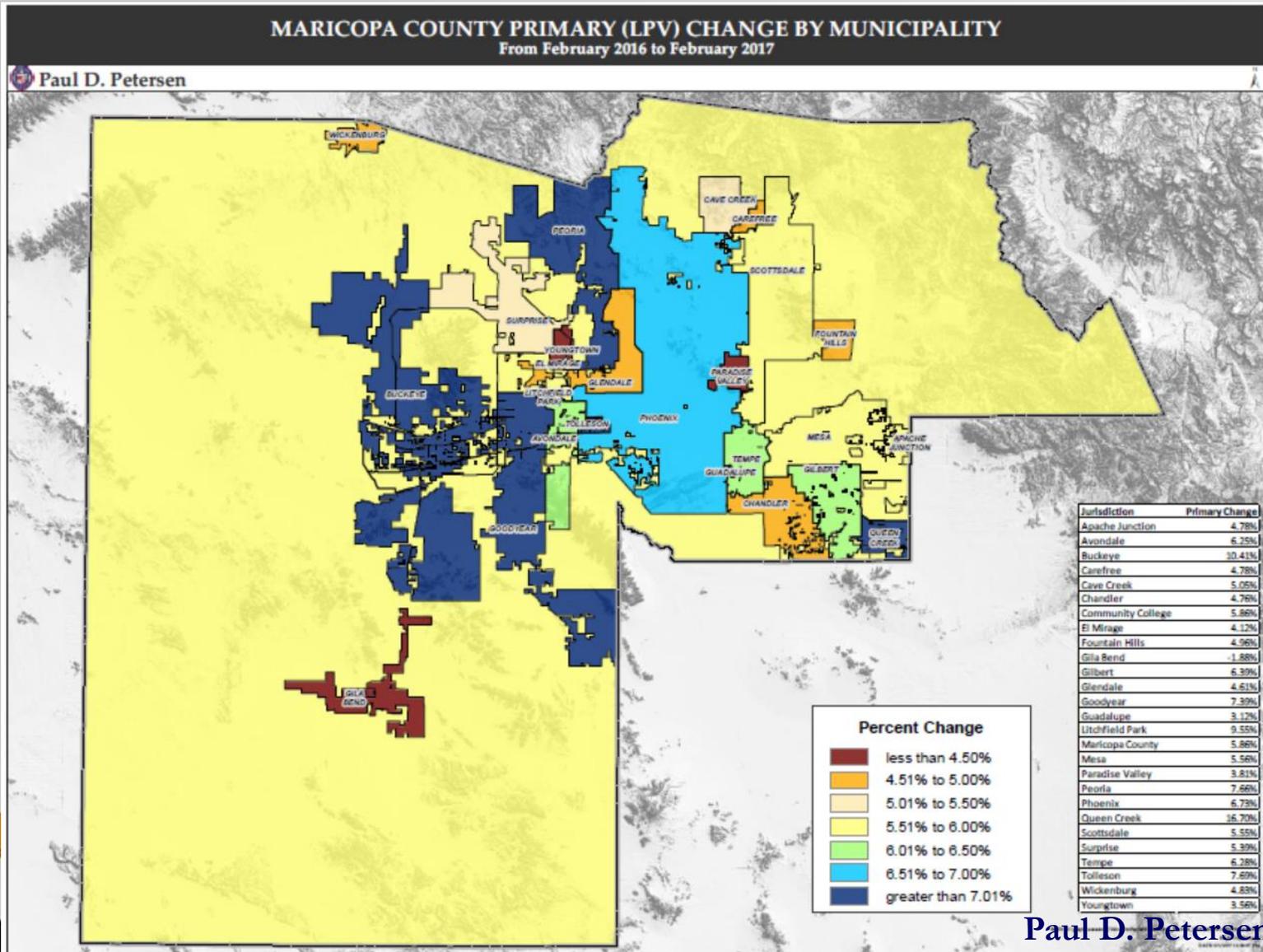
Jurisdiction	Date	February 2016 Primary	February 2016 Secondary	February 2017 Primary	February 2017 Secondary	% of Total	Primary Change	Secondary Change	New Property	New Property %
Apache Junction	Feb-17	870,351	1,184,605	911,942	1,285,233	0.0%	4.8%	8.5%	1,600	0.18%
Avondale	Feb-17	349,102,604	463,069,349	370,922,156	510,270,136	1.1%	6.3%	10.2%	5,374,730	1.54%
Buckeye	Feb-17	339,702,713	455,998,962	375,076,410	510,866,160	1.1%	10.4%	12.0%	23,511,527	6.92%
Carefree	Feb-17	145,408,280	167,287,251	152,356,558	174,590,530	0.4%	4.8%	4.4%	931,096	0.64%
Cave Creek	Feb-17	127,483,527	154,041,701	133,916,469	163,004,149	0.3%	5.0%	5.8%	1,081,183	0.85%
Chandler	Feb-17	2,553,971,787	3,167,080,795	2,675,480,112	3,307,214,933	8.8%	4.8%	4.4%	91,551,594	3.58%
Community College	Feb-17	36,135,494,474	44,850,741,762	38,251,891,249	48,351,864,363	100.0%	5.9%	7.8%	846,536,866	2.34%
El Mirage	Feb-17	97,397,544	138,452,022	101,411,121	148,869,246	0.3%	4.1%	7.5%	853,105	0.88%
Fountain Hills	Feb-17	423,652,443	510,860,302	444,649,617	524,479,512	1.1%	5.0%	2.7%	1,264,870	0.30%
Gila Bend	Feb-17	123,642,035	135,683,122	121,316,445	133,587,624	0.3%	-1.9%	-1.5%	4,597,533	3.72%
Gilbert	Feb-17	1,979,359,269	2,482,622,797	2,105,762,268	2,623,742,589	6.4%	6.4%	5.7%	47,113,010	2.38%
Glendale	Feb-17	1,173,091,035	1,519,664,662	1,227,220,727	1,653,174,223	3.4%	4.6%	8.8%	13,606,947	1.16%
Goodyear	Feb-17	710,534,322	871,205,504	763,038,272	964,201,508	2.0%	7.4%	10.7%	22,054,090	3.10%
Guadalupe	Feb-17	10,020,431	11,612,147	10,332,849	14,101,951	0.0%	3.1%	21.4%	166,076	1.66%
Litchfield Park	Feb-17	67,984,341	82,488,399	74,474,735	92,817,431	0.2%	9.5%	12.5%	4,127,616	6.07%
Maricopa County	Feb-17	36,135,494,474	44,850,741,762	38,251,891,249	48,351,864,363	100.0%	5.9%	7.8%	846,536,866	2.34%
Mesa	Feb-17	2,888,290,611	3,724,736,920	3,048,893,359	3,988,303,991	8.2%	5.6%	7.1%	72,679,274	2.52%
Paradise Valley	Feb-17	792,243,632	907,645,962	822,421,083	965,191,215	2.0%	3.8%	6.3%	9,333,506	1.18%
Peoria	Feb-17	1,244,679,295	1,550,323,867	1,340,068,217	1,700,595,746	3.6%	7.7%	9.7%	37,806,986	3.04%
Phoenix	Feb-17	10,982,150,871	14,008,918,676	11,721,385,399	15,366,353,843	31.8%	6.7%	9.7%	282,732,499	2.57%
Queen Creek	Feb-17	268,070,610	354,804,749	312,844,895	402,783,291	0.8%	16.7%	13.5%	19,320,565	7.21%
Scottsdale	Feb-17	5,398,913,387	6,419,320,645	5,698,737,970	6,928,436,145	14.3%	5.6%	7.9%	59,303,121	1.10%
Surprise	Feb-17	928,896,805	1,099,514,654	978,981,384	1,191,614,884	2.6%	5.4%	8.4%	15,427,482	1.66%
Tempe	Feb-17	1,669,352,097	2,125,705,145	1,774,236,710	2,285,492,942	4.7%	6.3%	7.5%	43,230,481	2.59%
Tolleson	Feb-17	178,058,092	239,605,939	191,746,307	271,256,577	0.8%	7.7%	13.2%	14,701,480	8.26%
Wickenburg	Feb-17	60,594,596	74,812,199	63,519,908	76,435,210	0.2%	4.8%	2.2%	275,821	0.46%
Youngtown	Feb-17	20,482,484	29,371,026	21,211,013	30,882,648	0.1%	3.6%	5.1%	81,606	0.40%



Paul D. Petersen  
Assessor



# Primary City Map



Paul D. Petersen  
Assessor



# School Summary

## 2017 School Summary

Paul D Petersen  
Assessor



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Assessor

School District	Date	February 2016 Primary	February 2016 Secondary	February 2017 Primary	February 2017 Secondary	% of Total	Primary Change	Secondary Change
AGUA FRIA UNION #216	Feb-17	1,030,770,138	1,281,605,805	1,102,200,012	1,397,377,900	2.9%	8.9%	9.0%
BUCKEYE UNION #201	Feb-17	652,565,804	792,093,763	670,274,018	840,671,328	1.8%	2.7%	6.1%
GLENDALE UNION #205	Feb-17	1,400,607,317	1,897,996,770	1,476,888,822	2,071,898,627	4.3%	6.4%	9.2%
PHOENIX UNION #210	Feb-17	4,328,567,331	5,650,995,865	4,871,186,110	6,367,646,024	13.2%	7.8%	12.6%
TEMPE UNION #213	Feb-17	3,170,299,787	3,951,943,016	3,338,863,308	4,208,783,887	8.8%	6.3%	8.6%
TOLLESON UNION #214	Feb-17	987,529,742	1,374,754,809	1,063,880,801	1,639,660,868	3.2%	7.7%	12.0%
No School District	Feb-17	101,356,494	113,646,227	109,600,786	126,338,322	0.3%	8.0%	10.3%
Phoenix Elementary #1	Feb-17	599,496,986	745,271,839	603,934,888	874,090,340	1.8%	10.7%	17.3%
Riverside Elementary #2	Feb-17	337,179,396	404,887,281	364,004,887	442,803,818	0.9%	6.0%	9.4%
Tempe Elementary #3	Feb-17	1,304,786,663	1,675,845,847	1,383,216,384	1,822,203,368	3.8%	6.0%	8.7%
Mesa Unified #4	Feb-17	2,692,702,270	3,513,466,307	2,836,137,887	3,764,624,680	7.8%	6.3%	8.9%
Isaac Elementary #5	Feb-17	118,947,451	164,558,964	128,480,688	188,301,389	0.4%	8.3%	14.4%
Washington Elementary #6	Feb-17	1,142,585,708	1,530,063,738	1,208,781,816	1,671,673,364	3.6%	6.8%	9.2%
Wilson Elementary #7	Feb-17	91,129,137	104,237,363	107,813,844	128,630,484	0.3%	18.3%	21.4%
Osborn Elementary #8	Feb-17	375,609,535	495,615,446	388,847,783	668,203,190	1.2%	6.1%	12.8%
Wickenburg Unified #9	Feb-17	154,248,903	194,378,776	167,481,828	210,198,046	0.4%	8.8%	8.1%
Peoria Unified #11	Feb-17	1,418,430,002	1,774,336,696	1,488,826,710	1,818,847,688	4.0%	6.0%	8.8%
Creighton Elementary #14	Feb-17	368,744,187	489,575,206	402,277,468	668,388,138	1.2%	9.1%	14.3%
*PEORIA UNORGANIZED* #1	Feb-17	272,650,766	319,368,549	288,488,380	345,886,636	0.7%	6.1%	8.2%
Tolleson Elementary #17	Feb-17	156,819,948	212,562,657	171,718,118	248,848,723	0.6%	9.6%	17.1%
Murphy Elementary #21	Feb-17	89,321,030	108,775,188	98,881,880	128,332,868	0.3%	8.4%	16.1%
Gila Bend Unified #24	Feb-17	130,998,138	144,828,823	128,088,626	143,383,382	0.3%	-1.6%	-1.0%
Liberty Elementary #25	Feb-17	206,821,603	259,575,863	228,442,633	302,218,810	0.9%	9.6%	18.4%
Kyrene Elementary #28	Feb-17	1,865,513,124	2,276,097,169	1,868,438,826	2,387,680,689	6.0%	4.8%	4.8%
Peoria Unified Ext #29	Feb-17	125,772,730	165,087,117	146,437,881	187,808,018	0.4%	16.8%	13.8%
Baize Elementary #31	Feb-17	262,080,360	341,267,100	283,363,088	381,488,830	0.8%	11.8%	14.7%
Buckeye Elementary #33	Feb-17	171,277,570	238,181,065	184,480,980	268,771,648	0.6%	7.7%	9.1%
Madison Elementary #38	Feb-17	877,131,838	1,121,584,421	890,448,064	1,208,260,628	2.6%	6.1%	7.7%
Glendale Elementary #40	Feb-17	257,621,609	367,933,032	288,128,807	400,323,173	0.8%	4.6%	8.8%
Gilbert Unified #41	Feb-17	1,692,085,520	2,113,920,314	1,778,284,643	2,228,872,686	4.8%	6.0%	6.4%
Avondale Elementary #44	Feb-17	327,524,984	421,451,751	346,838,808	468,408,426	1.0%	6.6%	8.3%
Fowler Elementary #45	Feb-17	276,484,587	397,718,756	288,228,870	438,838,028	0.9%	7.1%	10.6%
Arlington Elementary #47	Feb-17	250,974,967	263,328,223	234,714,283	248,168,088	0.6%	-8.6%	-8.6%
Scottsdale Unified #48	Feb-17	4,740,996,146	5,640,952,900	4,888,086,868	6,088,163,544	12.7%	6.4%	7.8%
Paio Verde Elementary #49	Feb-17	23,491,664	31,008,612	24,828,222	32,423,881	0.1%	4.8%	4.8%

## 2017 School Summary

Paul D Petersen  
Assessor



Office of the  
Maricopa County  
Assessor

School District	Date	February 2016 Primary	February 2016 Secondary	February 2017 Primary	February 2017 Secondary	% of Total	Primary Change	Secondary Change
Peoria Unified Ext #56	Feb-17	5,405,153	7,811,028	16,087,173	21,748,110	0.0%	178.1%	178.4%
Laveen Elementary #59	Feb-17	192,002,094	263,228,638	206,407,476	280,141,868	0.6%	7.0%	8.4%
Higley Unified #60	Feb-17	554,946,683	700,821,831	688,818,784	788,888,874	1.5%	7.6%	6.4%
Union Elementary #62	Feb-17	55,147,500	73,386,810	66,188,032	88,118,470	0.2%	18.2%	21.4%
Aguila Elementary #63	Feb-17	11,775,034	13,815,890	10,807,678	11,772,448	0.0%	-8.2%	-14.8%
Littleton Elementary #65	Feb-17	216,865,601	294,745,409	231,908,287	318,827,164	0.7%	8.9%	8.2%
Roosevelt Elementary #66	Feb-17	520,228,259	694,258,582	563,188,886	788,271,734	1.6%	8.3%	10.7%
Alhambra Elementary #68	Feb-17	288,006,534	397,337,591	320,888,682	462,846,286	1.0%	11.4%	16.6%
Paradise Valley Unified #69	Feb-17	3,081,690,554	3,728,181,109	3,268,428,072	4,024,373,830	8.4%	6.7%	7.8%
Sentinel Elementary #71	Feb-17	8,257,762	8,831,933	12,880,783	14,148,147	0.0%	67.2%	80.2%
Morristown Elementary #75	Feb-17	14,806,912	19,032,868	16,226,888	20,200,407	0.0%	2.8%	6.1%
Litchfield Elementary #79	Feb-17	703,245,154	860,154,054	768,680,104	940,888,475	2.0%	7.8%	9.4%
Chandler Unified #80	Feb-17	2,440,148,705	2,989,210,788	2,674,173,147	3,108,848,748	6.5%	6.0%	3.8%
Nadaburg Unified #81	Feb-17	55,240,443	75,402,026	68,268,346	79,462,343	0.2%	6.6%	6.4%
Cartwright Elementary #83	Feb-17	208,690,524	320,398,226	217,886,148	388,820,866	0.8%	4.4%	16.4%
Mobile Elementary #86	Feb-17	8,104,006	9,203,731	8,647,192	10,048,112	0.0%	6.6%	8.2%
*DYSART UNORGANIZED* #	Feb-17	212,865,510	227,604,890	222,888,022	243,862,038	0.5%	4.7%	7.1%
Dysart Unified #89	Feb-17	1,150,638,963	1,374,296,162	1,208,618,246	1,486,888,008	3.1%	6.1%	8.1%
Saddle Mountain Unified #90	Feb-17	755,818,570	779,881,761	762,781,366	787,821,780	1.6%	-0.4%	1.0%
Pendegast Elementary #92	Feb-17	282,212,106	396,341,177	288,848,781	443,026,471	0.9%	6.8%	11.8%
Cave Creek Unified #93	Feb-17	1,779,834,756	2,120,425,604	1,878,888,687	2,244,188,673	4.7%	6.8%	6.8%
Paloma Elementary #94	Feb-17	79,425,755	84,359,158	78,888,803	88,608,463	0.2%	0.3%	2.6%
Queen Creek Unified #95	Feb-17	336,871,276	439,793,969	388,888,120	610,288,806	1.1%	17.8%	16.0%
Deer Valley Unified #97	Feb-17	2,299,621,371	2,813,044,781	2,440,381,476	3,003,738,417	6.3%	6.1%	6.8%
Fountain Hills Unified #98	Feb-17	440,460,933	529,648,476	482,288,688	643,628,886	1.1%	6.0%	2.8%
Peoria Unified #11 - Combiner	Feb-17	1,549,607,885	1,947,234,841	1,848,961,647	2,128,402,716	4.4%	6.4%	9.2%

