



PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Assessor
(951) 955-6200

County Clerk-Recorder
(951) 486-7000

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P.O. Box 751
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Riverside County
NEWS RELEASE

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Rise in property values to outpace property-tax increase for the average homeowner

RIVERSIDE – Despite an overall increase in property values of more than 6 percent, the average owner will not see a commensurate increase in property taxes, according to Riverside County’s Assessor-County Clerk-Recorder.

All sectors of Riverside County's real estate market grew in the fiscal year that ended June 30. Assessor-County Clerk-Recorder Peter Aldana announced today that the taxable value of all property in Riverside County for the current year is \$286 billion. This year's tax roll will generate more than \$2.8 billion for local government services.

“Rising property values are good news,” Aldana said. “Property owners enjoy greater equity, and more money is available to provide services to local residents.”

Low inventories pushed home prices to record highs as fiscal 2017 ended. CoreLogic, a real estate information services firm, reported a 7.4 percent rise in median home prices. Rising employment drove vacancy rates down, and rents up, in the commercial office market. New industrial construction grew as the logistics sector demanded more warehouse space.

Despite the increases, most property owners will not see an equal rise in property taxes. The assessor enrolls most properties at their Prop. 13 value and taxes typically can increase by no more than 2 percent per year. The assessment roll lists all taxable property within Riverside County and identifies the property, the owner and the value as of Jan. 1. State law requires the assessor to complete the roll before July 1 and to enroll the property at current market value or at the lower value under Prop. 13, adjusted for inflation.



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Another measure, Prop. 8, requires the assessor to reduce a property's value when its market value falls below the Prop. 13 value. The assessor reduced more than 159,000 such properties for the fiscal year that began July 1. Because of higher real estate values, that number was down from the 201,000 adjusted last year. As a property's market value recovers, the assessor must restore any previous Prop. 8 reductions. Property tax bills, which go out in October, notify owners about any changes made pursuant to Prop 8.

Although the assessor works to enroll fair-market values, an owner might disagree with the valuation. Those owners may file a free decline-in-value application online. Applications are due by Nov. 1 and are available at www.riversideacr.com. Property owners may review their assessment roll value by visiting the Assessor's website at www.riversideacr.com or calling (951) 955-6200.

Property owners also may request a formal hearing before the Assessment Appeals Board. The deadline to file is Nov. 30. The application is available on the Clerk of the Board's website at www.rivcocob.org.

RIVERSIDE COUNTY ASSESSOR

2018/2019 Compared to 2017/2018

SECURED AND UNSECURED - EXCLUDING STATE ASSESSED PROPERTIES

CATEGORY	SECURED		UNSECURED	
	2018/2019	2017/2018	2018/2019	2017/2018
LAND	83,653,869,717	79,667,531,729	1,505,748	1,336,881
IMPROVEMENTS:				
STRUCTURES	192,050,659,823	179,594,997,996	98,654,897	112,531,084
FIXTURES	611,532,477	631,024,157	3,958,708,105	3,814,509,957
TREES & VINES	83,699,392	82,076,579		
PERSONAL PROPERTY	869,624,319	798,263,525	4,673,141,269	4,445,066,757
TOTAL	277,269,385,728	260,773,893,986	8,732,010,019	8,373,444,679
LESS:N.R.EXEMPTIONS	6,760,676,178	6,209,451,555	249,608,641	244,306,347
NET TANGIBLE	270,508,709,550	254,564,442,431	8,482,401,378	8,129,138,332
LESS: HOX	2,056,419,141	2,072,460,188		
NET TAXABLE	268,452,290,409	252,491,982,243	8,482,401,378	8,129,138,332

CATEGORY	TOTAL		VALUE CHANGE	PERCENTAGE CHANGE
	2018/2019	2017/2018		
LAND	83,655,375,465	79,668,868,610	3,986,506,855	
IMPROVEMENTS:				
STRUCTURES	192,149,314,720	179,707,529,080	12,441,785,640	
FIXTURES	4,570,240,582	4,445,534,114	124,706,468	
TREES & VINES	83,699,392	82,076,579	1,622,813	
PERSONAL PROPERTY	5,542,765,588	5,243,330,282	299,435,306	
TOTAL	286,001,395,747	269,147,338,665	16,854,057,082	6.26%
LESS:N.R.EXEMPTIONS	7,010,284,819	6,453,757,902	556,526,917	
NET TANGIBLE	278,991,110,928	262,693,580,763	16,297,530,165	6.20%
LESS: HOX	2,056,419,141	2,072,460,188	(16,041,047)	
NET TAXABLE	276,934,691,787	260,621,120,575	16,313,571,212	6.26%

