

**MARICOPA COUNTY
PRELIMINARY
Tax Year 2014 & 2015 Comparison
LAND
by City**

CITY	MEDIAN VALUES		FCV % CHANGE
	FCV 2014	FCV 2015	
0 NO CITY/TOWN	16,200	19,800	22.22%
1 AVONDALE	11,200	16,500	47.32%
2 BUCKEYE	4,900	5,700	16.33%
3 CHANDLER	41,800	43,900	5.02%
4 EL MIRAGE	16,500	19,550	18.48%
5 GILA BEND	5,500	6,000	9.09%
6 GILBERT	34,100	36,800	7.92%
7 GLENDALE	13,150	13,100	-0.38%
8 GOODYEAR	22,400	29,000	29.46%
9 GUADALUPE	14,900	16,300	9.40%
10 MESA	30,600	36,950	20.75%
11 PARADISE VALLEY	499,700	556,650	11.40%
12 PEORIA	24,600	33,459	36.01%
13 PHOENIX	17,600	20,000	13.64%
14 SCOTTSDALE	123,050	158,700	28.97%
15 SURPRISE	17,300	19,100	10.40%
16 TEMPE	12,923	17,500	35.42%
17 TOLLESON	132,150	147,150	11.35%
18 WICKENBURG	22,346	20,400	-8.71%
19 YOUNGTOWN	105,190	106,000	0.77%
21 CAREFREE	86,300	118,000	36.73%
22 CAVE CREEK	84,750	110,150	29.97%
23 LITCHFIELD PARK	50,000	53,700	7.40%
24 FOUNTAIN HILLS	97,900	112,123	14.53%
25 QUEEN CREEK	30,700	41,800	36.16%
30 SUN CITY	3,000	3,200	6.67%
31 SUN CITY WEST	256,400	256,400	0.00%
32 SUN CITY GRAND	289,100	289,100	0.00%
33 SUN LAKES	24,000	43,250	80.21%
34 AHWATUKEE	28,200	25,400	-9.93%
TOTAL	21,100	26,000	23.22%

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 2014 to 2015 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.