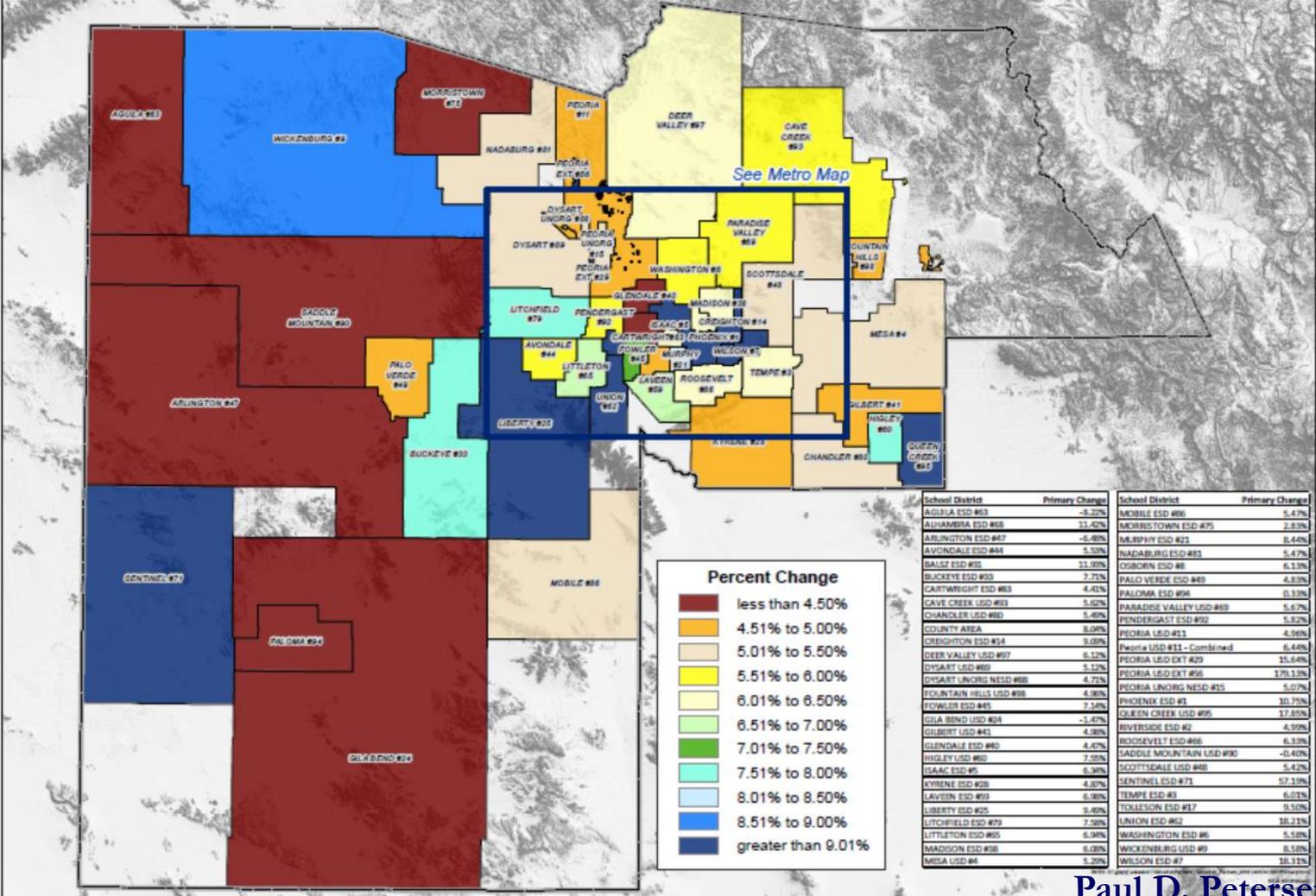
Paul D. Petersen  
Assessor



# Primary Elementary

## MARICOPA COUNTY PRIMARY (LPV) CHANGE BY ELEMENTARY SCHOOL DISTRICT From February 2016 to February 2017

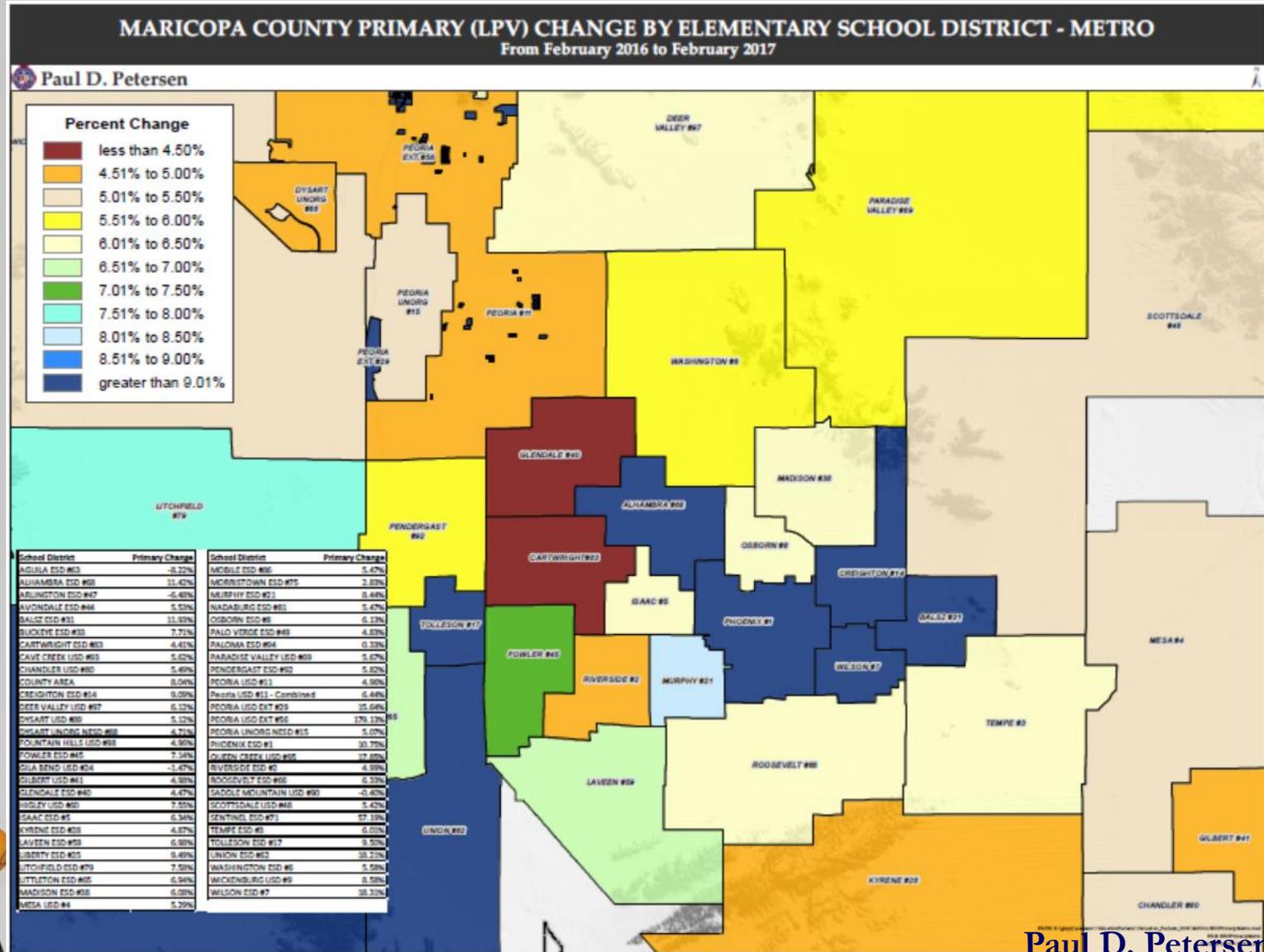
Paul D. Petersen



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# Primary Elementary Metro



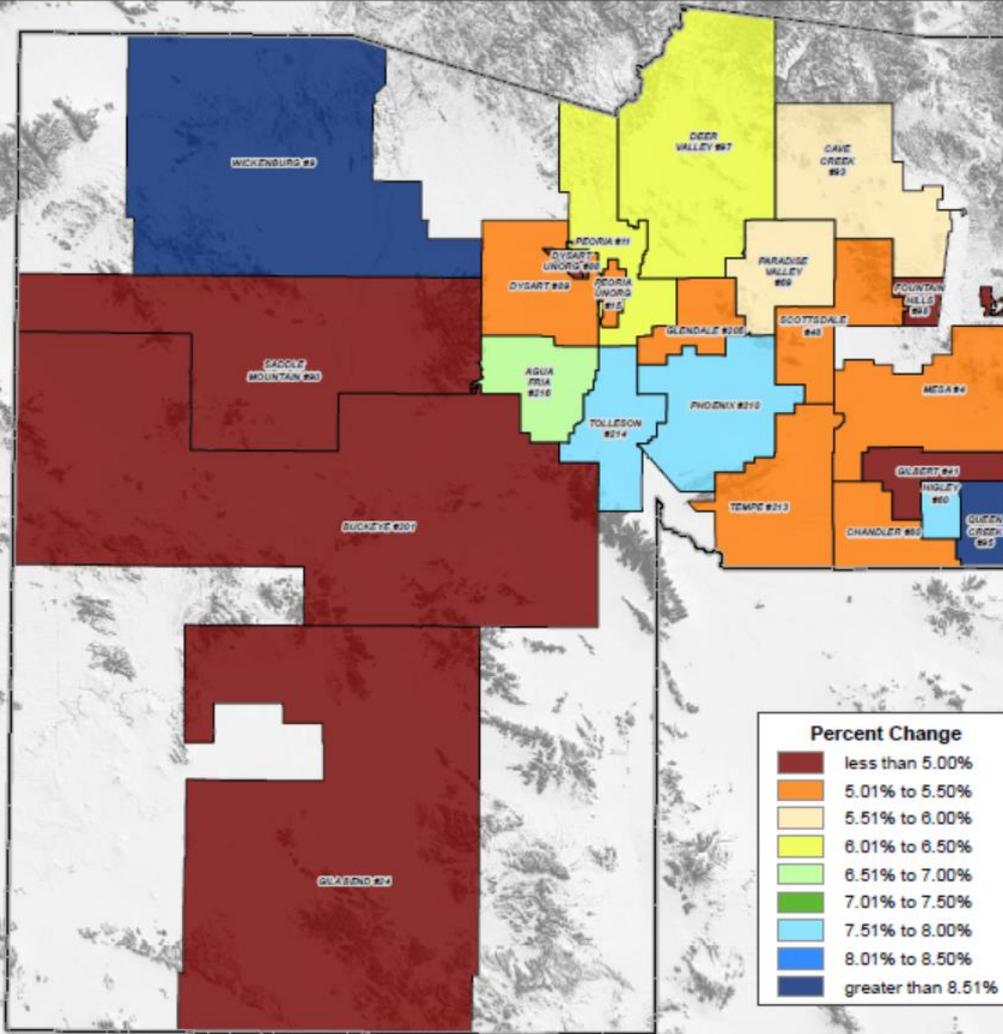
Paul D. Petersen  
Assessor



# Primary High School

## MARICOPA COUNTY PRIMARY (LPV) CHANGE BY HIGH SCHOOL DISTRICT From February 2016 to February 2017

Paul D. Petersen



School District	Primary Change
AGUA FRIA #216	6.99%
BUCKEYE #201	2.71%
CAVE CREEK #93	5.62%
CHANDLER #90	5.49%
COUNTY AREA	8.04%
DEER VALLEY #97	6.12%
DYSART #89	5.12%
DYSART UNORG #88	4.71%
FOUNTAIN HILLS #88	4.96%
GILBERT #26	-1.47%
GILBERT #41	4.96%
GLENDALE #205	5.37%
HIGLEY #60	7.55%
MESA #4	5.29%
PARADISE VALLEY #69	5.67%
PEORIA #11	6.44%
PEORIA UNORG #15	5.07%
PHOENIX #210	7.92%
QUEEN CREEK #95	17.85%
SADDLE MOUNTAIN #90	-0.40%
SCOTTSDALE #48	5.42%
TEMPÉ #213	5.34%
TOLLESON #214	7.71%
WICKENBURG #9	8.58%



Paul D. Petersen

Assessor



# Fire District Summary

Paul D Petersen  
Assessor



Office of the  
Maricopa County  
Assessor

## 2017 Fire District Summary

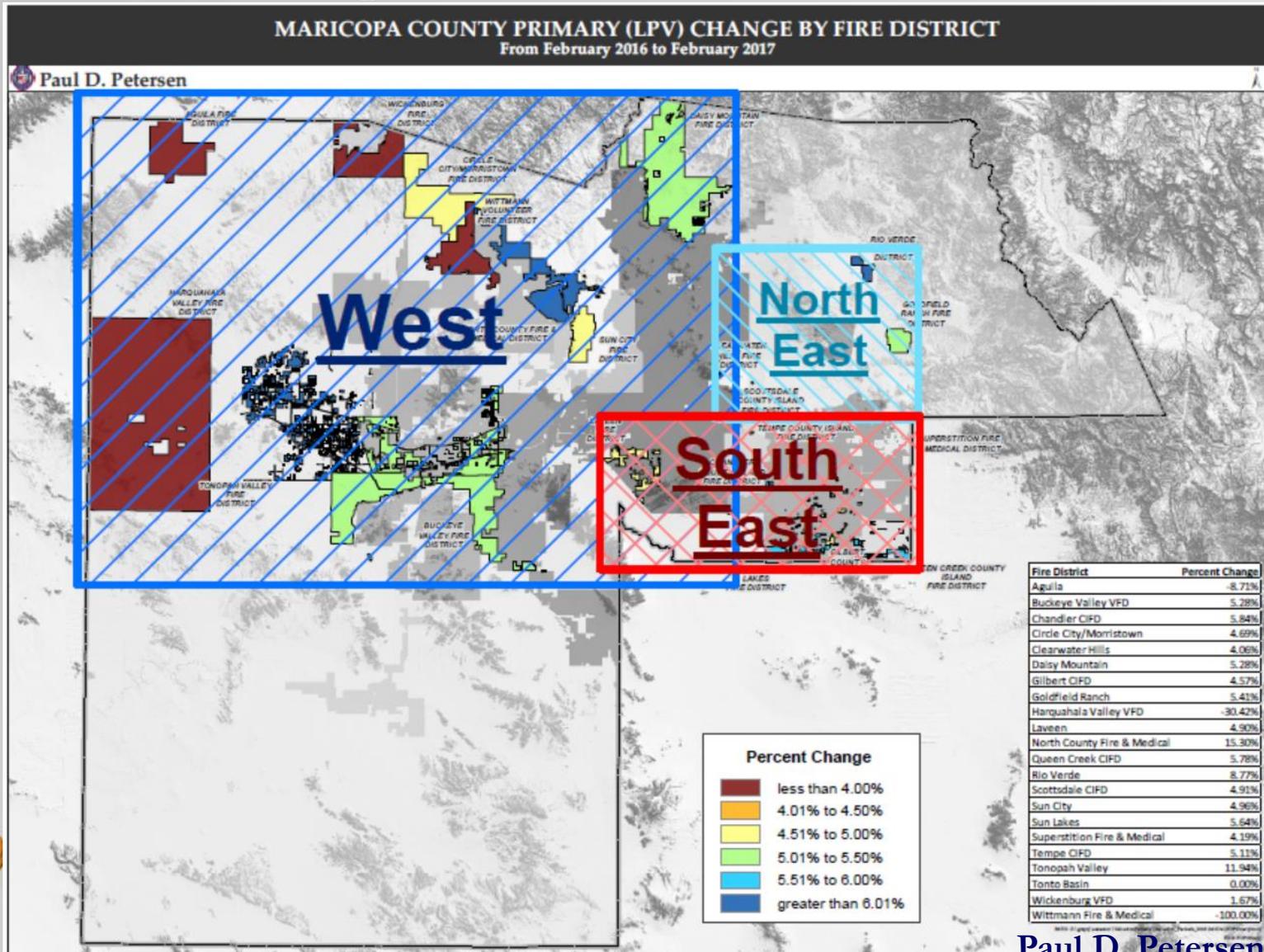
Jurisdiction	Date	February 2016 Primary	February 2017 Primary	Net Assessed Change
Aguila	Feb-17	10,455,272	9,544,118	-8.7%
Buckeye Valley VFD	Feb-17	120,686,060	127,064,128	5.3%
Chandler CIFD	Feb-17	41,546,344	43,972,812	5.8%
Circle City/Morristown	Feb-17	10,987,899	11,503,634	4.7%
Clearwater Hills	Feb-17	22,501,403	23,415,803	4.1%
Daisy Mountain	Feb-17	370,805,271	390,380,220	5.3%
Gilbert CIFD	Feb-17	35,921,162	37,562,450	4.6%
Goldfield Ranch	Feb-17	7,907,949	8,335,755	5.4%
Harquahala Valley VFD	Feb-17	68,104,703	47,390,584	-30.4%
Laveen	Feb-17	39,559,414	41,497,877	4.9%
North County Fire & Medical	Feb-17	383,038,322	441,653,887	15.3%
Queen Creek CIFD	Feb-17	43,448,892	45,961,019	5.8%
Rio Verde	Feb-17	66,476,172	72,308,287	8.8%
Scottsdale CIFD	Feb-17	3,402,264	3,569,358	4.9%
Sun City	Feb-17	293,455,063	308,020,416	5.0%
Sun Lakes	Feb-17	210,829,864	222,711,678	5.6%
Superstition Fire & Medical	Feb-17	384,348	400,467	4.2%
Tempe CIFD	Feb-17	9,461,137	9,944,420	5.1%
Tonopah Valley	Feb-17	18,085,611	20,245,911	11.9%
Wickenburg VFD	Feb-17	17,427,420	17,718,061	1.7%
Wittmann Fire & Medical	Feb-17	33,503,459	-	-100.0%