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE FOR UNINCORPORATED AREAS
2018/2019

AREA	TOTAL 2018/2019 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2018/2019 NET TAXABLE VALUE	2017/2018 NET TAXABLE VALUE	ASSESSED VALUE CHANGE	PERCENTAGE CHANGE
Alvord	1,344,383,163	4,377,505	1,340,005,658	12,628,000	1,327,377,658	1,268,147,768	59,229,890	4.67%
Banning	897,252,373	7,427,072	889,825,301	4,329,030	885,496,271	864,991,990	20,504,281	2.37%
Beaumont	725,961,499	15,755,086	710,206,413	10,601,736	699,604,677	663,749,872	35,854,805	5.40%
Coachella	1,918,473,963	93,617,590	1,824,856,373	8,070,742	1,816,785,631	1,682,916,121	133,869,510	7.95%
Colton	126,868,151	2,906,595	123,961,556	1,022,000	122,939,556	117,449,824	5,489,732	4.67%
Corona-Norco	4,432,987,997	29,511,343	4,403,476,654	37,435,110	4,366,041,544	4,021,867,937	344,173,607	8.56%
Desert Center	224,044,573	367,987	223,676,586	286,789	223,389,797	225,960,934	(2,571,137)	-1.14%
Desert Sands	3,481,261,129	36,488,339	3,444,772,790	29,891,038	3,414,881,752	3,307,047,073	107,834,679	3.26%
Elsinore	1,945,744,765	30,783,184	1,914,961,581	20,399,977	1,894,561,604	1,771,666,535	122,895,069	6.94%
Hemet	5,237,809,664	207,546,346	5,030,263,318	58,518,960	4,971,744,358	4,641,795,325	329,949,033	7.11%
Menifee	981,663,231	14,632,558	967,030,673	6,169,800	960,860,873	841,818,279	119,042,594	14.14%
Moreno	816,409,316	6,630,499	809,778,817	1,120,000	808,658,817	727,036,440	81,622,377	11.23%
Murrieta	2,580,602,955	13,070,166	2,567,532,789	11,176,200	2,556,356,589	2,414,508,187	141,848,402	5.87%
Nuview	802,341,333	5,838,557	796,502,776	8,624,000	787,878,776	744,617,234	43,261,542	5.81%
Palm Springs	2,192,900,046	74,233,098	2,118,666,948	25,273,015	2,093,393,933	2,003,720,420	89,673,513	4.48%
Palo Verde	769,571,951	326,942	769,245,009	2,386,774	766,858,235	729,645,278	37,212,957	5.10%
Perris	769,043,860	2,828,048	766,215,812	7,471,059	758,744,753	716,523,430	42,221,323	5.89%
Riverside	3,763,556,108	39,251,957	3,724,304,151	33,994,800	3,690,309,351	3,405,351,527	284,957,824	8.37%
Romoland	582,886,919	4,982,072	577,904,847	9,193,800	568,711,047	501,257,904	67,453,143	13.46%
San Jacinto	269,521,987	123,494,180	146,027,807	1,498,309	144,529,498	135,151,645	9,377,853	6.94%
Temecula	7,450,236,547	128,037,669	7,322,198,878	48,596,800	7,273,602,078	6,808,704,285	464,897,793	6.83%
Val Verde	1,989,573,404	157,594,452	1,831,978,952	14,206,447	1,817,772,505	1,541,130,846	276,641,659	17.95%
Yucaipa	106,428,439	278,013	106,150,426	931,000	105,219,426	101,724,475	3,494,951	3.44%
TOTALS	43,409,523,373	999,979,258	42,409,544,115	353,825,386	42,055,718,729	39,236,783,329	2,818,935,400	7.18%

