

Scottsdale North

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Scottsdale North is an area in the [Valley of the Sun](#) (also called Salt River Valley, or Metro Phoenix, or Phoenix Metropolitan Area). It maintains the small-town feel and views of the [Sonoran Desert](#), mountain vistas, and dark skies. ^[citation required]

Scottsdale North is one of the most beautiful areas of the valley, but the neighborhood seems to be forgotten territory and disconnected from the rest of the valley. The Google Map app shows the area of Scottsdale North ending 17 miles south of its actual border. The Scottsdale North area actually is 17.5 miles further north. Top neighborhood areas in Scottsdale North include Terravita, Winfield, Bellasera, The Boulders, The Preserve, Las Piedras, Whisper Rock, Saguaro Highlands & Estates, Sand Flower, and Sincuidados. ^[citation required]

The area has the highest percentage of Baby Boomers in the United States. The area has averaged 30% appreciation in the last year and the median age, for both males and females, is 54 years old ^[1] Homes have a median value of \$605,000 which is extremely high in the US. The average household income is over \$235,000. ^[4] Scottsdale also has the third lowest property taxes in the 30 municipalities of AZ, and Arizona has the 13th lowest tax ranking in the US. ^[2] The City of [Carefree](#) is a northern border of Zip Code “85266” which shares the same elevation as Scottsdale North. Scottsdale North has a rural feel but has all the facilities related to shopping, dining, sports franchises, and golf courses. Scottsdale North taxes are much lower than most of the feeder states. The area is distinguished for being away from the congestion of the city; its thicker, lushier High Sonoran Desert, and mountain views. The lushness of the vegetation is due to the fact that the area is at a somewhat higher elevation than much of the county, and because it is located closer to the rain-catching central mountains of Arizona, it receives more rain. While it receives about 70 percent more rain than Phoenix, it still only gets about 13 inches per year. It will occasionally snow but that is fairly rare. The last snow was in 2019 and it was about 3 inches.

The City of Scottsdale has an ongoing interest in preserving the unique qualities of the [Sonoran Desert](#). The Environmentally Sensitive Lands Overlay (ESL) is a set of zoning regulations to guide development throughout the 134 square miles of desert and mountain areas of Scottsdale. The ordinance requires that a percentage of each property be permanently preserved as natural area open space (NAOS) and that specific environmental features, including vegetation, washes, mountain ridges, and peaks, be protected from inappropriate development. The benefits are open space between properties and along roadways, maintaining wildlife corridors, and protecting native vegetation. ^[3]

It is characterized as an upscale residential area with a more rural flavor in a lifestyle setting. Many of the communities are gated and often highly amenitized for active adults. Golf, tennis, fitness, and pickleball are commonly included. Hiking and biking opportunities are plentiful and there are two lakes within a short drive for watersports most of the year. These areas are located north and east of the Central Arizona Project canal. Terravita, Winfield, Bellasera, The Boulders, Whisper Rock, Sincuidados - all these lifestyle communities are under the zip code "85266". ^[3]

References

1. <https://www.unitedstateszipcodes.org/85266/>
2. <https://www.kiplinger.com/slideshow/taxes/t055-s001-arizona-cities-and-towns-ranked-for-taxes/index.html>
3. <https://www.scottsdaleaz.gov/codes/eslo>