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Assessor



# Fire District Map



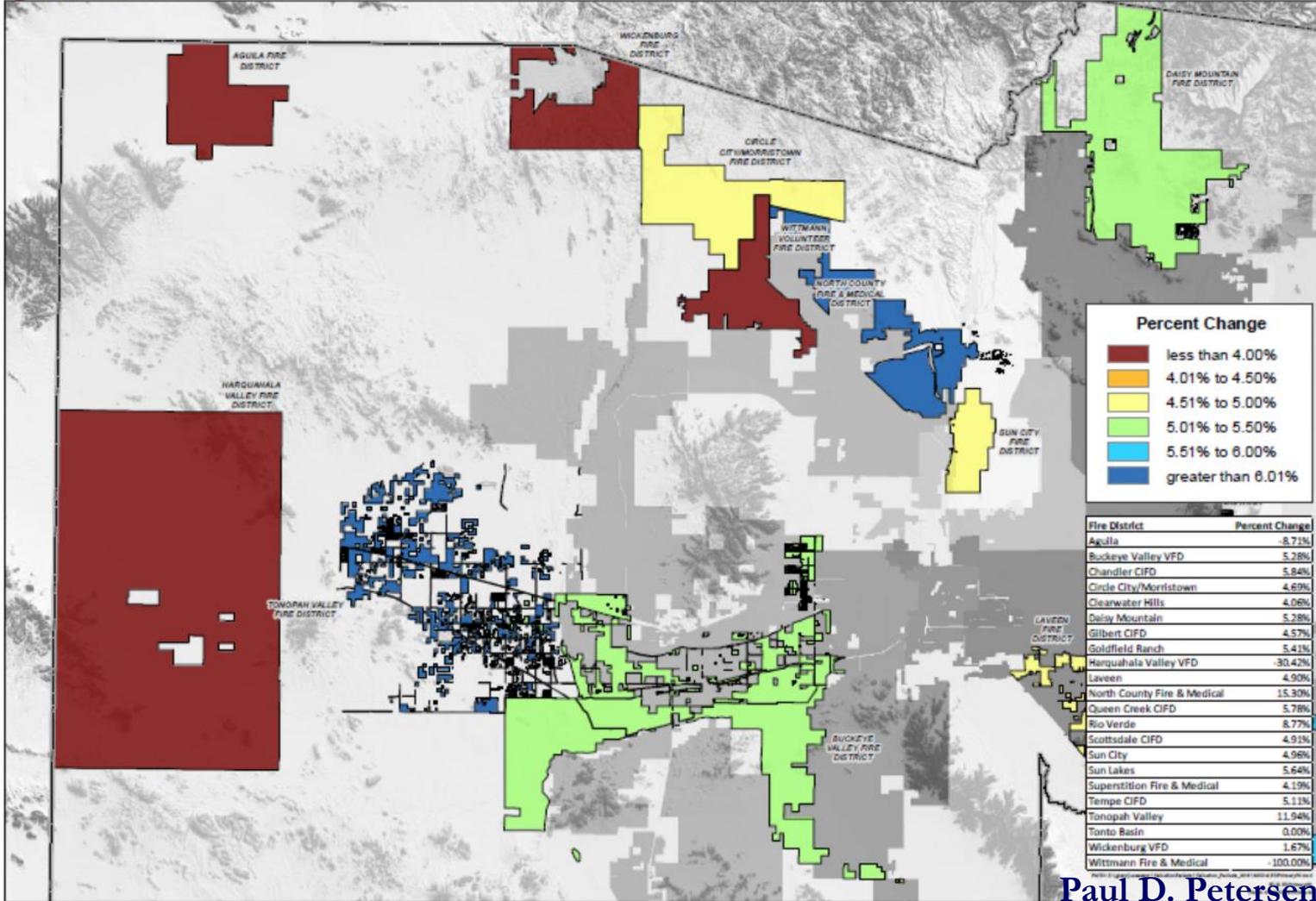
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# Fire District - West

## MARICOPA COUNTY PRIMARY (LPV) CHANGE BY FIRE DISTRICT - WEST From February 2016 to February 2017

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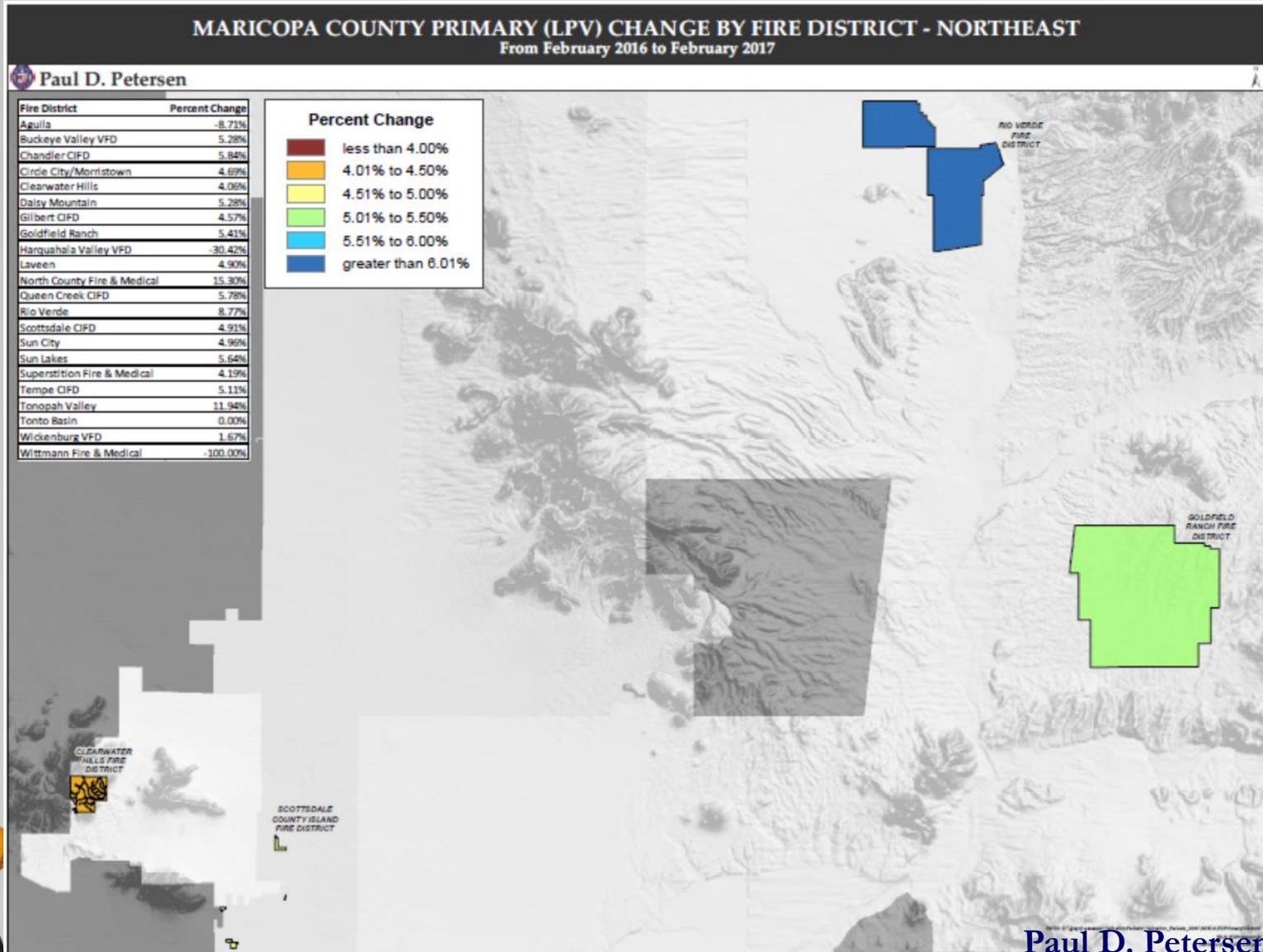


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# Fire District - Northeast



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Assessor

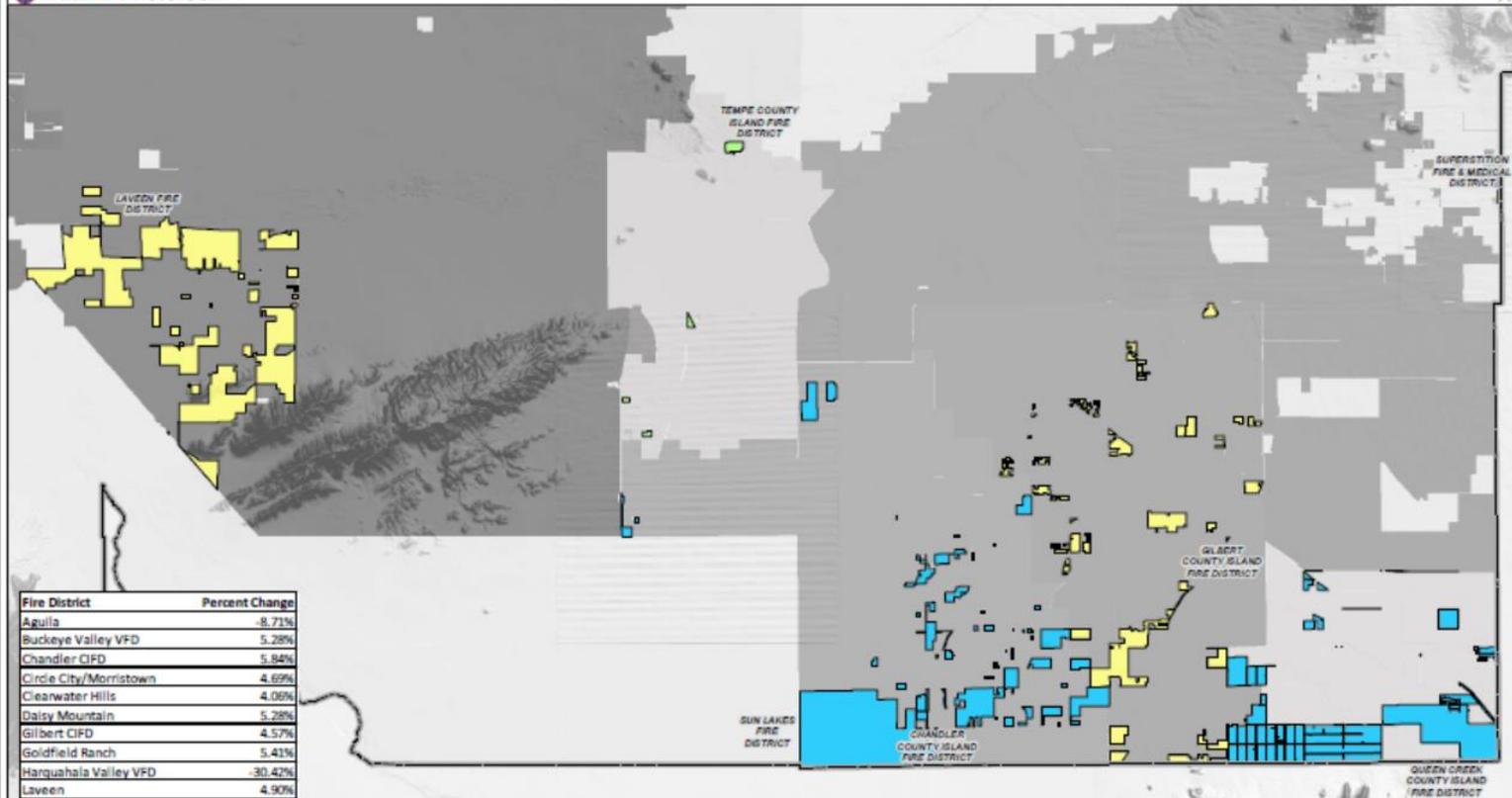


# Fire District - Southeast

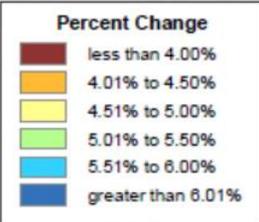
## MARICOPA COUNTY PRIMARY (LPV) CHANGE BY FIRE DISTRICT - SOUTHEAST

From February 2016 to February 2017

Paul D. Petersen



Fire District	Percent Change
Agula	-8.71%
Buckeye Valley VFD	5.28%
Chandler C/PD	5.84%
Circle City/Morristown	4.69%
Cleanwater Hills	4.06%
Daisy Mountain	5.28%
Gilbert C/PD	4.57%
Goldfield Ranch	5.41%
Harguaha Valley VFD	-30.42%
Laveen	4.90%
North County Fire & Medical	15.30%
Queen Creek C/PD	5.78%
Rio Verde	8.77%
Scottsdale C/PD	4.91%
Sun City	4.96%
Sun Lakes	5.64%
Superstition Fire & Medical	4.19%
Tempe C/PD	5.11%
Tonopah Valley	11.94%
Tonto Basin	0.00%
Wickenburg VFD	1.67%
Wittmann Fire & Medical	-100.00%



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# Maricopa County 2018 Valuation Review

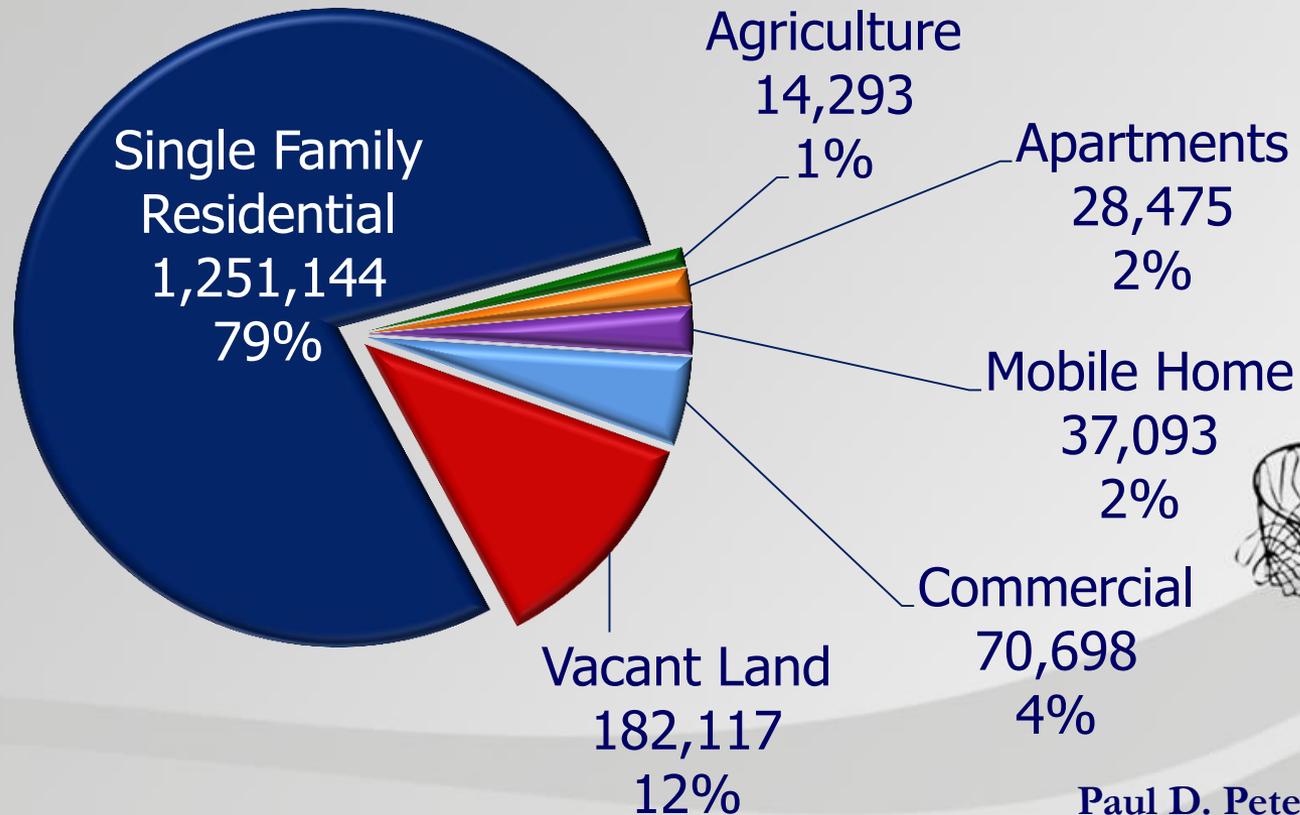


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# Maricopa County Property Types

Total Parcels: 1.58 million



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<b>PROPERTY TYPE</b>	<b>MODEL TYPE</b>
Residential	Market
Condo	Market
Vacant Land	Market
2-12 Unit Apartments	Market
13 + Unit Apartments	Income
Hotels/Resorts > 200 Rooms	Income
Commercial Condo	Market
Warehouse/Industrial	Market
Offices < 22,000 SF	Market

All remaining property types are valued using the Cost Approach.