RIVERSIDE COUNTY ASSESSOR

ASSESSED VALUE FOR CITIES

2018/2019

CITY	TOTAL 2018/2019 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2018/2019 NET TAXABLE VALUE	2017/2018 NET TAXABLE VALUE	ASSESSED VALUE CHANGE	PERCENTAGE CHANGE
BANNING	2,290,786,848	53,130,046	2,237,656,802	37,154,406	2,200,502,396	2,086,492,529	114,009,867	5.46%
BEAUMONT	4,844,342,427	96,903,341	4,747,439,086	48,501,851	4,698,937,235	4,263,508,656	435,428,579	10.21%
BLYTHE	804,538,279	48,380,020	756,158,259	9,604,339	746,553,920	716,843,230	29,710,690	4.14%
CALIMESA	924,865,117	24,232,837	900,632,280	12,227,107	888,405,173	809,901,981	78,503,192	9.69%
CANYON LAKE	1,799,006,113	9,400,944	1,789,605,169	15,225,000	1,774,380,169	1,695,645,052	78,735,117	4.64%
CATHEDRAL CITY	4,709,714,327	167,911,711	4,541,802,616	45,950,150	4,495,852,466	4,288,814,096	207,038,370	4.83%
COACHELLA	2,053,703,506	155,701,976	1,898,001,530	19,787,456	1,878,214,074	1,769,920,086	108,293,988	6.12%
CORONA	21,286,474,222	317,175,999	20,969,298,223	133,868,448	20,835,429,775	19,774,933,273	1,060,496,502	5.36%
DESERT HOT SPRINGS	1,808,982,593	57,439,541	1,751,543,052	19,006,369	1,732,536,683	1,609,359,539	123,177,144	7.65%
EASTVALE	9,814,147,237	24,461,666	9,789,685,571	52,738,157	9,736,947,414	9,001,032,002	735,915,412	8.18%
HEMET	6,083,758,641	167,050,969	5,916,707,672	82,342,237	5,834,365,435	5,510,944,226	323,421,209	5.87%
INDIAN WELLS	5,960,097,998	46,206,366	5,913,891,632	8,709,400	5,905,182,232	5,544,613,964	360,568,268	6.50%
INDIO	8,653,959,849	235,468,820	8,418,491,029	69,454,109	8,349,036,920	7,950,503,132	398,533,788	5.01%
JURUPA VALLEY	9,852,623,493	96,799,320	9,755,824,173	71,551,584	9,684,272,589	9,026,247,266	658,025,323	7.29%
LA QUINTA	13,558,972,919	162,002,281	13,396,970,638	49,273,000	13,347,697,638	12,872,223,616	475,474,022	3.69%
LAKE ELSINORE	6,252,612,542	63,117,563	6,189,494,979	45,984,543	6,143,510,436	5,598,768,413	544,742,023	9.73%
MENIFEE	9,768,468,940	184,272,695	9,584,196,245	105,350,301	9,478,845,944	8,685,564,917	793,281,027	9.13%
MORENO VALLEY	16,127,797,725	360,916,480	15,766,881,245	133,556,666	15,633,324,579	14,693,509,255	939,815,324	6.40%
MURRIETA	13,892,789,606	480,286,720	13,412,502,886	104,947,203	13,307,555,683	12,544,068,659	763,487,024	6.09%
NORCO	3,401,752,154	58,237,171	3,343,514,983	27,431,600	3,316,083,383	3,120,465,134	195,618,249	6.27%
PALM DESERT	15,237,145,161	191,918,676	15,045,226,485	67,332,956	14,977,893,529	14,377,732,002	600,161,527	4.17%
PALM SPRINGS	13,217,594,282	269,721,417	12,947,872,865	60,626,707	12,887,246,158	12,153,557,489	733,688,669	6.04%
PERRIS	6,328,852,094	78,869,108	6,249,982,986	42,666,318	6,207,316,668	5,593,397,725	613,918,943	10.98%
RANCHO MIRAGE	9,306,247,283	685,770,628	8,620,476,655	29,358,000	8,591,118,655	8,340,258,187	250,860,468	3.01%
RIVERSIDE	31,616,767,284	1,527,624,759	30,089,142,525	234,250,400	29,854,892,125	28,103,134,028	1,751,758,097	6.23%
SAN JACINTO	3,117,753,130	65,771,854	3,051,981,276	36,755,235	3,015,226,041	2,788,535,093	226,690,948	8.13%
TEMECULA	16,376,821,531	281,514,626	16,095,306,905	105,164,010	15,990,142,895	15,311,205,024	678,937,871	4.43%
WILDOMAR	3,501,297,073	100,018,027	3,401,279,046	33,776,203	3,367,502,843	3,153,158,672	214,344,171	6.80%
CITY TOTALS	242,591,872,374	6,010,305,561	236,581,566,813	1,702,593,755	234,878,973,058	221,384,337,246	13,494,635,812	6.10%

