

**Tax Year 2025 & 2026 Comparison
Land**

CITY	Median Values				FCV % Change	LPV % Change
	FCV 2026	FCV 2025	LPV 2026	LPV 2025		
0 NO CITY/TOWN	67,200	61,200	17,879	17,063	9.80%	4.80%
1 AVONDALE	12,600	18,800	5,192	5,891	-33.00%	-11.90%
2 BUCKEYE	53,500	42,500	5,641	5,985	25.90%	-5.70%
3 CHANDLER	183,750	173,450	67,392	64,183	5.90%	5.00%
4 EL MIRAGE	71,400	68,800	18,277	17,406	3.80%	5.00%
5 GILA BEND	20,200	14,500	7,300	7,138	39.30%	2.30%
6 GILBERT	301,300	293,000	115,205	112,015	2.80%	2.80%
7 GLENDALE	59,000	54,400	13,653	13,003	8.50%	5.00%
8 GOODYEAR	57,300	51,900	13,221	12,592	10.40%	5.00%
9 GUADALUPE	65,400	42,800	26,299	25,047	52.80%	5.00%
10 MESA	131,300	88,200	36,637	35,131	48.90%	4.30%
11 PARADISE VALLEY	2,426,900	2,079,800	851,596	811,044	16.70%	5.00%
12 PEORIA	99,200	98,200	14,175	13,500	1.00%	5.00%
13 PHOENIX	98,700	94,000	28,663	27,884	5.00%	2.80%
14 SCOTTSDALE	389,300	362,100	146,541	139,563	7.50%	5.00%
15 SURPRISE	89,000	97,000	11,799	11,438	-8.20%	3.20%
16 TEMPE	282,300	268,100	101,858	97,008	5.30%	5.00%
17 TOLLESON	18,500	15,200	6,542	6,231	21.70%	5.00%
18 WICKENBURG	62,100	59,800	28,350	27,000	3.80%	5.00%
19 YOUNGTOWN	68,300	70,800	8,161	7,773	-3.50%	5.00%
21 CAREFREE	374,600	329,850	179,689	171,133	13.60%	5.00%
22 CAVE CREEK	332,000	300,900	144,567	137,682	10.30%	5.00%
23 LITCHFIELD PARK	573,700	457,300	144,971	138,067	25.50%	5.00%
24 FOUNTAIN HILLS	215,100	203,500	109,697	104,473	5.70%	5.00%
25 QUEEN CREEK	144,600	108,400	23,124	22,074	33.40%	4.80%
30 SUN CITY	9,900	11,000	4,967	4,730	-10.00%	5.00%
31 SUN CITY WEST	573,600	612,600	212,986	202,843	-6.40%	5.00%
32 SUN CITY GRAND	930,600	792,350	507,076	482,929	17.40%	5.00%
33 SUN LAKES	118,800	91,200	52,203	49,717	30.30%	5.00%
34 AHWATUKEE	325,100	322,000	208,319	198,399	1.00%	5.00%
TOTAL	80,600	77,800	19,321	18,499	3.60%	4.40%

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