

MARICOPA COUNTY
PRELIMINARY
Tax Year 2015 & 2016 Comparison
LAND
by City

CITY	MEDIAN VALUE		LPV % Change	FCV % Change
	FCV 2015	FCV 2016		
0 NO CITY/TOWN	20,100	23,500	3.85%	16.92%
1 AVONDALE	20,500	23,600	3.31%	15.12%
2 BUCKEYE	17,100	22,400	5.00%	30.99%
3 CHANDLER	40,000	53,700	5.00%	34.25%
4 EL MIRAGE	18,500	17,100	5.00%	-7.57%
5 GILA BEND	3,900	5,300	5.02%	35.90%
6 GILBERT	40,400	50,650	5.00%	25.37%
7 GLENDALE	24,700	30,800	4.58%	24.70%
8 GOODYEAR	28,900	29,400	5.00%	1.73%
9 GUADALUPE	16,300	17,050	4.65%	4.60%
10 MESA	35,800	45,700	5.00%	27.65%
11 PARADISE VALLEY	643,600	708,650	3.36%	10.11%
12 PEORIA	42,800	51,400	5.00%	20.09%
13 PHOENIX	21,000	23,300	3.21%	10.95%
14 SCOTTSDALE	174,150	209,850	4.54%	20.50%
15 SURPRISE	19,600	21,000	3.29%	7.14%
16 TEMPE	42,700	40,500	4.48%	-5.15%
17 TOLLESON	42,900	53,200	5.00%	24.01%
18 WICKENBURG	18,300	23,400	3.95%	27.87%
19 YOUNGTOWN	48,350	42,900	5.00%	-11.27%
21 CAREFREE	164,300	164,600	-1.55%	0.18%
22 CAVE CREEK	111,700	126,400	2.57%	13.16%
23 LITCHFIELD PARK	54,300	53,000	0.08%	-2.39%
24 FOUNTAIN HILLS	112,550	130,900	3.36%	16.30%
25 QUEEN CREEK	47,600	56,500	5.00%	18.70%
30 SUN CITY	3,200	3,600	5.02%	12.50%
31 SUN CITY WEST	436,650	410,291	2.28%	-6.04%
32 SUN CITY GRAND	288,950	342,650	5.00%	18.58%
33 SUN LAKES	48,100	49,700	3.26%	3.33%
34 AHWATUKEE	111,900	133,750	4.71%	19.53%
TOTAL	27,900	31,500	4.30%	12.90%

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 2015 to 2016 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.