RIVERSIDE COUNTY ASSESSOR HISTORICAL ASSESSED VALUE DATA

CATEGORY	2018/2019	2017/2018	2016/2017	2015/2016	2014/2015	2013/2014	2012/2013	2011/2012	2010/2011	2009/2010
LAND:	83,653,869,717	79,667,531,729	76,234,226,097	73,266,882,692	69,707,246,878	65,541,074,543	63,512,569,335	64,225,342,078	65,933,303,364	69,987,806,304
IMPROVEMENTS:	192,745,891,692	180,308,098,732	169,774,098,408	160,838,455,188	151,106,935,201	138,872,546,597	132,708,756,414	132,336,342,199	133,423,211,029	138,227,800,290
Structures	192,050,659,823	179,594,997,996	169,040,202,199	160,014,223,861	150,230,229,736	137,919,239,912	131,761,923,246	131,454,976,006	132,494,395,267	137,235,240,985
Fixtures	611,532,477	631,024,157	653,654,705	745,452,570	798,878,942	871,784,959	867,260,334	805,002,538	855,431,271	917,713,478
Tree & Vines	83,699,392	82,076,579	80,241,504	78,778,757	77,826,523	81,521,726	79,572,834	76,363,655	73,384,491	74,845,827
PERSONAL PROPERTY:	869,624,319	798,263,525	826,916,446	921,418,786	926,834,898	874,469,964	878,213,396	824,028,513	828,740,127	894,243,854
Inventory	0	0	0	0	0	0	0	0	0	0
Other	869,624,319	798,263,525	826,916,446	921,418,786	926,834,898	874,469,964	878,213,396	824,028,513	828,740,127	894,243,854
TOTAL SECURED	277,269,385,728	260,773,893,986	246,835,240,951	235,026,756,666	221,741,016,977	205,288,091,104	197,099,539,145	197,385,712,790	200,185,254,520	209,109,850,448
LAND:	1,505,748	1,336,881	1,568,659	1,853,495	1,621,687	1,895,437	2,684,365	1,233,795	2,020,661	1,879,576
IMPROVEMENTS:	4,057,363,002	3,927,041,041	3,877,074,172	3,719,731,551	3,756,525,752	3,777,343,148	3,789,163,298	3,650,346,602	3,657,624,635	3,788,442,738
Structures	98,654,897	112,531,084	132,752,146	176,061,627	201,713,840	215,452,453	237,847,434	246,609,312	274,834,636	303,694,654
Fixtures	3,958,708,105	3,814,509,957	3,744,322,026	3,543,669,924	3,554,811,912	3,561,890,695	3,551,315,864	3,403,737,290	3,382,789,999	3,484,748,084
PERSONAL PROPERTY:	4,673,141,269	4,445,066,757	4,339,274,241	3,968,389,539	3,961,661,949	3,908,211,185	3,997,124,660	4,150,398,993	4,360,360,954	4,539,397,556
Inventory	0	0	0	0	0	0	0	0	0	0
Other	4,673,141,269	4,445,066,757	4,339,274,241	3,968,389,539	3,961,661,949	3,908,211,185	3,997,124,660	4,150,398,993	4,360,360,954	4,539,397,556
TOTAL UNSECURED	8,732,010,019	8,373,444,679	8,217,917,072	7,689,974,585	7,719,809,388	7,687,449,770	7,788,972,323	7,801,979,390	8,020,006,250	8,329,719,870
TOTAL SEC. & UNSEC.	286,001,395,747	269,147,338,665	255,053,158,023	242,716,731,251	229,460,826,365	212,975,540,874	204,888,511,468	205,187,692,180	208,205,260,770	217,439,570,318
INCREASE	6.26%	5.53%	5.08%	5.78%	7.74%	3.95%	-0.15%	-1.45%	-4.25%	-10.51%

