

**MARICOPA COUNTY
PRELIMINARY
Tax Year 2020 & 2021 Comparison
LAND
By City**

CITY	Median Values				FCV % Change	LPV % Change
	FCV 2021	FCV 2020	LPV 2021	LPV 2020		
0 NO CITY/TOWN	31,500	30,600	14,700	14,205	2.90%	3.50%
1 AVONDALE	8,100	7,800	4,668	4,446	3.80%	5.00%
2 BUCKEYE	31,500	30,500	6,190	5,897	3.30%	5.00%
3 CHANDLER	42,800	41,400	20,752	19,764	3.40%	5.00%
4 EL MIRAGE	37,000	27,900	16,775	15,976	32.60%	5.00%
5 GILA BEND	9,150	9,100	6,330	6,166	0.50%	2.70%
6 GILBERT	69,400	59,600	34,833	33,174	16.40%	5.00%
7 GLENDALE	35,000	40,400	23,633	22,515	-13.40%	5.00%
8 GOODYEAR	18,800	19,900	10,929	10,408	-5.50%	5.00%
9 GUADALUPE	29,900	25,800	20,606	19,625	15.90%	5.00%
10 MESA	102,300	91,800	41,361	39,391	11.40%	5.00%
11 PARADISE VALLEY	874,500	805,050	583,913	556,107	8.60%	5.00%
12 PEORIA	33,800	32,300	14,843	14,136	4.60%	5.00%
13 PHOENIX	46,800	40,300	20,646	19,699	16.10%	4.80%
14 SCOTTSDALE	238,450	220,300	135,907	129,703	8.20%	4.80%
15 SURPRISE	49,400	45,700	19,217	18,302	8.10%	5.00%
16 TEMPE	112,700	98,820	44,469	42,351	14.00%	5.00%
17 TOLLESON	46,300	45,700	41,600	40,500	1.30%	2.70%
18 WICKENBURG	35,300	33,700	19,420	18,495	4.70%	5.00%
19 YOUNGTOWN	148,200	129,800	100,500	100,500	14.20%	0.00%
21 CAREFREE	168,800	144,700	113,765	108,348	16.70%	5.00%
22 CAVE CREEK	147,550	172,650	104,333	100,406	-14.50%	3.90%
23 LITCHFIELD PARK	72,000	69,850	35,201	33,525	3.10%	5.00%
24 FOUNTAIN HILLS	144,800	136,450	92,868	88,446	6.10%	5.00%
25 QUEEN CREEK	71,900	65,800	35,611	33,915	9.30%	5.00%
30 SUN CITY	4,700	3,700	3,749	3,570	27.00%	5.00%
31 SUN CITY WEST	582,900	341,700	201,468	191,874	70.60%	5.00%
32 SUN CITY GRAND	503,600	386,500	357,359	340,342	30.30%	5.00%
33 SUN LAKES	46,250	43,050	39,029	37,170	7.40%	5.00%
34 AHWATUKEE	46,200	46,000	24,060	22,914	0.40%	5.00%
TOTAL	43,300	41,000	18,895	18,069	5.60%	4.60%

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 2020 to 2021 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.