

**MARICOPA COUNTY**  
**PRELIMINARY**  
**Tax Year 2012 & 2013 Comparison**  
**Land**  
**BY CITY**

CITY	Median Values		FCV % Change
	FCV 2013	FCV 2012	
0 NO CITY/TOWN	15,000	18,000	-16.67%
1 AVONDALE	14,000	14,450	-3.11%
2 BUCKEYE *	7,700	9,049	-14.91%
3 CHANDLER	28,500	30,000	-5.00%
4 EL MIRAGE	13,000	11,000	18.18%
5 GILA BEND	3,500	5,000	-30.00%
6 GILBERT	19,500	19,500	0.00%
7 GLENDALE	14,000	15,500	-9.68%
8 GOODYEAR	12,000	12,500	-4.00%
9 GUADALUPE	16,000	18,000	-11.11%
10 MESA	20,000	19,000	5.26%
11 PARADISE VALLEY	388,000	499,000	-22.24%
12 PEORIA	20,000	19,500	2.56%
13 PHOENIX	14,500	17,500	-17.14%
14 SCOTTSDALE	91,500	101,000	-9.41%
15 SURPRISE	12,500	10,229	22.20%
16 TEMPE *	13,000	13,097	-0.74%
17 TOLLESON	22,250	22,250	0.00%
18 WICKENBURG *	22,000	22,500	-2.22%
19 YOUNGTOWN	43,000	43,000	0.00%
21 CAREFREE	100,000	140,500	-28.83%
22 CAVE CREEK	81,000	107,333	-24.53%
23 LITCHFIELD PARK	44,500	47,652	-6.61%
24 FOUNTAIN HILLS	63,000	89,000	-29.21%
25 QUEEN CREEK	15,500	11,500	34.78%
30 SUN CITY	3,000	3,500	-14.29%
31 SUN CITY WEST	275,500	296,000	-6.93%
32 SUN CITY GRAND	307,250	330,250	-6.96%
33 SUN LAKES	43,500	43,500	0.00%
34 AHWATUKEE	92,500	103,500	-10.63%
<b>Total *</b>	<b>15,770</b>	<b>17,000</b>	<b>-7.24%</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 2012 to 2013 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.

\* Values have been rounded