

**MARICOPA COUNTY
PRELIMINARY
Tax Year 2019 & 2020 Comparison
COMMERCIAL
By City**

CITY	MEDIAN VALUE				FCV % Change	LPV % Change
	FCV 2019	FCV 2020	LPV 2019	LPV 2020		
0 NO CITY/TOWN	357,100	380,100	245,046	255,308	6.44%	4.19%
1 AVONDALE	536,300	562,800	370,972	389,521	4.94%	5.00%
2 BUCKEYE	483,200	487,100	348,078	365,482	0.81%	5.00%
3 CHANDLER	557,300	596,000	388,246	407,658	6.94%	5.00%
4 EL MIRAGE	536,200	604,800	398,516	418,442	12.79%	5.00%
5 GILA BEND	241,300	266,850	187,468	196,842	10.59%	5.00%
6 GILBERT	427,900	459,100	304,000	317,794	7.29%	4.54%
7 GLENDALE	436,000	477,450	321,855	337,743	9.51%	4.94%
8 GOODYEAR	978,500	1,059,700	735,382	761,325	8.30%	3.53%
9 GUADALUPE	438,550	529,200	404,533	424,759	20.67%	5.00%
10 MESA	511,200	561,700	377,276	395,371	9.88%	4.80%
11 PARADISE VALLEY	4,735,900	5,035,450	2,576,678	2,705,512	6.33%	5.00%
12 PEORIA	372,800	396,900	257,430	270,302	6.46%	5.00%
13 PHOENIX	557,900	616,800	428,831	449,584	10.56%	4.84%
14 SCOTTSDALE	725,100	776,600	545,227	572,261	7.10%	4.96%
15 SURPRISE	793,950	847,650	616,892	647,736	6.76%	5.00%
16 TEMPE	1,029,050	1,109,800	756,041	793,307	7.85%	4.93%
17 TOLLESON	1,952,500	2,036,350	1,530,708	1,607,243	4.29%	5.00%
18 WICKENBURG	315,250	344,150	226,243	237,555	9.17%	5.00%
19 YOUNGTOWN	308,300	318,000	249,641	262,123	3.15%	5.00%
21 CAREFREE	149,700	167,600	134,265	140,978	11.96%	5.00%
22 CAVE CREEK	504,000	512,700	386,331	405,648	1.73%	5.00%
23 LITCHFIELD PARK	1,280,600	1,383,400	924,229	970,440	8.03%	5.00%
24 FOUNTAIN HILLS	394,100	398,750	329,795	343,535	1.18%	4.17%
25 QUEEN CREEK	438,500	496,700	273,432	287,104	13.27%	5.00%
30 SUN CITY	630,250	693,650	520,404	545,772	10.06%	4.87%
31 SUN CITY WEST	545,700	584,800	419,722	440,708	7.17%	5.00%
32 SUN CITY GRAND	814,200	911,600	743,610	780,791	11.96%	5.00%
33 SUN LAKES	271,300	287,050	184,998	194,248	5.81%	5.00%
34 AHWATUKEE	989,550	1,008,500	790,934	830,481	1.92%	5.00%
TOTAL	557,100	609,400	417,215	437,340	9.39%	4.82%

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 2019 to 2020 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.

Does not include parcels in the supplemental notice of valuation.