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Assessor



# Reminders for 2018

- **Commercial Cost Sub Market Adjustment**

Type	Market	Sub Mkt Adjustment
Medical	All	-20%
Office	All	-25%
Fast Food Rest.	All	10%
Remaining Cost	All	0%

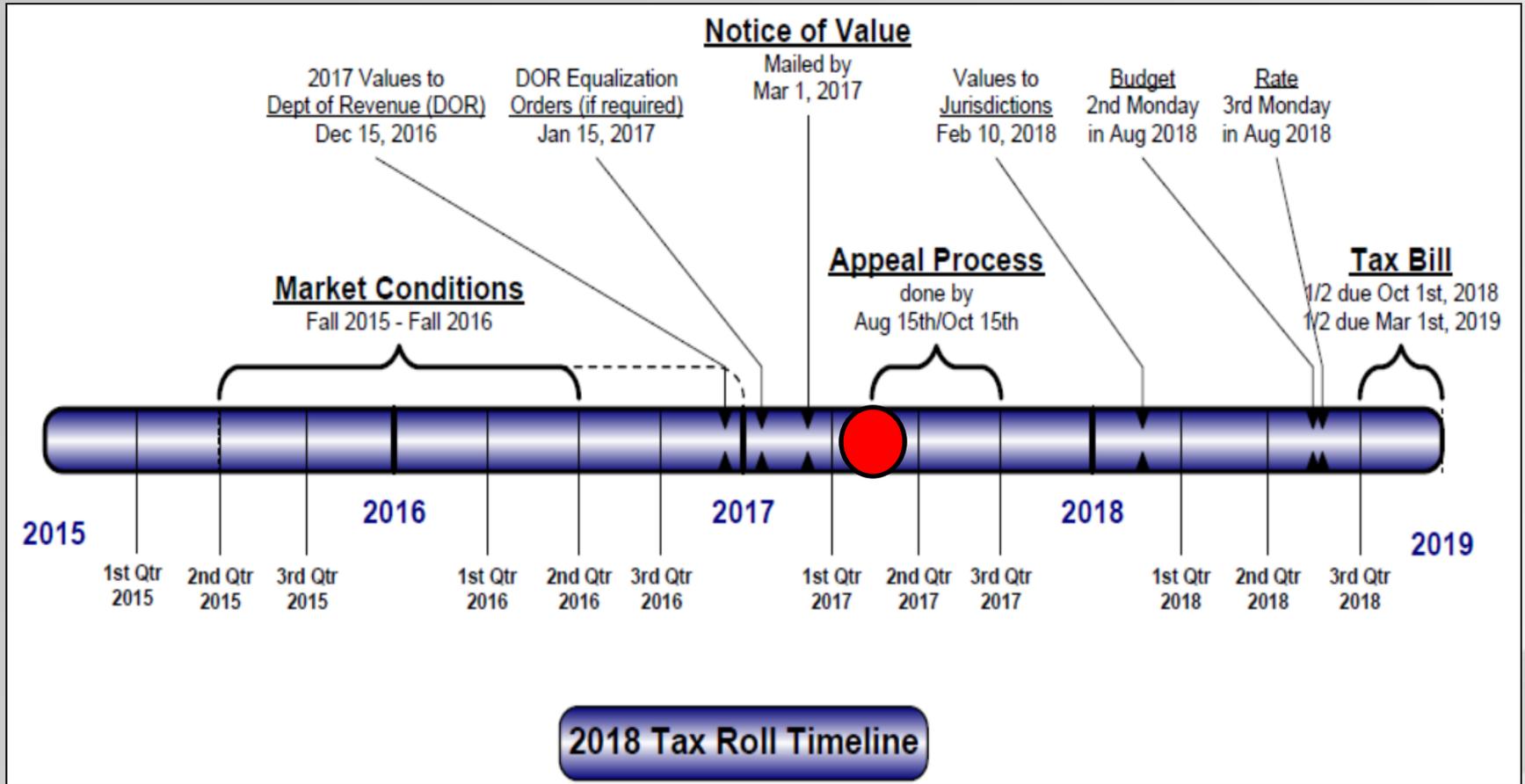
- **Based on Commercial Market Area and Use Code**
  - Excludes statutorily assessed shopping centers
  - Excludes exempt government property (9300-9800's)
- **Offices > 10,000 sq. ft. have a separate schedule**
- **Fast Food (PUC 203x) +10%**
- **Applied to the improvement value only**



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# 2018 Tax Roll Timeline



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# Full Cash Analysis – TY 2017-2018 Comparison

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.

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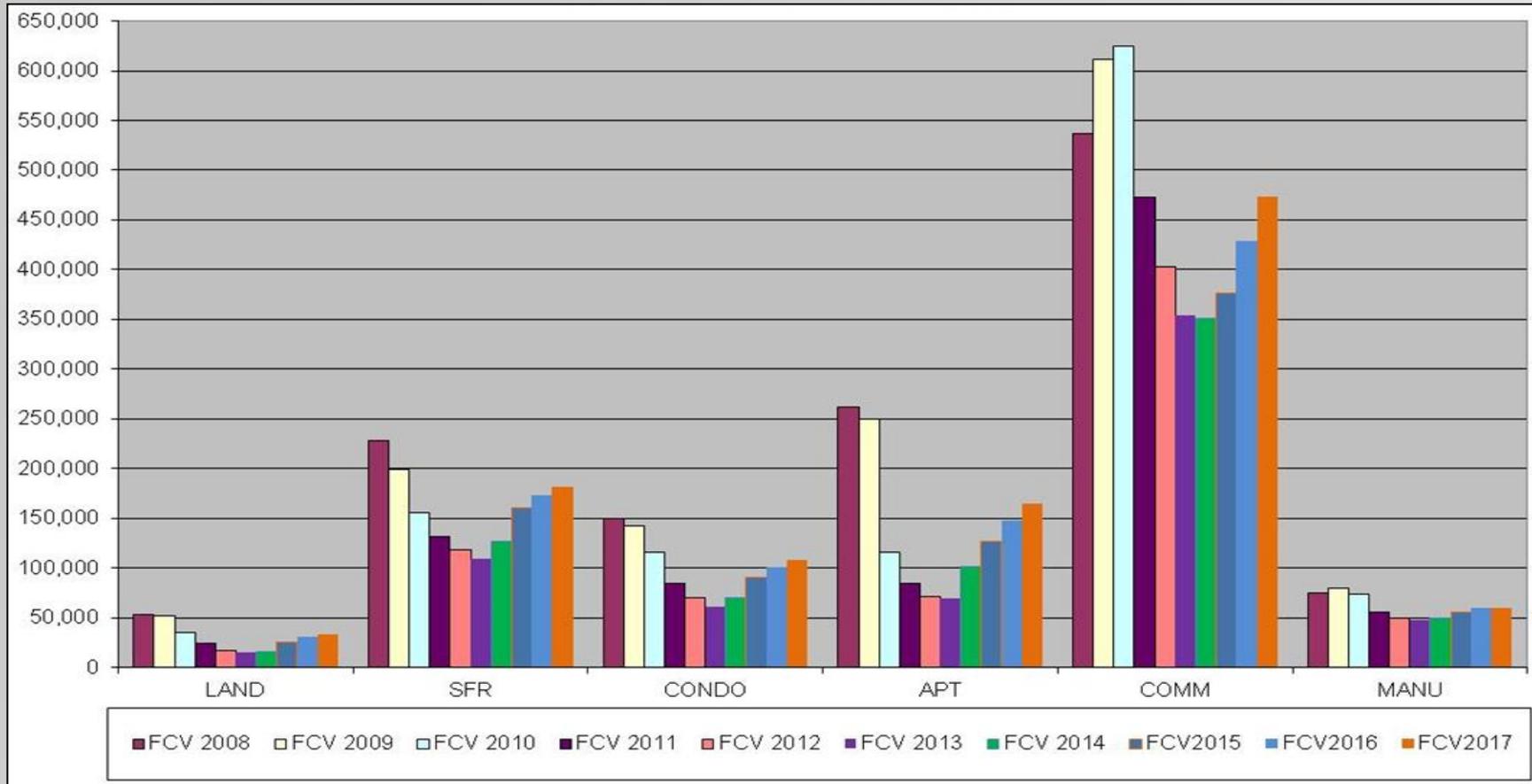
Does not include parcels in the supplemental notice of valuation.



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Assessor



# Historical FCV Comparison



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Assessor



# TY 2017-2018 –Residential by City

**MARICOPA COUNTY  
PRELIMINARY  
Tax Year 2017 & 2018 Comparison  
SINGLE FAMILY RESIDENTIAL (Includes Condos)  
By City**

CITY	MEDIAN VALUES				FCV % Change	LPV % Change
	FCV 2018	FCV 2017	LPV 2018	LPV 2017		
0 NO CITY/TOWN	228,200	212,800	178,315	169,977	7.24%	4.91%
1 AVONDALE	154,600	139,200	102,552	97,669	11.06%	5.00%
2 BUCKEYE	151,200	137,800	104,692	99,707	9.72%	5.00%
3 CHANDLER	221,000	209,000	173,818	165,541	5.74%	5.00%
4 EL MIRAGE	128,100	111,200	71,800	68,381	15.20%	5.00%
5 GILA BEND	48,700	39,600	34,096	32,807	22.98%	3.93%
6 GILBERT	232,300	221,100	186,653	177,765	5.07%	5.00%
7 GLENDALE	159,700	141,550	98,541	93,849	12.82%	5.00%
8 GOODYEAR	207,300	194,500	165,929	158,028	6.58%	5.00%
9 GUADALUPE	80,050	59,600	43,303	41,241	34.31%	5.00%
10 MESA	171,300	159,300	125,016	119,063	7.53%	5.00%
11 PARADISE VALLEY	1,248,300	1,189,750	1,086,882	1,035,507	4.92%	4.96%
12 PEORIA	194,200	178,500	152,182	144,935	8.80%	5.00%
13 PHOENIX	155,600	138,300	96,669	92,066	12.51%	5.00%
14 SCOTTSDALE	331,700	322,000	289,473	275,943	3.01%	4.90%
15 SURPRISE	169,300	152,000	123,945	118,043	11.38%	5.00%
16 TEMPE	199,600	184,700	142,215	135,443	8.07%	5.00%
17 TOLLESON	111,500	80,500	45,436	43,272	38.51%	5.00%
18 WICKENBURG	170,600	155,500	137,961	131,391	9.71%	5.00%
19 YOUNGTOWN	97,700	80,500	49,806	47,244	21.37%	5.00%
21 CAREFREE	542,300	533,800	499,816	477,266	1.59%	4.72%
22 CAVE CREEK	416,300	405,950	373,234	355,530	2.55%	4.98%
23 LITCHFIELD PARK	252,600	240,000	189,863	180,822	5.25%	5.00%
24 FOUNTAIN HILLS	293,600	284,000	262,063	249,712	3.38%	4.95%
25 QUEEN CREEK	256,100	242,600	202,363	192,727	5.56%	5.00%
30 SUN CITY	113,500	101,300	87,030	82,886	12.04%	5.00%
31 SUN CITY WEST	161,300	152,200	149,913	142,774	5.98%	5.00%
32 SUN CITY GRAND	230,300	218,500	228,053	217,193	5.40%	5.00%
33 SUN LAKES	210,100	200,100	195,697	188,552	5.00%	4.90%
34 AHWATUKEE	236,100	227,000	206,844	197,121	4.01%	4.93%
<b>TOTAL</b>	<b>186,600</b>	<b>172,100</b>	<b>139,456</b>	<b>132,815</b>	<b>8.43%</b>	<b>5.00%</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 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.

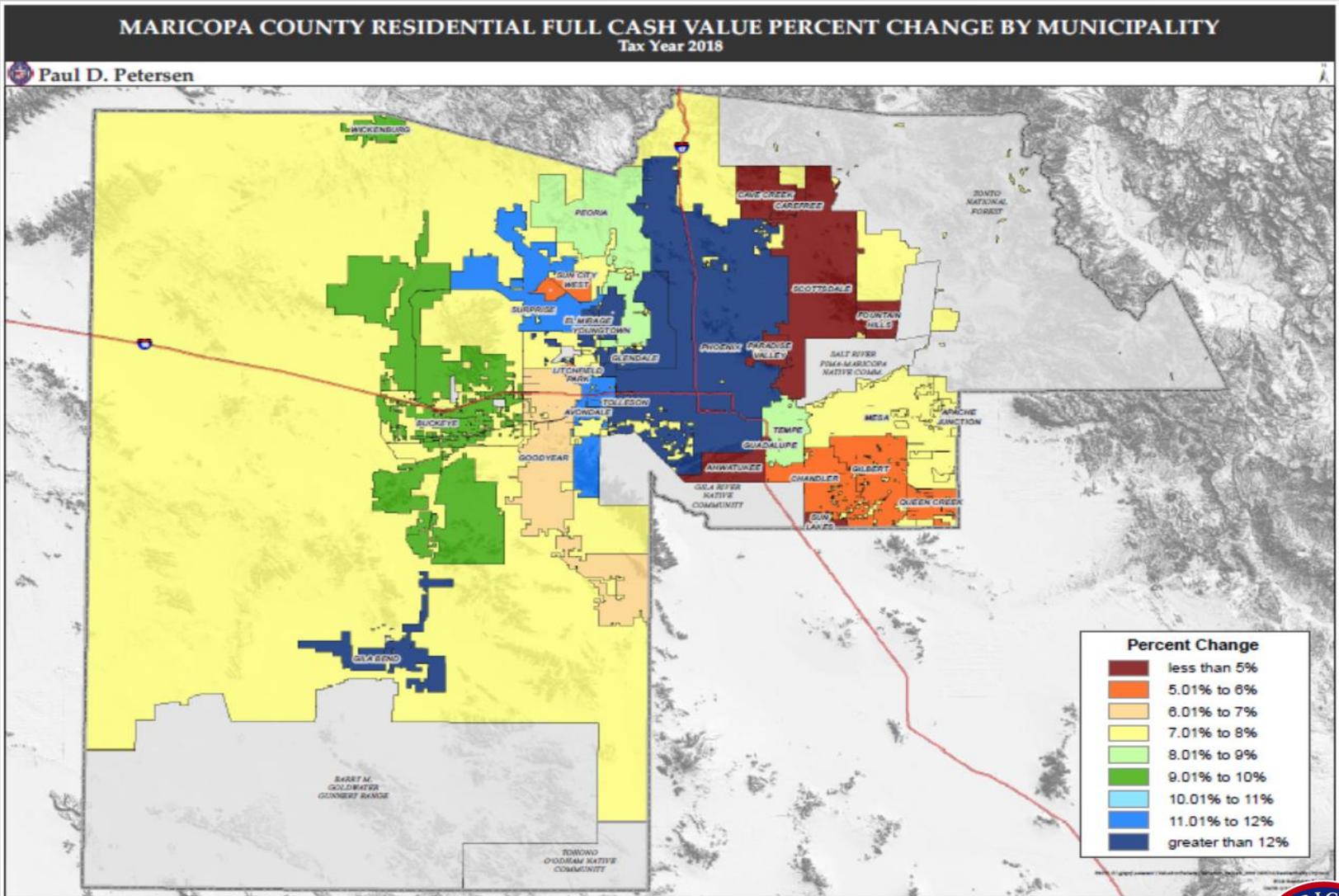
Does not include parcels in the supplemental notice of valuation.



**Paul D. Petersen**  
Assessor



# TY 2017-2018 –Residential by City



Paul D. Petersen  
Assessor



# TY 2017-2018 –Residential by Zip

MARICOPA COUNTY

PRELIMINARY

Tax Year 2017 & 2018 Comparison  
SINGLE FAMILY RESIDENTIAL (Includes Condos)

ZIP	MEDIAN VALUE	
	FCV 2018	FCV 2017
85003	289,000	271,700
85004	209,500	185,600
85006	151,700	127,300
85007	174,900	157,750
85008	119,600	103,100
85009	78,600	62,200
85012	308,800	289,200
85013	204,800	187,000
85014	172,000	149,700
85015	136,000	115,800
85016	208,800	192,700
85017	106,000	84,200
85018	342,500	328,600
85019	116,600	95,600
85020	163,100	137,200
85021	187,100	173,800
85022	191,600	174,300
85023	175,200	159,000
85024	202,600	188,000
85027	147,700	132,200
85028	281,250	270,400
85029	137,300	120,500
85031	106,500	85,600
85032	175,500	163,700
85033	109,100	89,600
85034	75,450	63,250
85035	103,600	84,000
85037	124,800	107,300
85040	92,200	72,100
85041	131,300	115,000
85042	138,150	120,300
85043	132,600	115,200
85044	211,600	197,800
85045	294,250	290,750
85048	254,550	249,500
85050	249,100	238,700

All exempt property, new construction, added removed from this analysis.

Data used in the calculation of median values 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.

\* Minimal number of properties within Zip Code.

MARICOPA COUNTY

PRELIMINARY

Tax Year 2017 & 2018 Comparison  
SINGLE FAMILY RESIDENTIAL (Includes Condos)

ZIP	MEDIAN VALUE		
	FCV 2018	FCV 2017	LPV 2018
85051	128,800	109,700	
85053	152,500	131,700	
85054	264,800	268,800	2
85083	283,300	265,200	2
85085	291,000	276,000	2
85086	259,700	247,100	2
85087	274,100	254,800	2
*85119	487,600	446,600	4
85120	121,100	107,550	
*85139	145,800	125,800	
85142	260,500	247,300	2
*85190	551,400	501,700	3
85201	126,100	112,800	
85202	160,300	146,200	1
85203	169,600	161,000	1
85204	145,500	131,200	
85205	157,500	144,500	1
85206	158,500	149,300	1
85207	226,800	220,800	1
85208	146,300	134,150	1
85209	185,500	175,700	1
85210	133,500	122,800	
85212	224,400	213,300	1
85213	227,100	224,050	1
85215	208,700	197,600	1
85224	181,500	168,700	1
85225	176,100	162,200	1
85226	216,300	205,700	1
85233	215,600	201,600	1
85234	226,800	213,800	1
85248	252,300	241,100	2
85249	286,000	278,800	2
85250	245,100	232,800	1
85251	222,800	204,100	1
85253	1,016,600	970,000	8
85254	339,700	328,600	2

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MARICOPA COUNTY

PRELIMINARY

Tax Year 2017 & 2018 Comparison  
SINGLE FAMILY RESIDENTIAL (Includes Condos)

ZIP	MEDIAN VALUE		
	FCV 2018	FCV 2017	LPV 2018
85255	496,500	491,050	4
85257	214,200	196,200	14
85258	356,000	343,500	3
85259	474,300	464,800	48
85260	310,800	304,500	28
85262	634,750	635,150	56
85263	364,550	372,650	35
85264	551,800	546,800	50
85266	525,300	519,100	48
85268	295,100	285,000	26
85281	170,800	157,700	1
85282	194,500	179,600	13
85283	192,200	176,800	14
85284	323,000	309,600	28
85286	269,700	257,200	23
85296	228,300	216,200	18
85296	218,050	205,700	16
85297	239,400	226,500	16
85298	275,800	271,100	23
85301	98,300	82,500	4
85302	149,100	131,600	8
85303	137,300	120,800	7
85304	159,200	140,600	9
85305	181,700	169,100	13
85306	166,700	144,700	10
85307	139,700	126,100	8
85308	206,300	189,600	16
85310	230,100	213,600	18
85320	162,100	173,800	14
85322	125,650	117,400	4
85323	140,500	126,100	8
85326	138,500	124,900	8
85331	347,500	334,300	30
85333	71,700	81,000	6
85335	128,100	111,200	6
85337	49,100	40,200	3

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\* Minimal number of properties within Zip Code.

