

**MARICOPA COUNTY
PRELIMINARY
Tax Year 2020 & 2021 Comparison
COMMERCIAL
By City**

CITY	Median Values				FCV % Change	LPV % Change
	FCV 2021	FCV 2020	LPV 2021	LPV 2020		
0 NO CITY/TOWN	557,700	516,800	385,224	370,269	7.90%	4.00%
1 AVONDALE	627,950	602,950	431,978	422,868	4.10%	2.20%
2 BUCKEYE	743,700	737,600	504,004	492,852	0.80%	2.30%
3 CHANDLER	671,900	642,650	448,755	428,927	4.60%	4.60%
4 EL MIRAGE	708,850	656,500	485,434	462,318	8.00%	5.00%
5 GILA BEND	254,750	224,200	198,112	189,642	13.60%	4.50%
6 GILBERT	502,500	498,300	361,290	344,086	0.80%	5.00%
7 GLENDALE	529,600	508,700	374,008	359,280	4.10%	4.10%
8 GOODYEAR	1,340,200	1,188,500	853,170	812,543	12.80%	5.00%
9 GUADALUPE	494,700	489,600	430,618	410,112	1.00%	5.00%
10 MESA	611,600	582,200	426,773	406,450	5.00%	5.00%
11 PARADISE VALLEY	4,376,000	4,196,000	2,880,171	2,743,020	4.30%	5.00%
12 PEORIA	439,800	436,600	309,352	295,088	0.70%	4.80%
13 PHOENIX	706,250	650,300	494,989	473,482	8.60%	4.50%
14 SCOTTSDALE	823,500	751,100	576,102	549,186	9.60%	4.90%
15 SURPRISE	1,195,800	1,138,200	902,425	869,910	5.10%	3.70%
16 TEMPE	1,184,550	1,139,000	847,694	807,327	4.00%	5.00%
17 TOLLESON	3,158,300	3,003,500	2,218,344	2,123,707	5.20%	4.50%
18 WICKENBURG	406,300	369,400	302,104	287,718	10.00%	5.00%
19 YOUNGTOWN	374,200	336,500	287,893	274,184	11.20%	5.00%
21 CAREFREE	168,650	166,300	143,660	139,371	1.40%	3.10%
22 CAVE CREEK	682,150	611,250	450,108	428,674	11.60%	5.00%
23 LITCHFIELD PARK	1,648,750	1,450,900	1,031,061	981,963	13.60%	5.00%
24 FOUNTAIN HILLS	418,050	404,450	367,640	354,655	3.40%	3.70%
25 QUEEN CREEK	539,800	501,600	331,513	315,726	7.60%	5.00%
30 SUN CITY	943,800	924,100	721,917	687,540	2.10%	5.00%
31 SUN CITY WEST	767,900	710,100	594,871	566,544	8.10%	5.00%
32 SUN CITY GRAND	3,012,400	2,273,600	2,122,512	2,021,440	32.50%	5.00%
33 SUN LAKES	1,107,500	1,184,100	791,776	754,072	-6.50%	5.00%
34 AHWATUKEE	1,010,800	1,003,600	857,661	816,820	0.70%	5.00%
TOTAL	703,900	655,100	491,512	469,851	7.40%	4.60%

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 2020 to 2021 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.