



PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

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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 a nearly six percent overall increase in property value in Riverside County, 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 \$302 billion. This year’s tax roll—a list of all taxable property, its owner and its value as of Jan. 1—will generate more than \$3 billion for local government services.

“This is a special roll to me,” Aldana said. “It marks the first roll closed with our new state-of-the-art property tax system. I am proud of the work my team of dedicated public servants performed, working tirelessly and innovating solutions to complete this major software upgrade. Their effort helps fund the local school and safety services that make our communities thrive.”

Riverside County’s new property tax system—a joint project between the Assessor, Auditor and Tax Collector, and built by Thomson-Reuters—replaces a 47-year-old legacy system. The new system will improve communication between departments, improve efficiency and help the Assessor track market conditions more effectively.

Home prices continued to grow even as sales began to slow at the end of 2018. CoreLogic, a real estate information services firm, reported a 3.5 percent rise in median home prices. Lower rents and prices of inland properties helped attract investors and industrial users to Riverside County, fueling increased demand in warehouse facilities resulting in higher prices for commercial-industrial properties.

Despite the increases, most property owners will not see an equal rise in property taxes. State law requires the assessor to enroll the property at its current market value, or at the lower value under Prop. 13, adjusted for inflation. The assessor enrolls most properties at their Prop. 13 value and taxes typically can increase by no more than two percent each year. Approximately 83 percent of Riverside County property is protected under Prop. 13.



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Property tax bills, which go out in October, notify owners about changes in property value. 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.asrclkrec.com. Property owners may review their assessment roll value by visiting the Assessor's website at www.asrclkrec.com or calling (951) 955-6200.

Property owners may also 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

2019/2020 Compared to 2018/2019

SECURED AND UNSECURED - EXCLUDING STATE ASSESSED PROPERTIES

CATEGORY	SECURED		UNSECURED	
	2019/2020	2018/2019	2019/2020	2018/2019
LAND	87,440,341,720	83,653,869,717	1,773,178	1,505,748
IMPROVEMENTS:				
STRUCTURES	204,397,786,579	192,050,659,823	81,603,183	98,654,897
FIXTURES	618,753,656	611,532,477	4,219,973,996	3,958,708,105
TREES & VINES	81,952,960	83,699,392		
PERSONAL PROPERTY	905,792,403	869,624,319	5,027,394,448	4,673,141,269
TOTAL	293,444,627,318	277,269,385,728	9,330,744,805	8,732,010,019
LESS: N.R. EXEMPTIONS	7,056,828,030	6,760,676,178	283,694,909	249,608,641
NET TANGIBLE	286,387,799,288	270,508,709,550	9,047,049,896	8,482,401,378
LESS: HOX	2,013,806,617	2,056,419,141		
NET TAXABLE	284,373,992,671	268,452,290,409	9,047,049,896	8,482,401,378

CATEGORY	TOTAL		VALUE CHANGE	PERCENTAGE CHANGE
	2019/2020	2018/2019		
LAND	87,442,114,898	83,655,375,465	3,786,739,433	
IMPROVEMENTS:				
STRUCTURES	204,479,389,762	192,149,314,720	12,330,075,042	
FIXTURES	4,838,727,652	4,570,240,582	268,487,070	
TREES & VINES	81,952,960	83,699,392	(1,746,432)	
PERSONAL PROPERTY	5,933,186,851	5,542,765,588	390,421,263	
TOTAL	302,775,372,123	286,001,395,747	16,773,976,376	5.86%
LESS: N.R. EXEMPTIONS	7,340,522,939	7,010,284,819	330,238,120	
NET TANGIBLE	295,434,849,184	278,991,110,928	16,443,738,256	5.89%
LESS: HOX	2,013,806,617	2,056,419,141	(42,612,524)	
NET TAXABLE	293,421,042,567	276,934,691,787	16,486,350,780	5.95%

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE FOR UNINCORPORATED AREAS
2019/2020

