

**MARICOPA COUNTY  
PRELIMINARY  
Tax Year 2018 & 2019 Comparison  
LAND  
By City**

CITY	Median Values				FCV % Charge	LPV % Charge
	FCV 2019	FCV 2018	LPV 2019	LPV 2018		
0 NO CITY/TOWN	25,800	24,400	14,294	13,673	5.74%	4.54%
1 AVONDALE	19,550	14,450	10,754	10,292	35.29%	4.48%
2 BUCKEYE	24,200	22,900	5,894	5,613	5.68%	5.01%
3 CHANDLER	49,800	40,400	25,389	24,180	23.27%	5.00%
4 EL MIRAGE	30,775	25,100	18,267	17,397	22.61%	5.00%
5 GILA BEND	9,600	9,600	6,250	5,952	0.00%	5.01%
6 GILBERT	59,500	53,500	28,853	27,479	11.21%	5.00%
7 GLENDALE	24,000	23,000	13,493	12,850	4.35%	5.00%
8 GOODYEAR	34,100	26,700	13,666	13,076	27.72%	4.51%
9 GUADALUPE	22,150	18,900	18,690	17,800	17.20%	5.00%
10 MESA	60,700	55,800	29,839	28,458	8.78%	4.85%
11 PARADISE VALLEY	745,500	765,100	539,102	513,430	-2.56%	5.00%
12 PEORIA	58,100	50,500	24,734	24,145	15.05%	2.44%
13 PHOENIX	33,000	27,800	17,121	16,306	18.71%	5.00%
14 SCOTTSDALE	219,900	222,100	133,400	127,431	-0.99%	4.68%
15 SURPRISE	36,500	33,700	14,040	13,379	8.31%	4.94%
16 TEMPE	90,400	75,000	42,756	40,720	20.53%	5.00%
17 TOLLESON	104,500	90,500	39,109	37,247	15.47%	5.00%
18 WICKENBURG	32,500	30,500	18,295	18,291	6.56%	0.02%
19 YOUNGTOWN	77,900	61,500	41,580	39,600	26.67%	5.00%
21 CAREFREE	131,050	137,350	102,231	97,363	-4.59%	5.00%
22 CAVE CREEK	150,200	152,300	100,698	96,998	-1.38%	3.81%
23 LITCHFIELD PARK	73,400	64,800	12,642	12,040	13.27%	5.00%
24 FOUNTAIN HILLS	133,300	136,900	85,639	82,838	-2.63%	3.38%
25 QUEEN CREEK	66,400	58,400	22,950	21,857	13.70%	5.00%
30 SUN CITY	3,400	3,400	3,400	3,400	0.00%	0.00%
31 SUN CITY WEST	46,300	44,200	28,774	27,404	4.75%	5.00%
32 SUN CITY GRAND	409,900	398,900	320,944	305,661	2.76%	5.00%
33 SUN LAKES	43,500	48,100	38,926	38,257	-9.56%	1.75%
34 AHWATUKEE	166,700	167,100	131,458	125,300	-0.24%	4.91%
<b>TOTAL</b>	<b>35,500</b>	<b>32,100</b>	<b>17,310</b>	<b>16,623</b>	<b>10.59%</b>	<b>4.13%</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 2018 to 2019 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.