MARICOPA COUNTY  
PRELIMINARY  
Tax Year 2017 & 2018 Comparison  
SINGLE FAMILY RESIDENTIAL (Includes Condos)  
By Zip

ZIP	MEDIAN VALUES				FCV % Change	LPV % Change
	FCV 2018	FCV 2017	LPV 2018	LPV 2017		
85338	179,100	165,500	132,368	126,065	8.22%	5.00%
85339	167,700	148,100	113,440	108,006	13.23%	5.03%
85340	226,000	209,300	168,469	160,447	7.98%	5.00%
85342	155,150	142,450	104,837	99,845	8.92%	5.00%
85343	152,000	144,500	78,833	75,079	5.19%	5.00%
85345	139,300	120,800	81,160	77,295	15.31%	5.00%
85351	110,000	98,100	82,899	78,951	12.13%	5.00%
85353	148,100	132,100	91,723	87,355	12.11%	5.00%
85354	141,500	139,100	63,967	61,036	1.73%	4.80%
85355	232,500	217,100	179,433	171,017	7.09%	4.92%
85361	210,550	190,000	148,175	141,119	10.82%	5.00%
85363	97,700	80,500	49,608	47,244	21.37%	5.00%
85373	152,100	137,500	121,186	115,415	10.62%	5.00%
85374	170,700	154,600	142,065	135,300	10.41%	5.00%
85375	161,700	152,700	150,358	143,198	5.89%	5.00%
85377	504,850	494,250	465,661	445,513	2.14%	4.52%
85378	129,600	117,800	85,037	80,988	10.02%	5.00%
85379	176,100	158,200	127,823	121,736	11.31%	5.00%
85381	189,700	174,700	141,246	134,520	8.59%	5.00%
85382	196,300	181,600	159,377	151,880	8.09%	4.94%
85383	285,600	271,400	238,449	227,242	5.23%	4.93%
85387	234,600	218,000	207,932	198,030	7.61%	5.00%
85388	182,000	166,000	135,445	128,995	9.64%	5.00%
85390	181,200	165,000	154,388	147,365	9.82%	4.76%
85392	169,000	153,200	114,452	109,002	10.31%	5.00%
85395	260,200	248,800	223,653	213,293	4.58%	4.86%
85396	212,200	201,800	178,783	171,378	5.15%	4.32%
Total	186,600	172,100	139,456	132,815	8.43%	5.00%

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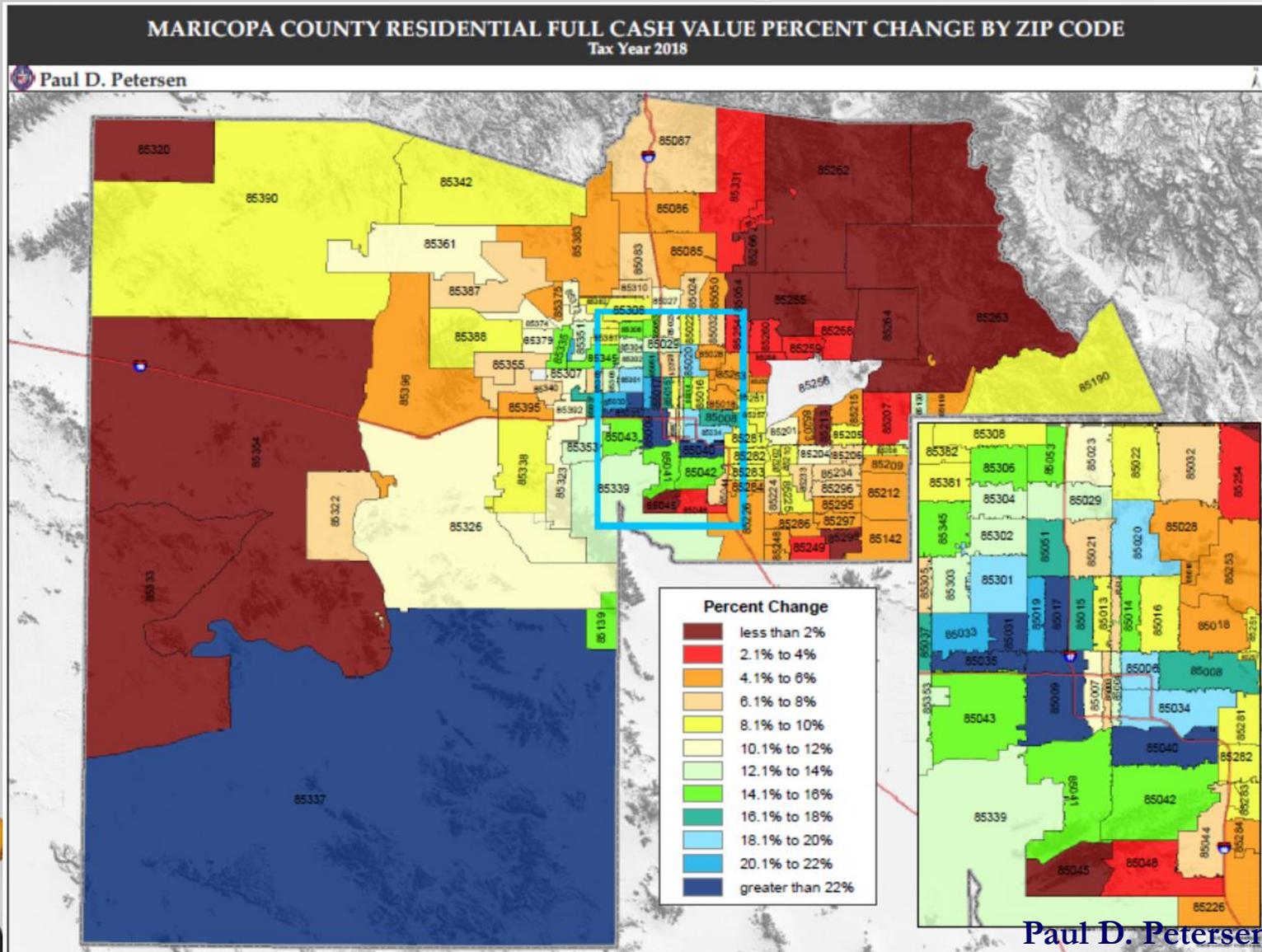
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\* Minimal number of properties within Zip Code. Statistics may not be reliable.

Paul D. Petersen  
Assessor



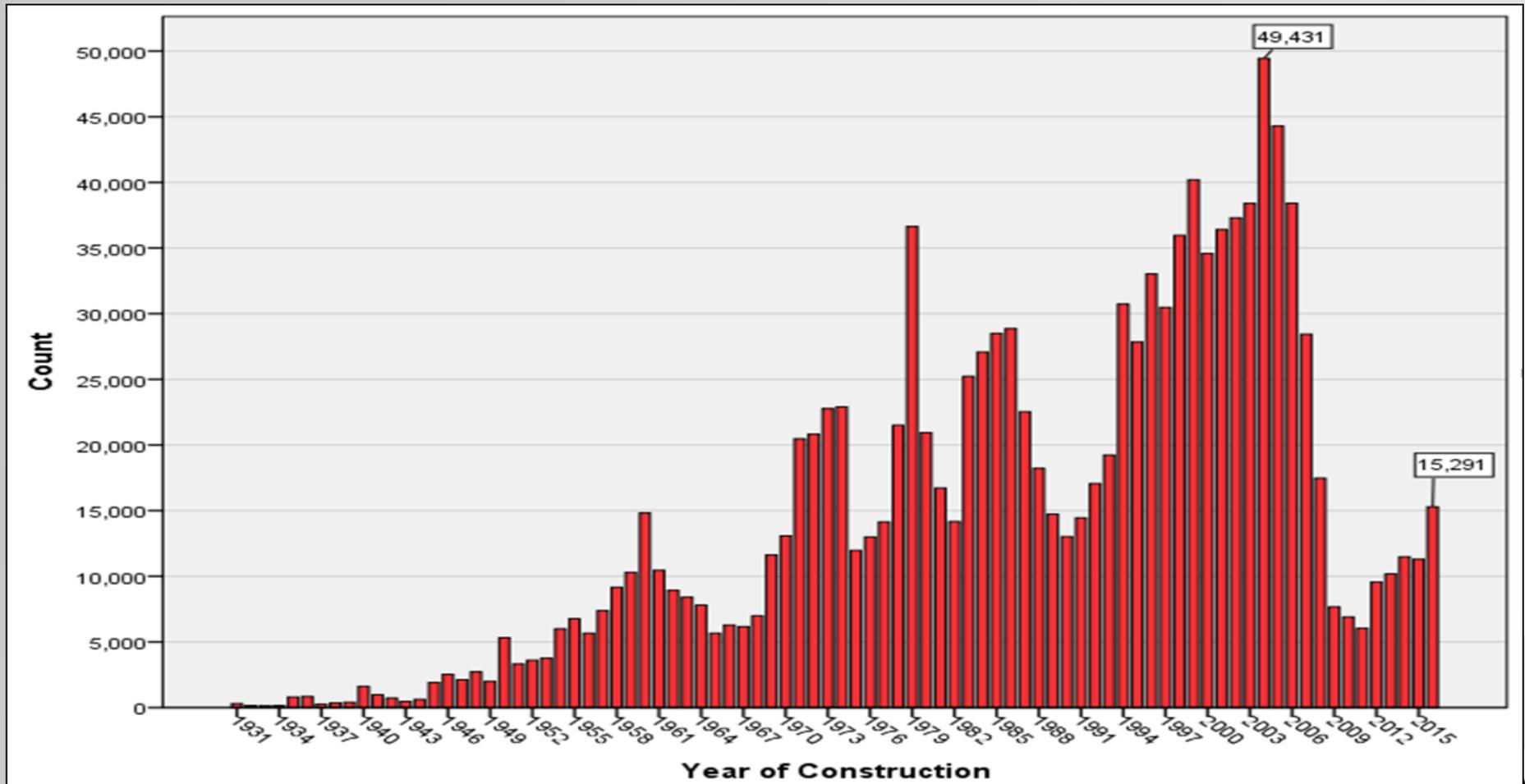
# TY 2017-2018 –Residential by Zip



Paul D. Petersen  
Assessor



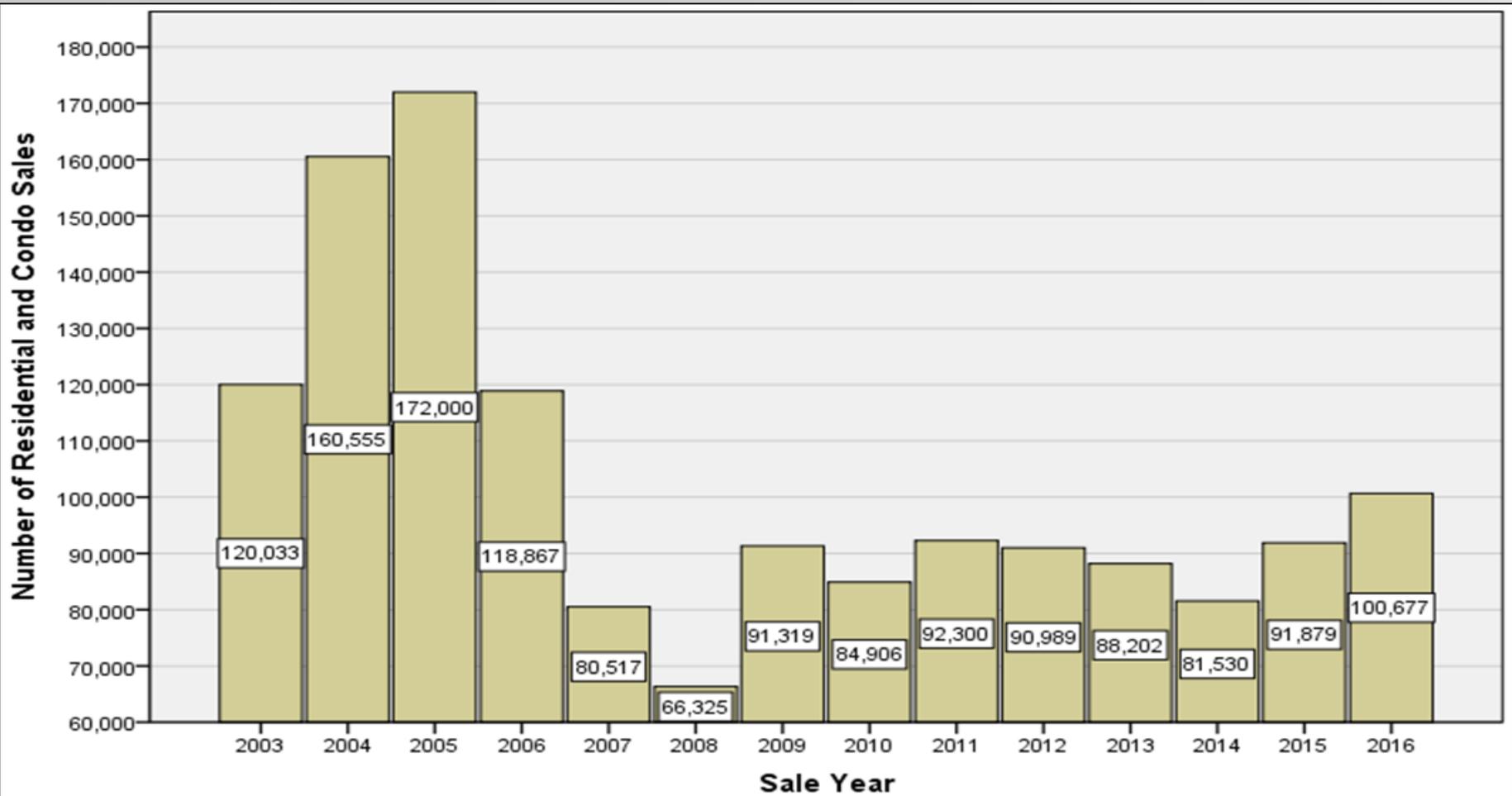
# Residential/Condo Year of Construction Profile



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Assessor



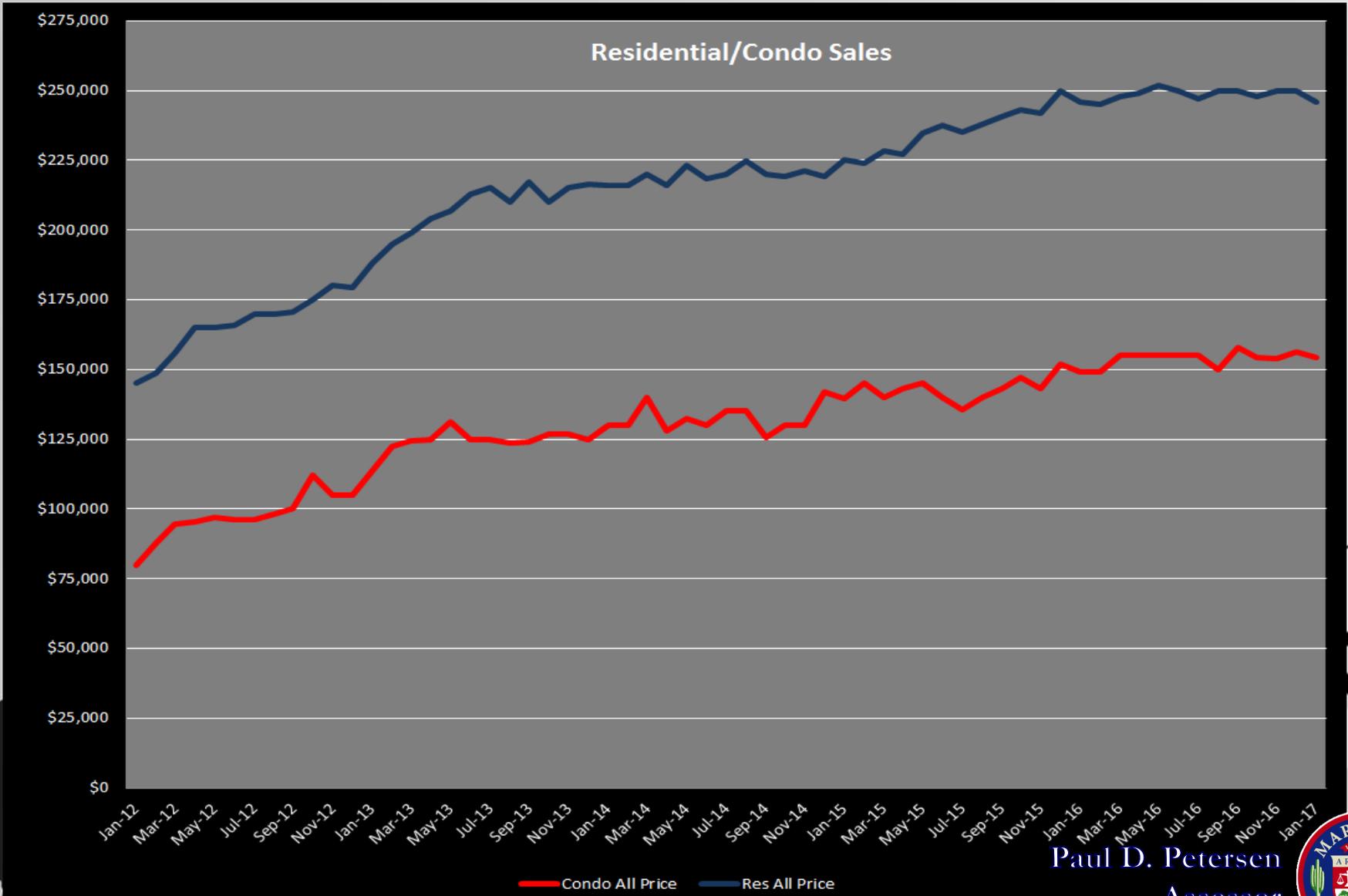
# Residential/Condo Sales (2003-2016)