CATEGORY	2008/2009	2007/2008	2006/2007	2005/2006	2004/2005	2003/2004	2002/2003	2001/2002	2000/2001	1999/2000
LAND:	82,800,159,346	76,838,721,323	66,060,463,091	52,383,421,211	43,783,094,202	38,519,251,192	35,014,544,283	32,152,526,097	29,741,873,362	27,570,773,518
IMPROVEMENTS:	150,905,989,361	154,308,467,223	131,747,869,869	108,106,474,744	89,743,256,172	78,134,006,409	69,219,621,221	61,231,095,621	54,671,031,073	48,622,740,269
Structures	149,933,153,647	153,331,490,703	130,688,173,347	107,052,769,375	88,849,571,990	77,219,767,587	68,271,003,116	60,239,637,887	53,602,285,167	47,710,292,288
Fixtures	898,037,635	901,300,558	981,004,882	971,079,629	810,914,057	834,605,238	865,459,709	912,299,336	987,765,321	831,223,740
Tree & Vines	74,798,079	75,675,962	78,691,640	82,625,740	82,770,125	79,633,584	83,158,396	79,158,398	80,980,585	81,224,241
PERSONAL PROPERTY:	873,306,840	848,996,551	811,348,830	797,822,840	773,389,419	726,335,457	845,862,687	795,650,850	742,855,385	743,957,593
Inventory	0	0	0	0	0	0	0	0	0	0
Other	873,306,840	848,996,551	811,348,830	797,822,840	773,389,419	726,335,457	845,862,687	795,650,850	742,855,385	743,957,593
TOTAL SECURED	234,579,455,547	231,996,185,097	198,619,681,790	161,287,718,795	134,299,739,793	117,379,593,058	105,080,028,191	94,179,272,568	85,155,759,820	76,937,471,380
LAND:	2,563,758	2,466,951	2,687,874	4,281,622	5,008,543	6,243,085	8,934,327	12,522,538	13,045,528	14,360,441
IMPROVEMENTS:	3,681,812,661	3,195,471,106	2,839,266,298	2,709,284,739	2,465,145,466	2,262,677,952	2,049,095,218	1,847,112,986	1,728,799,248	1,530,720,414
Structures	274,887,848	256,457,054	225,397,607	207,403,533	213,495,347	240,869,893	243,610,927	283,903,577	255,428,589	231,603,585
Fixtures	3,406,924,813	2,939,014,052	2,613,868,691	2,501,881,206	2,251,650,119	2,021,808,059	1,805,484,291	1,563,209,409	1,473,370,659	1,299,116,829
PERSONAL PROPERTY:	4,716,557,525	4,314,076,556	3,893,466,854	3,603,002,720	3,378,447,781	3,097,072,446	2,932,448,879	2,726,970,794	2,490,099,648	2,097,684,746
Inventory	0	0	0	0	0	0	0	0	0	0
Other	4,716,557,525	4,314,076,556	3,893,466,854	3,603,002,720	3,378,447,781	3,097,072,446	2,932,448,879	2,726,970,794	2,490,099,648	2,097,684,746
TOTAL UNSECURED	8,400,933,944	7,512,014,613	6,735,421,026	6,316,569,081	5,848,601,790	5,365,993,483	4,990,478,424	4,586,606,318	4,231,944,424	3,642,765,601
TOTAL SEC. & UNSEC.	242,980,389,491	239,508,199,710	205,355,102,816	167,604,287,876	140,148,341,583	122,745,586,541	110,070,506,615	98,765,878,886	89,387,704,244	80,580,236,981
INCREASE	1.45%	16.63%	22.52%	19.59%	14.18%	11.52%	11.45%	10.49%	10.93%	6.32%

Total Assessed Prior to Exemptions