

Scottsdale Cost & Comparison Worksheet

A nurse-led tool to help your family compare senior living communities in Scottsdale, Paradise Valley, and the greater Phoenix Valley — clearly, calmly, and side-by-side.

How to use this worksheet

Most Scottsdale communities do not publish starting prices publicly. That is normal — pricing depends on care level, apartment size, and current availability. Use this worksheet during tours and follow-up calls to capture apples-to-apples numbers, then bring it to your MOM advisor call so we can help you interpret what you are seeing.

Typical residential assisted living (RAL) monthly costs in the Scottsdale market range from **\$4,500 to \$10,000+ per month**, with larger assisted living and memory care communities often quoting base rent plus tiered care fees on top.

Before the tour — quick prep

- Write down your loved one's current care needs (mobility, medications, memory, behaviors).
- List any medical conditions the community will need to accommodate.
- Decide your monthly budget ceiling and whether long-term care insurance or VA Aid & Attendance applies.
- Bring this worksheet, a pen, and your phone for photos (ask permission first).
- If possible, tour with a second family member so two people hear the same answers.

Tip: Ask every community for a written cost breakdown before you leave. Verbal quotes change; written ones do not.

Monthly cost side-by-side

Fill in the community names across the top, then capture each cost line item as it is quoted to you. If a community will not quote a number, write "won't quote" — that itself is data.

Community A:	Community B:	Community C:	
Community A	Community B	Community C	Cost line item
			Base monthly rent
			Community fee (one-time)
			Care level assessment
			Medication management
			Incontinence / higher care
			Two-person transfer / lift
			Memory care premium
			Respite / short-stay rate
			Second-person fee
			Estimated all-in monthly cost

What is *not* included?

- Cable / internet / phone
- Salon, transportation outside a set radius, guest meals
- Incontinence supplies, medications, hospice partnership
- Move-in coordination, pet fees, second-occupancy fees

Care fit — questions to ask

- What is your caregiver-to-resident ratio during the day, evening, and overnight?
- How do you assess care level, and how often is the assessment re-run?
- How are medication changes, hospice, and end-of-life care handled on-site?
- What is your process when a resident's needs increase — do they need to move?
- How do you communicate changes in condition to family (call, text, portal, cadence)?
- What is your staff turnover rate, and who is the primary caregiver on my loved one's shift?
- What happens on holidays, weekends, and overnight if my loved one falls or needs help?

Environment & culture — what you noticed

- Residents looked engaged, clean, and calm (not over-medicated or ignored).
- Staff greeted residents by name and made eye contact.
- Common spaces smelled clean; bathrooms and dining areas were tidy.
- The room / suite feels like somewhere my loved one could actually live.
- Activities calendar reflects real interests, not just filler.
- The community feels emotionally safe — I would leave my parent here overnight.

Gut check — what did you feel walking out?

Decision matrix

Score each community 1 (poor) to 5 (excellent). This is a decision aid, not a verdict — your MOM advisor will help you weight what matters most.

Factor	Community A	Community B	Community C
Fits monthly budget (including likely care add-ons)			
Care level truly matches current + likely next 12 months			
Staffing ratios and continuity feel safe			
Location / proximity to family			
Environment, cleanliness, and resident engagement			
Communication style and responsiveness during the tour			
Gut feeling / emotional fit			
Total (out of 35)			

Not sure how to weigh what you're seeing?

That's exactly what our nurse-led advisor calls are for. We'll review this worksheet with you, translate the pricing language, and tell you honestly which Scottsdale communities are worth a second tour — and which to cross off.

Book a free clarity call

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