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Assessor



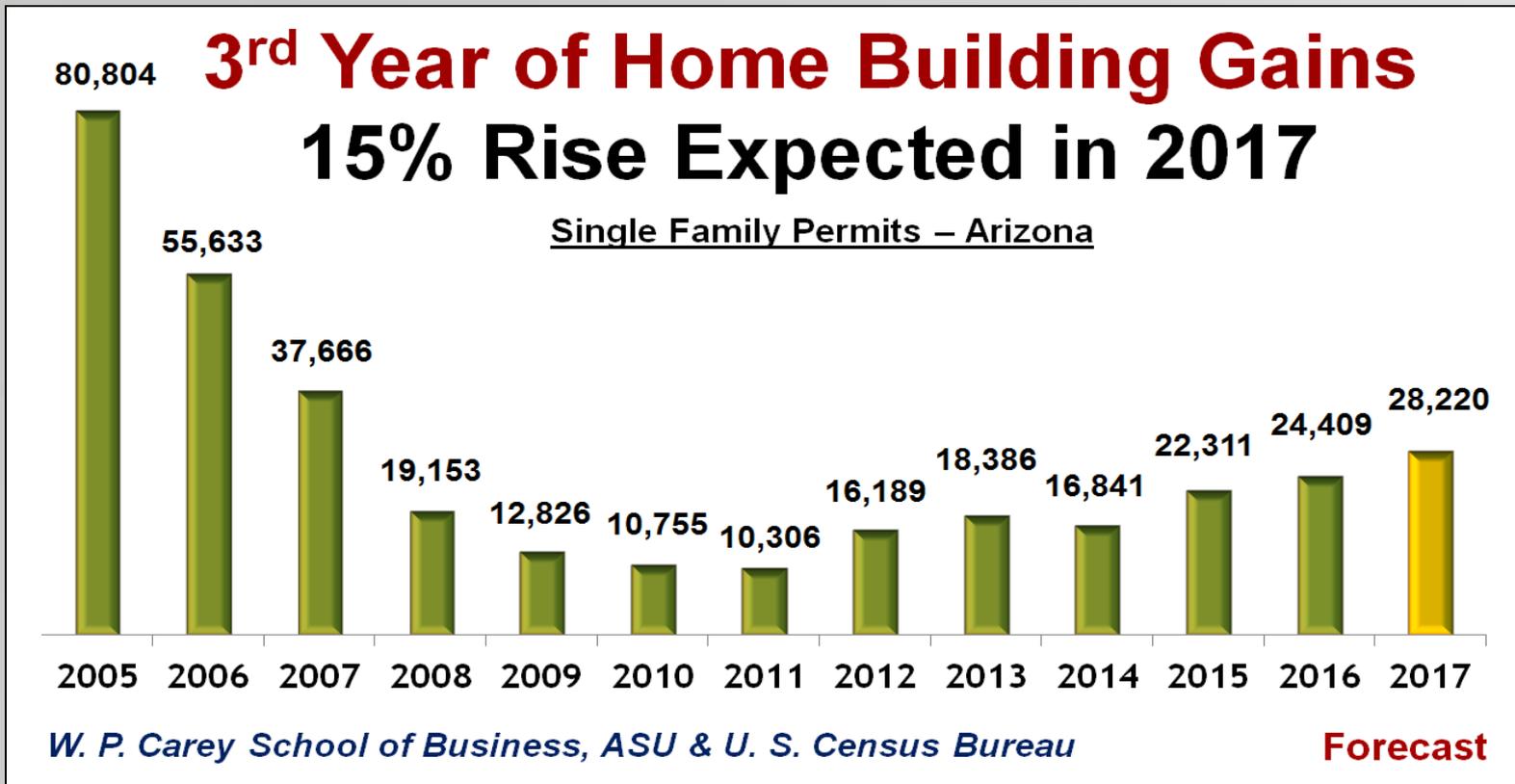
# Residential/Condo



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Assessor



# Housing Forecast - (ASU & U.S. Census Bureau)

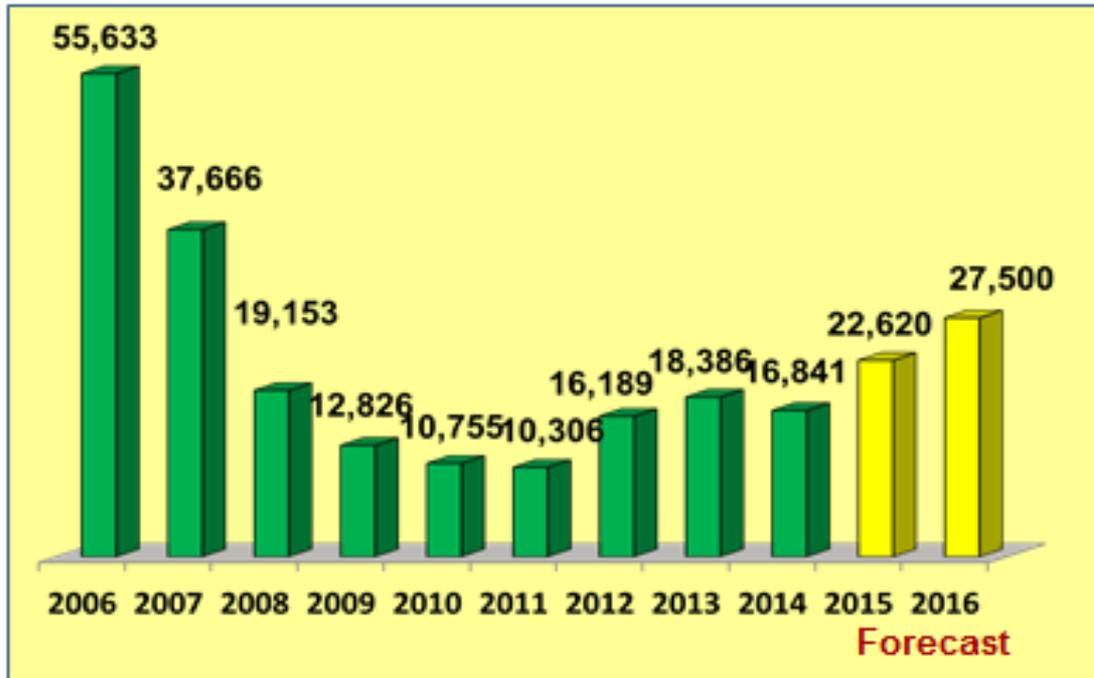


Paul D. Petersen  
Assessor



# Housing Forecast Last Year - (ASU & U.S. Census Bureau)

## Arizona Home Building Improves Single Family Permits Up After 2014 Slowdown



*W. P. Carey School of Business, ASU & U. S. Census Bureau*



Paul D. Petersen  
Assessor



# TY 2017-2018 – Land by City

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	28,300	24,100	14,707	14,124	9.13%	4.13%
1 AVONDALE	19,100	18,700	12,100	11,578	2.14%	4.53%
2 BUCKEYE	20,900	18,500	5,209	4,981	12.97%	5.00%
3 CHANDLER	83,100	51,800	27,348	26,048	22.29%	5.00%
4 EL MIRAGE	29,300	26,300	17,464	16,832	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	27,998	26,663	20.54%	5.00%
7 GLENDALE	31,500	29,150	17,098	16,283	8.06%	5.00%
8 GOODYEAR	30,900	34,800	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	27,998	26,663	8.90%	5.00%
11 PARADISE VALLEY	644,550	590,500	399,614	352,013	9.15%	5.00%
12 PEORIA	54,400	50,800	28,268	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%	4.88%
21 CAREFREE	164,350	148,150	104,665	100,160	10.93%	4.49%
22 CAVE CREEK	150,550	151,750	93,534	99,080	-0.79%	5.00%
23 LITCHFIELD PARK	88,800	69,300	58,378	55,598	28.14%	5.00%
24 FOUNTAIN HILLS	132,800	137,800	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	338,800	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.

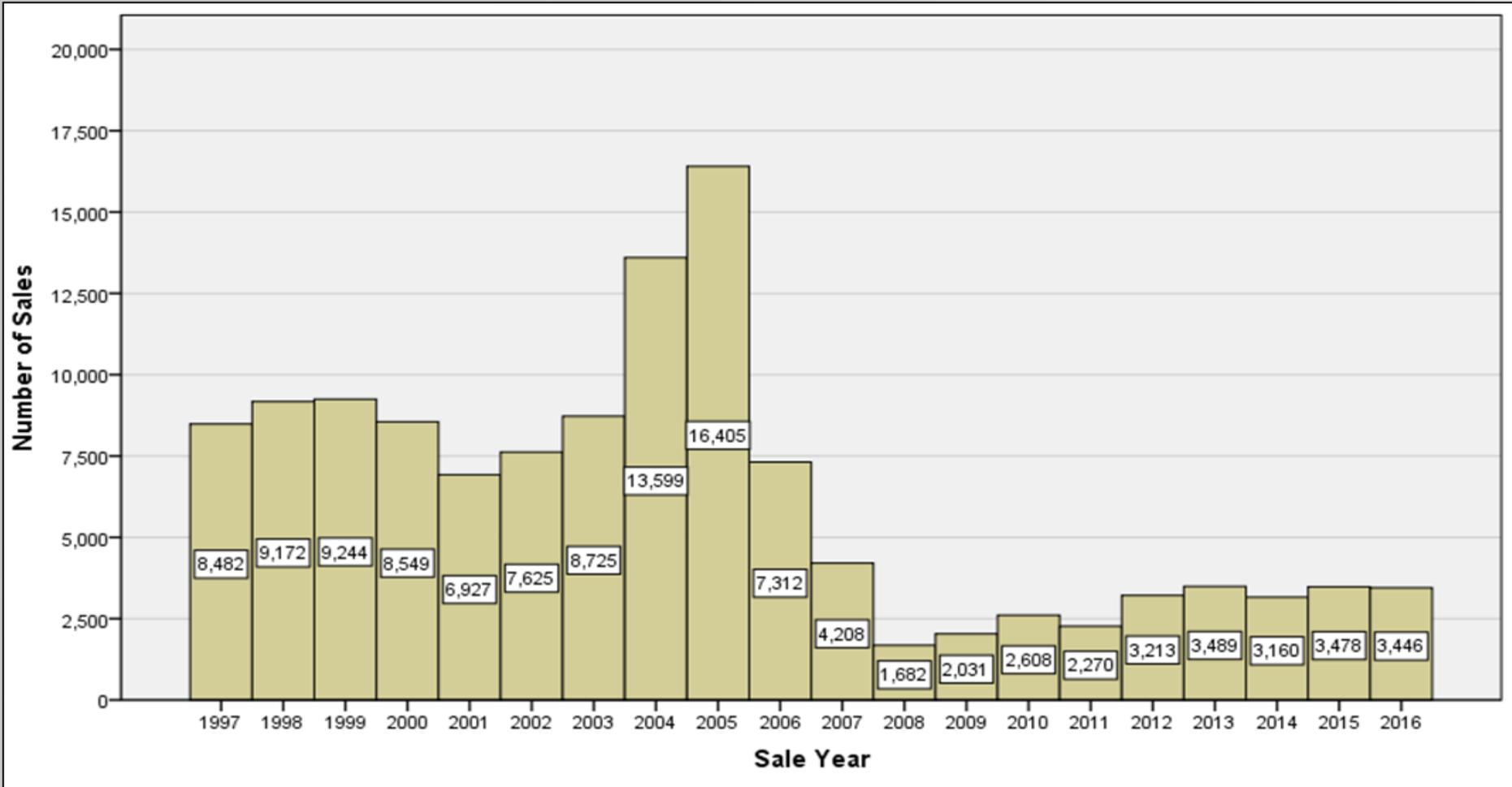


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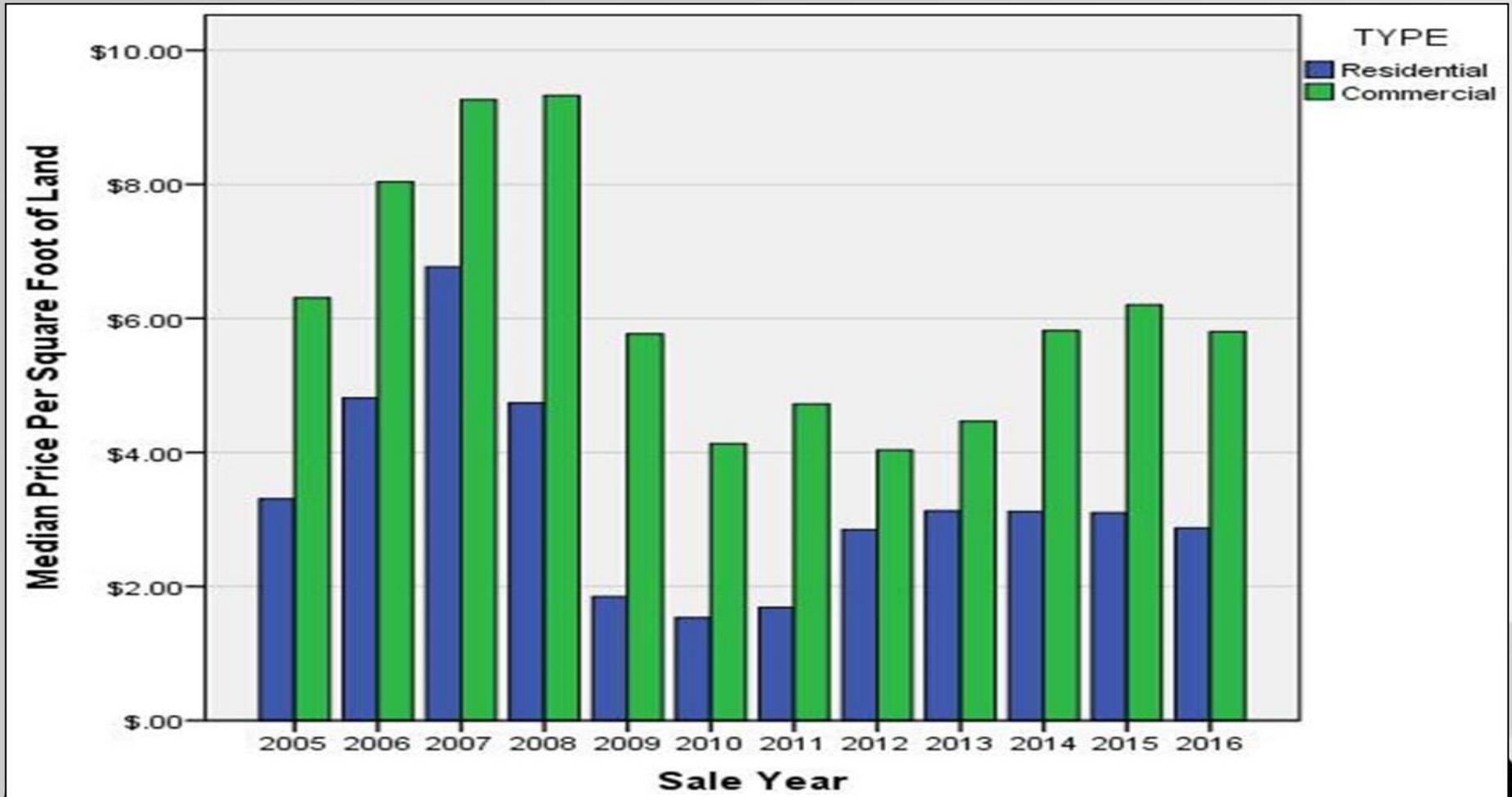
# Vacant Land Sale Count (1997-2016)



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# Vacant Land Median Sale Price Per Sq Ft



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# TY 2017-2018 – Commercial by City

MARICOPA COUNTY  
PRELIMINARY  
Tax Year 2017 & 2018 Comparison  
COMMERCIAL  
By City

