

MARICOPA COUNTY
Preliminary
Tax Year 2021
Median FCV Value
By Property Type
County Wide

Property Type	Parcels	2020 Median Value	2021 Median Value	Median Change
Vacant Land	156,563	41,000	43,300	5.61%
Residential	1,107,461	233,200	249,200	6.90%
Apartments	29,796	258,300	290,100	12.30%
Hotel	195	9,344,400	9,454,100	1.20%
Motel	263	1,652,500	1,873,100	13.30%
Resorts	514	53,210,200	55,955,500	5.20%
Condos	171,727	150,500	164,600	9.40%
Mobile Units	36,371	67,600	69,800	3.30%
Convenience Stores	6,603	715,000	775,500	8.50%
Store/Office	148	553,500	615,300	11.20%
Department Stores	11	9,147,000	9,336,600	2.10%
Shopping Centers	1,624	2,813,400	2,905,700	3.30%
Offices	9,329	296,800	314,900	6.10%
Banks	585	1,674,600	1,809,700	8.10%
Service Stations	1,749	446,200	478,300	7.20%
Auto Sales	1,469	511,700	565,700	10.60%
Nursing Homes	1,213	300,100	320,500	6.80%
Restaurants	2,681	922,600	964,200	4.50%
Medical	3,225	331,000	355,200	7.30%
Race Tracks	269	145,100	164,300	13.20%
Cemeteries	78	732,700	723,200	-1.30%
Golf Courses	1,374	6,878	7,033	2.30%
Amusement Parks	93	2,220,000	2,285,000	2.90%
Parking Facilities	1,273	233,600	270,300	15.70%
Clubs/Lodges	126	3,950,400	4,091,900	3.60%
Privately-Owned Schools	511	1,068,100	1,124,500	5.30%
Industrial Parks	2,305	720,200	740,200	2.80%
Warehouses	9,103	670,600	722,500	7.70%
Misc Commercial	14,776	91,300	93,600	2.50%
Agricultural	12,769	459	600	30.70%
Exempt	29,152	172,900	192,300	11.20%
Misc	2,240	183,200	189,300	3.30%
* Total	1,605,596	\$204,100	\$220,700	8.10%
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All exempt properties, new construction, additions, alterations or any change in use have been removed from this analysis.

Data used in the calculation of '2020 Median Value' 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.

Data used in the calculation of resort median values have been blended to reflect the overall complex for the individual condo parcels. The total economic unit value will be used to calculate the median values.

* Totals include data that is reflected on the 'Preliminary Tax Year 2020 & 2021 Comparison Full Cash Value Analysis' report.