

**MARICOPA COUNTY
PRELIMINARY
Tax Year 2016 & 2017 Comparison
Land
by City**

CITY	MEDIAN VALUES		LPV % Change	FCV % Change
	FCV 2016	FCV 2017		
0 NO CITY/TOWN	23,900	24,500	4.18%	2.51%
1 AVONDALE	20,100	22,100	5.00%	9.95%
2 BUCKEYE	21,300	22,300	5.00%	4.69%
3 CHANDLER	47,400	53,900	5.00%	13.71%
4 EL MIRAGE	20,600	18,800	-1.25%	-8.74%
5 GILA BEND	19,400	24,150	5.00%	24.48%
6 GILBERT	44,200	47,050	5.00%	6.45%
7 GLENDALE	33,100	39,450	5.00%	19.18%
8 GOODYEAR	29,000	34,400	2.92%	18.62%
9 GUADALUPE	17,100	18,500	5.00%	8.19%
10 MESA	44,000	53,000	4.99%	20.45%
11 PARADISE VALLEY	490,600	649,000	5.00%	32.29%
12 PEORIA	51,600	53,600	5.00%	3.88%
13 PHOENIX	23,500	25,400	3.62%	8.09%
14 SCOTTSDALE	184,750	201,250	4.23%	8.93%
15 SURPRISE	15,600	16,300	5.00%	4.49%
16 TEMPE	49,700	61,600	4.78%	23.94%
17 TOLLESON	115,050	113,050	3.98%	-1.74%
18 WICKENBURG	29,300	29,400	1.02%	0.34%
19 YOUNGTOWN	50,300	52,800	-1.66%	4.97%
21 CAREFREE	158,350	157,450	2.82%	-0.57%
22 CAVE CREEK	120,550	146,850	5.00%	21.82%
23 LITCHFIELD PARK	72,650	73,800	5.00%	1.58%
24 FOUNTAIN HILLS	128,500	140,500	4.38%	9.34%
25 QUEEN CREEK	50,500	51,900	5.00%	2.77%
30 SUN CITY	3,600	3,900	4.99%	8.33%
31 SUN CITY WEST	306,900	312,000	5.00%	1.66%
32 SUN CITY GRAND	342,650	378,500	5.00%	10.46%
33 SUN LAKES	51,100	54,650	5.00%	6.95%
34 AHWATUKEE	178,600	173,250	5.00%	-3.00%
TOTAL	30,900	33,700	3.67%	9.06%

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 2016 to 2017 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.