CITY	MEDIAN VALUES				FCV % Change	LPV % Change
	FCV 2018	FCV 2017	LPV 2018	LPV 2017		
0 NO CITY/TOWN	354,650	338,700	254,255	243,481	4.71%	4.42%
1 AVONDALE	422,700	415,100	334,872	325,293	1.83%	2.94%
2 BUCKEYE	418,750	376,050	313,047	299,140	11.35%	5.00%
3 CHANDLER	455,200	424,600	340,099	323,904	7.21%	5.00%
4 EL MIRAGE	404,000	393,800	352,270	337,548	2.59%	4.36%
5 GILA BEND	230,150	219,950	164,953	158,658	4.64%	3.97%
6 GILBERT	376,400	333,400	272,974	264,854	12.90%	3.07%
7 GLENDALE	394,650	363,200	307,404	292,768	8.66%	5.00%
8 GOODYEAR	763,150	721,650	613,479	584,268	5.75%	5.00%
9 GUADALUPE	376,300	365,350	354,059	338,387	3.00%	4.63%
10 MESA	485,500	451,400	368,662	351,170	7.55%	4.98%
11 PARADISE VALLEY	3,780,300	3,734,900	307,286	292,653	0.68%	5.00%
12 PEORIA	298,700	282,250	235,384	224,175	5.83%	5.00%
13 PHOENIX	511,650	487,000	409,504	390,815	5.06%	4.78%
14 SCOTTSDALE	681,850	643,750	521,814	499,747	5.92%	4.42%
15 SURPRISE	716,200	655,800	558,788	532,160	9.24%	5.00%
16 TEMPE	952,100	870,400	714,962	681,014	9.39%	4.98%
17 TOLLESON	2,161,100	2,085,900	1,504,949	1,433,285	3.61%	5.00%
18 WICKENBURG	301,700	299,000	237,314	228,013	0.90%	5.00%
19 YOUNGTOWN	308,800	284,300	241,643	230,136	8.62%	5.00%
21 CAREFREE	153,700	152,150	127,871	121,782	1.02%	5.00%
22 CAVE CREEK	190,700	185,500	160,662	153,733	2.80%	4.51%
23 LITCHFIELD PARK	1,111,550	1,055,900	817,065	778,157	5.27%	5.00%
24 FOUNTAIN HILLS	378,150	357,650	319,789	304,541	5.73%	5.00%
25 QUEEN CREEK	403,050	385,750	309,468	294,732	4.48%	5.00%
30 SUN CITY	580,700	559,700	485,716	469,665	3.75%	3.42%
31 SUN CITY WEST	388,400	373,500	327,100	316,470	3.99%	3.36%
32 SUN CITY GRAND	784,800	932,550	748,450	796,201	-15.84%	-6.00%
33 SUN LAKES	305,600	301,950	265,690	253,038	1.21%	5.00%
34 AHWATUKEE	838,300	776,600	708,440	675,938	7.94%	4.81%
TOTAL	507,850	480,100	395,040	378,604	5.78%	4.34%

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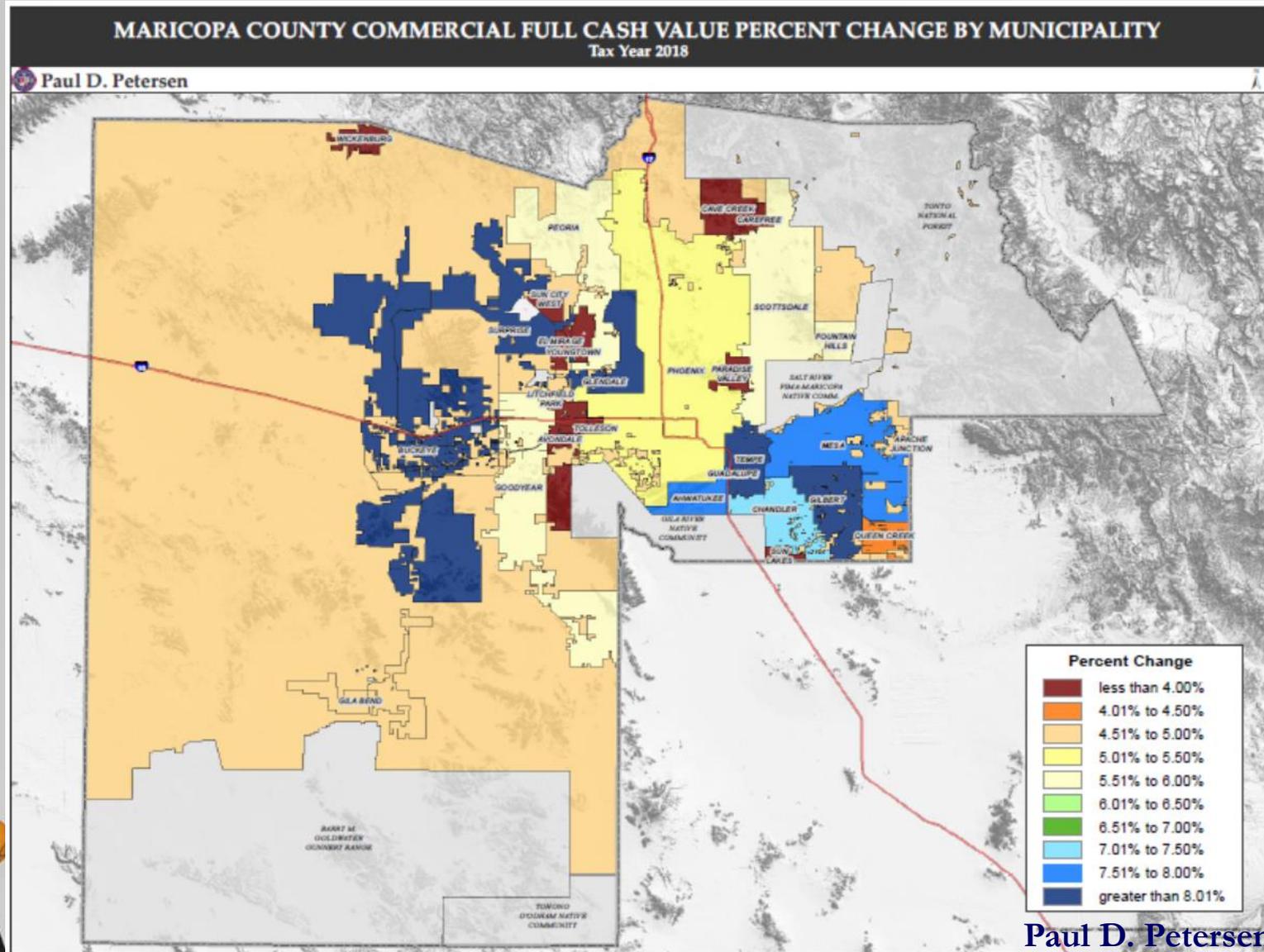
Does not include parcels in the supplemental notice of valuation.



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# TY 2017-2018 – Commercial by City



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# TY 2018 - Median FCV by Property Type

MARICOPA COUNTY  
Preliminary  
Tax Year 2018  
Median FCV Value By Property Type  
County All

Property Type	Parcels	2017 Median Value	2018 Median Value	Median Change
Vacant Land	158,899	30,900	33,700	9.06%
Residential	1,048,819	183,000	197,800	7.98%
Apartments	28,367	184,800	187,200	13.59%
Hotel	177	7,730,200	8,147,000	5.39%
Motel	274	1,533,900	1,580,200	3.02%
Resorts	518	53,309,400	57,707,000	8.25%
Condos	181,333	109,100	120,700	10.63%
Mobile Units	36,182	60,400	66,800	10.60%
Convenience Stores	6,548	583,500	610,200	4.58%
Store/Office	142	350,800	379,700	8.30%
Department Stores	13	8,301,700	8,416,900	1.39%
Shopping Centers	1,712	2,289,800	2,361,200	3.13%
Offices	9,963	218,200	236,200	8.25%
Banks	588	1,440,100	1,469,800	2.05%
Service Stations	1,707	362,800	398,400	9.81%
Auto Sales	1,475	417,200	457,500	9.66%
Nursing Homes	1,049	243,500	260,200	6.86%
Restaurants	2,481	742,000	728,800	-1.78%
Medical	3,263	241,800	266,200	10.18%
Race Tracks	287	154,800	150,800	-2.46%
Cemeteries	77	543,400	681,800	25.47%
Golf Courses	1,599	6,298	7,508	19.21%
Amusement Parks	96	1,589,800	1,642,300	3.32%
Parking Facilities	1,294	162,200	176,800	9.00%
Clubs/Lodges	117	3,482,800	3,437,400	-1.30%
Privately-Owned Schools	531	977,300	1,005,000	2.83%
Industrial Parks	2,332	509,700	564,700	10.79%
Warehouses	9,116	510,300	563,000	10.33%
Misc Commercial	14,921	71,100	73,300	3.09%
Agricultural	14,138	573	542	-5.41%
Exempt	29,450	128,900	142,000	10.16%
Misc	2,403	138,400	143,300	3.54%
* Total	1,559,865	\$154,400	\$170,000	10.10%
* County Total	1,559,865	\$154,400	\$170,000	10.10%

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

Data used in the calculation of '2017 Median Value' 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.

Data used in the calculation of resort median values have been blended to reflect the overall complex for the individual condo parcels.

Does not include parcels in the supplemental notice of valuation.

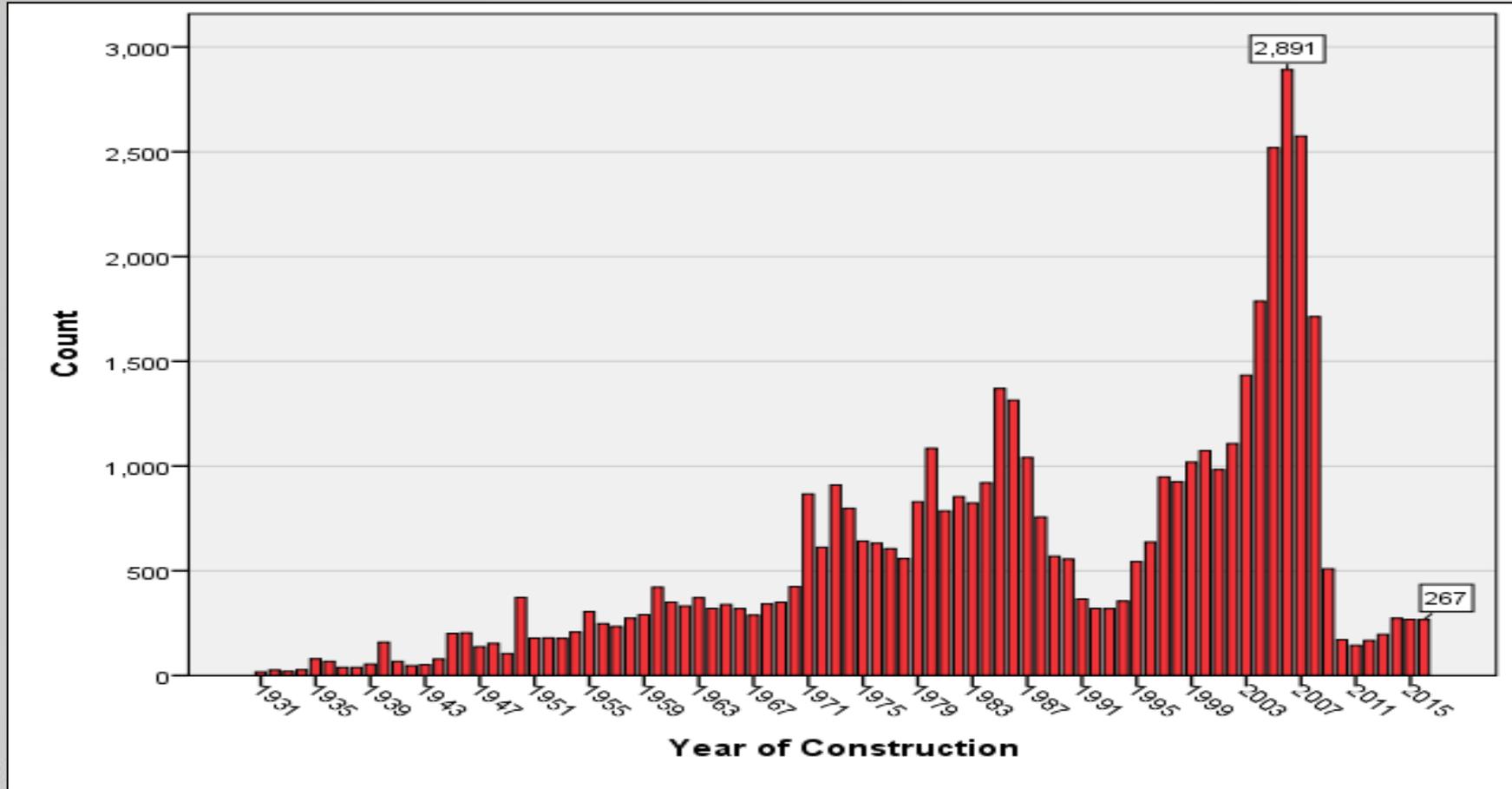
\* Totals include data that is reflected on the 'Preliminary Tax Year 2017 & 2018 Comparison Full Cash Value Analysis' report.



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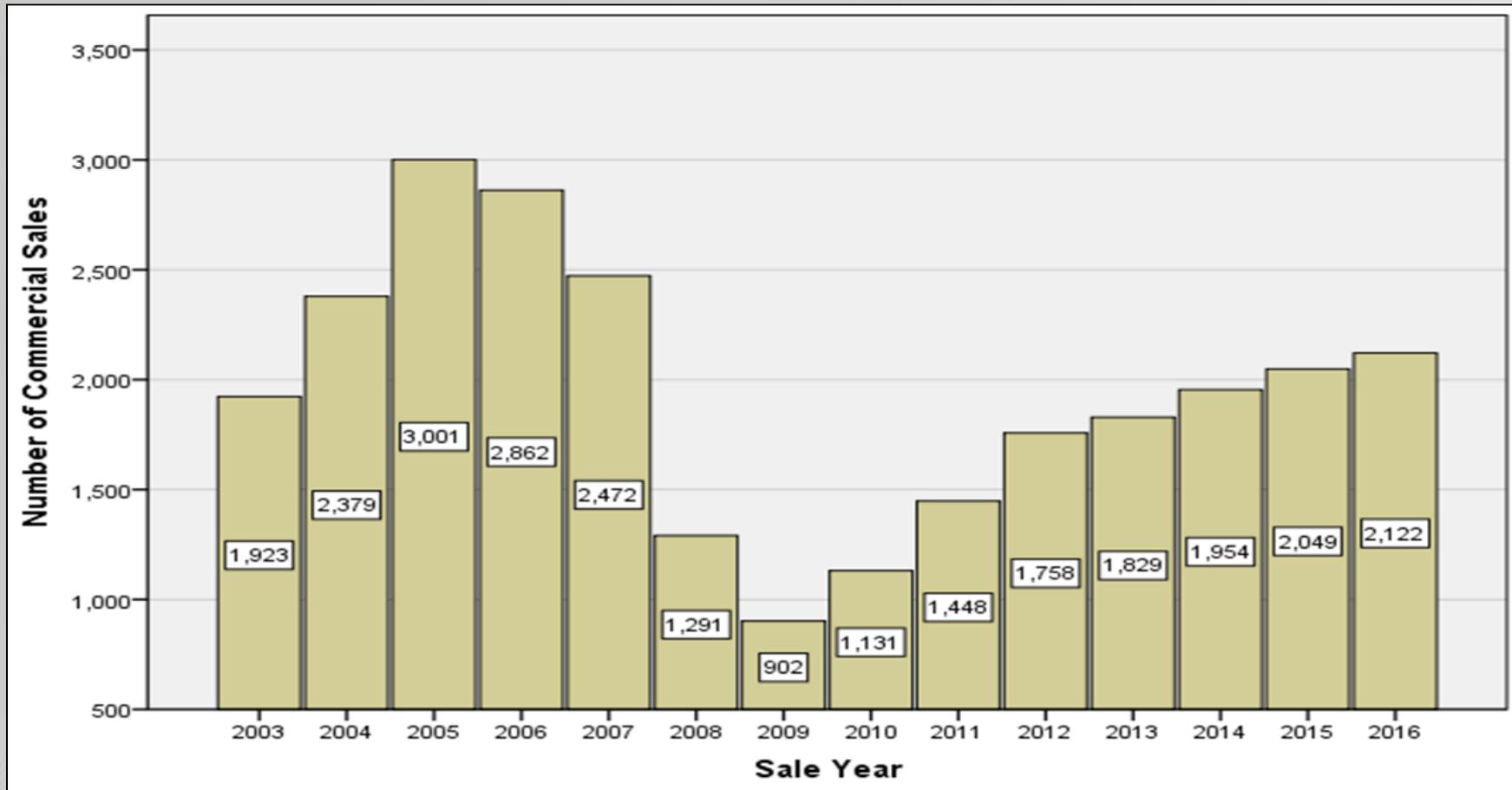
# Commercial



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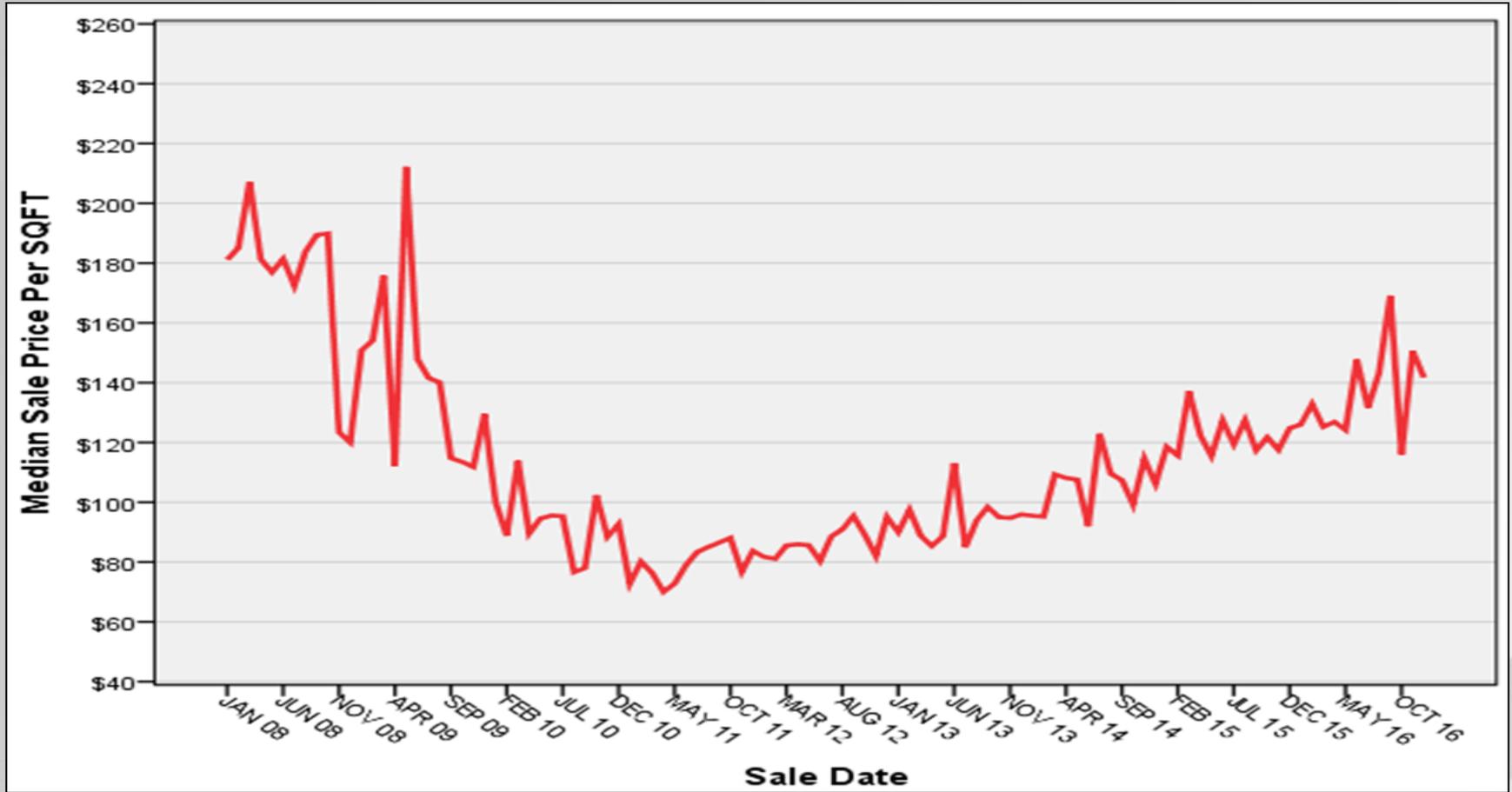
# Commercial Improved Sale Counts



