

Tax Year 2026 & 2027 Comparison
Land

| CITY | Median Values | | | | FCV % Change | LPV % Change |
|---------------------------|---------------|---------------|---------------|---------------|-----------------|-----------------|
| | FCV 2027 | FCV 2026 | LPV 2027 | LPV 2026 | | |
| 0 NO CITY/TOWN | 70,100 | 65,500 | 19,934 | 18,986 | 7.00% | 5.00% |
| 1 AVONDALE | 28,500 | 27,500 | 10,892 | 10,373 | 3.60% | 5.00% |
| 2 BUCKEYE | 71,800 | 63,200 | 5,769 | 5,494 | 13.60% | 5.00% |
| 3 CHANDLER | 226,450 | 214,100 | 65,579 | 62,456 | 5.80% | 5.00% |
| 4 EL MIRAGE | 89,250 | 75,300 | 22,346 | 21,282 | 18.50% | 5.00% |
| 5 GILA BEND | 15,900 | 20,300 | 7,665 | 7,300 | -21.70% | 5.00% |
| 6 GILBERT | 232,900 | 207,950 | 102,128 | 97,265 | 12.00% | 5.00% |
| 7 GLENDALE | 86,600 | 63,800 | 18,318 | 17,446 | 35.70% | 5.00% |
| 8 GOODYEAR | 37,700 | 44,800 | 8,438 | 9,748 | -15.80% | -13.40% |
| 9 GUADALUPE | 65,200 | 65,200 | 27,614 | 26,299 | 0.00% | 5.00% |
| 10 MESA | 156,900 | 146,400 | 31,858 | 30,657 | 7.20% | 3.90% |
| 11 PARADISE VALLEY | 2,606,250 | 2,467,300 | 907,874 | 864,642 | 5.60% | 5.00% |
| 12 PEORIA | 111,400 | 103,650 | 23,300 | 23,124 | 7.50% | 0.80% |
| 13 PHOENIX | 105,900 | 97,800 | 30,652 | 29,221 | 8.30% | 4.90% |
| 14 SCOTTSDALE | 379,000 | 351,400 | 136,251 | 129,763 | 7.90% | 5.00% |
| 15 SURPRISE | 93,400 | 95,800 | 13,037 | 12,416 | -2.50% | 5.00% |
| 16 TEMPE | 256,350 | 243,850 | 86,875 | 82,738 | 5.10% | 5.00% |
| 17 TOLLESON | 30,500 | 28,600 | 12,269 | 11,685 | 6.60% | 5.00% |
| 18 WICKENBURG | 89,500 | 80,300 | 37,012 | 35,249 | 11.50% | 5.00% |
| 19 YOUNGTOWN | 73,900 | 100,500 | 39,929 | 58,508 | -26.50% | -31.80% |
| 21 CAREFREE | 352,150 | 374,600 | 185,925 | 177,071 | -6.00% | 5.00% |
| 22 CAVE CREEK | 256,300 | 265,300 | 113,047 | 107,664 | -3.40% | 5.00% |
| 23 LITCHFIELD PARK | 509,700 | 670,400 | 187,440 | 178,514 | -24.00% | 5.00% |
| 24 FOUNTAIN HILLS | 225,850 | 216,200 | 121,318 | 115,541 | 4.50% | 5.00% |
| 25 QUEEN CREEK | 145,550 | 144,600 | 19,441 | 18,515 | 0.70% | 5.00% |
| 30 SUN CITY | 222,650 | 175,950 | 77,375 | 73,691 | 26.50% | 5.00% |
| 31 SUN CITY WEST | 630,300 | 550,100 | 199,987 | 190,464 | 14.60% | 5.00% |
| 32 SUN CITY GRAND | 1,028,500 | 1,038,500 | 585,964 | 558,061 | -1.00% | 5.00% |
| 33 SUN LAKES | 92,200 | 118,650 | 52,302 | 49,811 | -22.30% | 5.00% |
| 34 AHWATUKEE | 41,800 | 29,400 | 12,635 | 12,034 | 42.20% | 5.00% |
| TOTAL | 86,600 | 82,300 | 20,365 | 19,756 | 5.20% | 3.10% |

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