

MARICOPA COUNTY
PRELIMINARY
Tax Year 2013 & 2014 Comparison
LAND
by City

CITY	Median Values		FCV % Change
	FCV 2013	FCV 2014	
0 NO CITY/TOWN	15,500	15,100	-2.58%
1 AVONDALE	12,148	11,000	-9.45%
2 BUCKEYE	7,507	6,000	-20.07%
3 CHANDLER	28,500	43,600	52.98%
4 EL MIRAGE	13,000	19,400	49.23%
5 GILA BEND	2,000	1,500	-25.00%
6 GILBERT	18,500	25,000	35.14%
7 GLENDALE	16,500	17,600	6.67%
8 GOODYEAR	12,500	11,500	-8.00%
9 GUADALUPE	16,500	14,900	-9.70%
10 MESA	22,622	20,900	-7.61%
11 PARADISE VALLEY	388,000	498,100	28.38%
12 PEORIA	18,110	18,900	4.37%
13 PHOENIX	15,000	14,000	-6.67%
14 SCOTTSDALE	96,750	117,300	21.24%
15 SURPRISE	12,000	14,000	16.67%
16 TEMPE	16,000	15,300	-4.38%
17 TOLLESON	23,500	22,800	-2.98%
18 WICKENBURG	22,500	19,500	-13.33%
19 YOUNGTOWN	39,000	36,900	-5.38%
21 CAREFREE	95,750	93,800	-2.04%
22 CAVE CREEK	78,500	79,450	1.21%
23 LITCHFIELD PARK	46,500	48,800	4.95%
24 FOUNTAIN HILLS	64,500	97,600	51.32%
25 QUEEN CREEK	17,000	19,600	15.29%
30 SUN CITY	3,000	3,000	0.00%
31 SUN CITY WEST	275,500	258,900	-6.03%
32 SUN CITY GRAND	342,250	321,900	-5.95%
33 SUN LAKES	43,500	43,500	0.00%
34 AHWATUKEE	77,965	83,000	6.46%
TOTAL	15,884	15,800	-0.53%

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 2013 to 2014 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.