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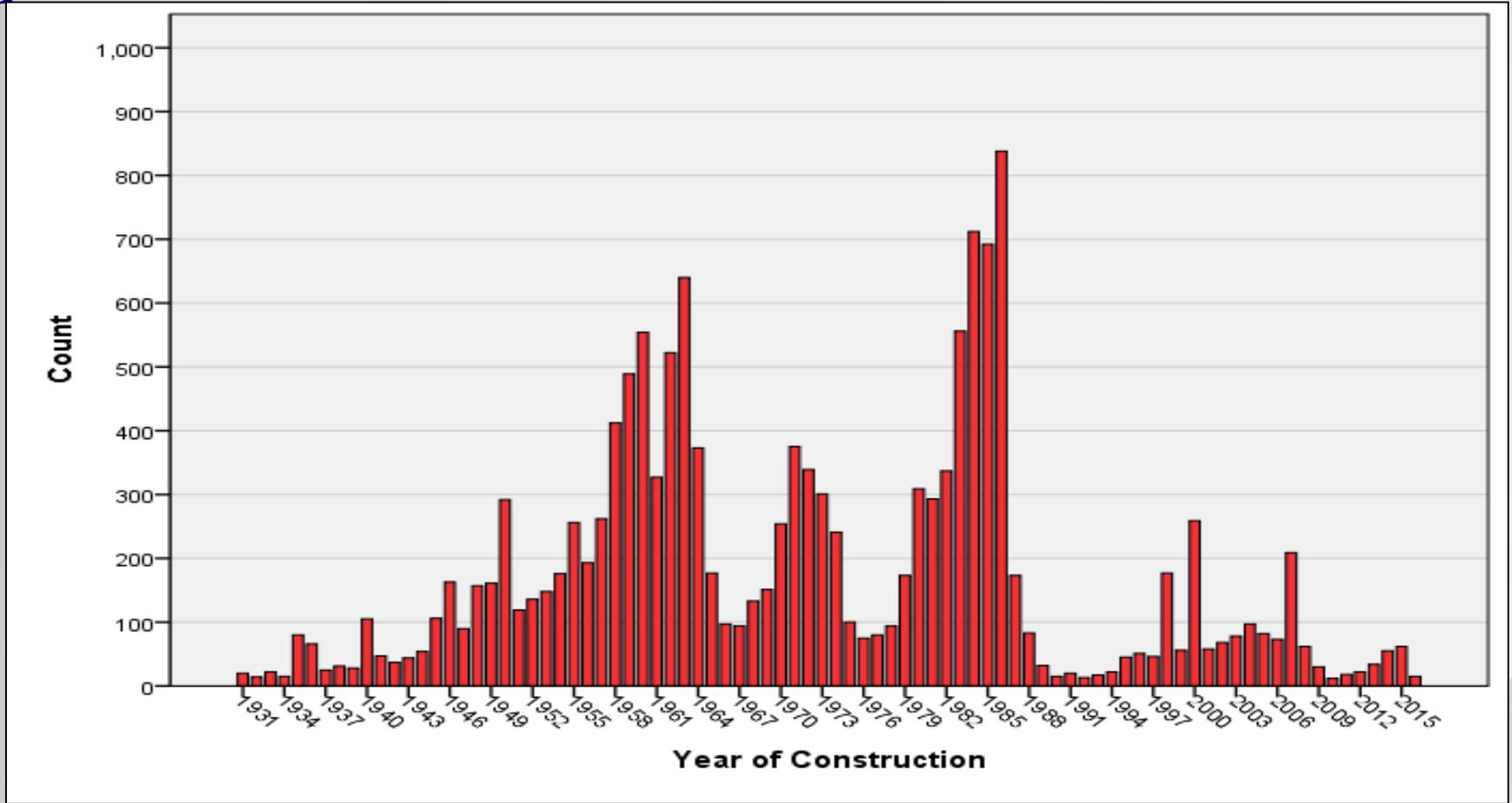
# Commercial



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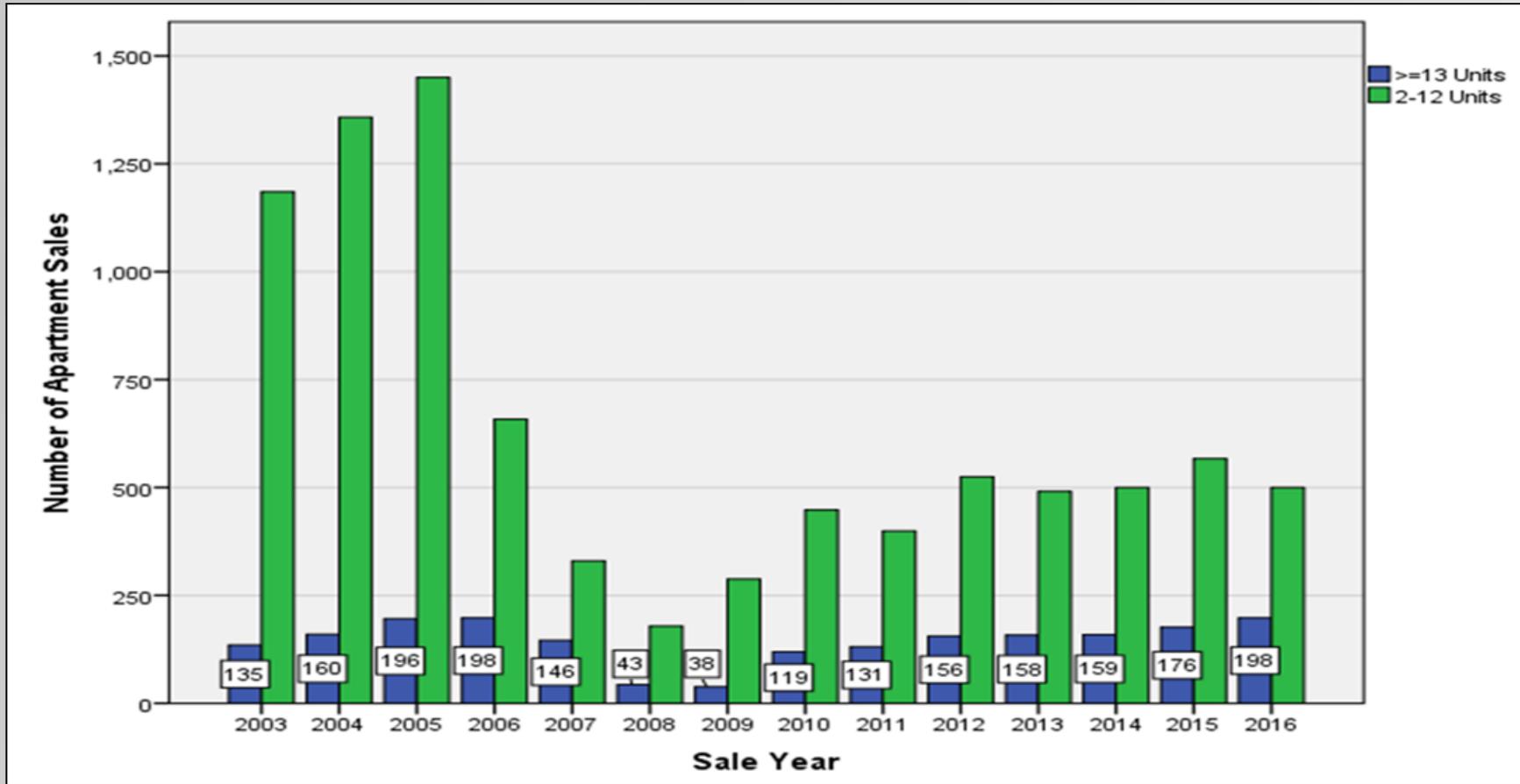
# Apartments



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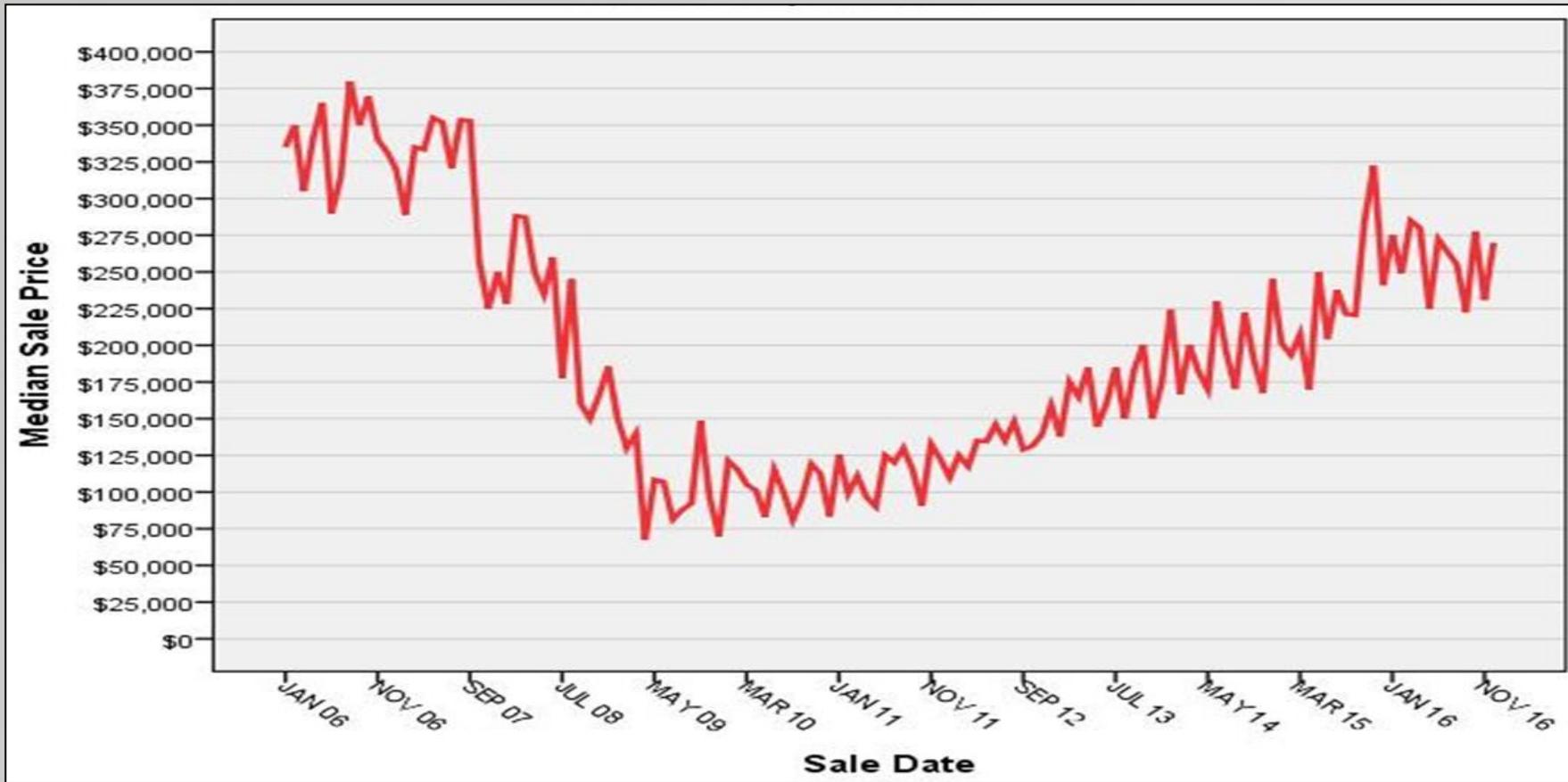
# Apartment Sale Counts



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# Apartments | 2-12 Units



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# Apartments | 13+ Units



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# Apartment Median % Change

Property Type	Median Values		FCV %
	FCV 2017	FCV 2016	Change
MULTI-FAMILY 13 AND UP	7,606,900	6,916,000	9.99%
2 - 12 UNIT APARTMENTS	166,800	148,700	12.17%
<b>TOTAL</b>	<b>187,200</b>	<b>164,800</b>	<b>13.59%</b>



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# Assessment Analyst (AA) Update



IAAO Appraisal Standard 3.3.5 Compliant Technology



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# AA Update

- **2014 “Pilot “ Phase I, complete (TY 2016, FY 2017), 8 FTE Team**
  - **50,000 parcels, best for RD properties**
- **2015 Phase II, complete (TY 2017, FY 2018), some RD Staff**
  - **60,000 parcels**
- **2016 Phase III, complete (TY 2018, FY 2019), all RD Staff**
  - **100,000 RD only parcels**
  - **Included in base budget**
- **2016/17 Phase IV, begun November 2016 (TY 2019, FY 2020), all RD Staff**



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# AA Phase 1 - Phase 4 - Results

	<b>PHASE I (TY 2016, FY 2017)</b>	<b>PHASE II (TY 2017, FY 2018)</b>	<b>PHASE III (TY 2018, FY 2019)</b>	<b>PHASE IV (TY 2018, FY 2019) (as of 2/28/17)</b>
<b>RESIDENTIAL PARCELS REVIEWED:</b>	45,938	45,529	99,447	25,761 (of 100,000)
<b>VALUE UNDER REVIEW:</b>	1,253,308,200	2,990,001,300	20,306,463,900	3,109,731,500
<b>% PARCELS WITH POSITIVE CHANGE:</b>	72.3	74.70	69.20	57.0
<b>AVERAGE FCV INCREASE:</b>	\$5,510	\$7,760	\$5,250	\$3,600
<b>MEDIAN FCV INCREASE:</b>	\$1,600	\$3,100	\$1,800	\$500



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# AA Phase 1 - Phase 4 - Results

	PHASE I (TY 2016, FY 2017)	PHASE II (TY 2017, FY 2018)	PHASE III (TY 2018, FY 2019)	PHASE IV (TY 2018, FY 2019) (as of 2/28/17)
NET FCV CHANGE:	\$249,072,100	\$353,344,100	\$522,268,100	\$93,279,300
NET RULE "B" LPV:	\$176,564,600	\$444,373,400	\$430,462,100	\$265,827,468
PARCELS WITH RULE "B" INCREASE:	7,552	13,838	14,304	6,632
PARCELS WITH RULE "B" DECREASE:	1,129	1,505	1,146	68
NET NEW PROPERTY:	\$14,784,448	\$44,642,453	~\$43,000,000	



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# AA Phase 1 - Phase 4 - Results

	PHASE I (TY 2016, FY 2017)	PHASE II (TY 2017, FY2018)	PHASE III (TY 2018, FY2019)	PHASE IV (TY 2018, FY 2019) (as of 2/28/17)
SQ FT INCREASE:	12,848	18,153	22,775	6,197
SQ FT DECREASE:	3,359	7,662	15,998	3,450
AC ADDED:	1,769	11,095	6,252	6,088
2ND FLOOR ADDED:	213	186	529	105
2ND FLOOR DELETED:	47	58	140	14
BASEMENT ADDED:	64	233	174	60
BASEMENT DELETED:	32	2	89	2
POOL ADDED:	597	192	1,167	49
POOL DELETED:	480	645	1,570	345
DETACHED GARAGE ADDED:	913	3,080	1,927	464
DETACHED GARAGE DELETED:	1	439	172	119



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# Legislation

- **SB2213 – GPLET Reform**

- Government Lessee calculates excise tax for each lease
- No payments during abatement period
- Limits abatement period to 8 years
- Requires Lessor to convey title to lessee within 12 months of lease expiration
  - Specific property does not qualify for any discounted assessment
- Removed definitions of “slum” and “blighted area”



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## 2018 Take Aways

- TY 2017, FY 2018 FEBRUARY 10, NUMBERS DONE 
- SLOW GROWTH CONTINUES BASED ON 2016 MARKET, EXCEPT FOR APARTMENTS
- TY 2018, FY 2019 LPV GENERALLY AROUND 5%, EXCEPT FOR VACANT LAND 4.0%
- FOR **FY 2018** BUDGETING RECOMMEND **LESS** 5% NET ASSESSED MODIFIED FOR YOUR JURISDICTIONS GROWTH FORECASTS



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# Thank You!

## Maricopa County Assessor's Office

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