AREA	TOTAL 2019/2020 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2019/2020 NET TAXABLE VALUE	2018/2019 NET TAXABLE VALUE	ASSESSED VALUE CHANGE	PERCENTAGE CHANGE
Alvord	1,396,450,929	4,864,526	1,391,586,403	12,276,600	1,379,309,803	1,327,377,658	51,932,145	3.91%
Menifee	1,145,173,923	15,317,625	1,129,856,298	6,304,200	1,123,552,098	960,860,873	162,691,225	16.93%
Banning	942,881,878	7,160,948	935,720,930	4,235,646	931,485,284	885,496,271	45,989,013	5.19%
Beaumont	752,803,218	16,051,387	736,751,831	10,281,265	726,470,566	699,604,677	26,865,889	3.84%
Coachella	2,004,005,043	88,919,350	1,915,085,693	8,013,532	1,907,072,161	1,816,785,631	90,286,530	4.97%
Corona-Norco	4,694,824,745	30,170,892	4,664,653,853	36,679,204	4,627,974,649	4,366,041,544	261,933,105	6.00%
Palm Springs	2,262,673,490	73,093,657	2,189,579,833	24,746,870	2,164,832,963	2,093,393,933	71,439,030	3.41%
Desert Center	233,842,246	385,351	233,456,895	281,351	233,175,544	223,389,797	9,785,747	4.38%
Elsinore	2,040,087,465	31,215,016	2,008,872,449	19,936,951	1,988,935,498	1,894,561,604	94,373,894	4.98%
Colton	130,584,373	2,970,837	127,613,536	1,001,000	126,612,536	122,939,556	3,672,980	2.99%
Hemet	5,506,173,874	211,293,335	5,294,880,539	56,765,999	5,238,114,540	4,971,744,358	266,370,182	5.36%
Desert Sands	3,599,129,774	31,635,364	3,567,494,410	29,315,678	3,538,178,732	3,414,881,752	123,296,980	3.61%
Moreno	897,008,912	6,846,159	890,162,753	1,082,200	889,080,553	808,658,817	80,421,736	9.95%
Murrieta	2,694,036,473	14,152,513	2,679,883,960	11,071,200	2,668,812,760	2,556,356,589	112,456,171	4.40%
Nuvview	843,599,781	6,326,312	837,273,469	8,428,000	828,845,469	787,878,776	40,966,693	5.20%
Palo Verde	831,457,662	326,099	831,131,563	2,303,215	828,828,348	766,858,235	61,970,113	8.08%
Perris	814,089,104	3,435,063	810,654,041	7,286,867	803,367,174	758,744,753	44,622,421	5.88%
Riverside	4,145,451,461	37,115,797	4,108,335,664	33,620,908	4,074,714,756	3,690,309,351	384,405,405	10.42%
Romoland	640,573,710	5,020,937	635,552,773	8,974,000	626,578,773	568,711,047	57,867,726	10.18%
San Jacinto	270,545,056	121,945,692	148,599,364	1,448,027	147,151,337	144,529,498	2,621,839	1.81%
Temecula	7,957,136,007	137,811,740	7,819,324,267	47,625,200	7,771,699,067	7,273,602,078	498,096,989	6.85%
Yucaipa	110,976,427	287,647	110,688,780	915,600	109,773,180	105,219,426	4,553,754	4.33%
Val Verde	2,249,708,178	160,741,353	2,088,966,825	13,841,430	2,075,125,395	1,817,772,505	257,352,890	14.16%
TOTALS	46,163,213,729	1,007,087,600	45,156,126,129	346,434,943	44,809,691,186	42,055,718,729	2,753,972,457	6.55%

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE FOR CITIES
2019/2020

CITY	TOTAL 2019/2020 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2019/2020 NET TAXABLE VALUE	2018/2019 NET TAXABLE VALUE	ASSESSED VALUE CHANGE	PERCENTAGE CHANGE
BANNING	2,397,267,294	54,473,319	2,342,793,975	36,167,208	2,306,626,767	2,200,502,396	106,124,371	4.82%
BEAUMONT	5,379,437,269	99,199,429	5,280,237,840	48,681,279	5,231,556,561	4,698,937,235	532,619,326	11.33%
BLYTHE	811,732,630	50,280,033	761,452,597	9,384,835	752,067,762	746,553,920	5,513,842	0.74%
CORONA	22,342,844,806	469,462,770	21,873,382,036	130,502,100	21,742,879,936	20,835,429,775	907,450,161	4.36%
LAKE ELSINORE	6,664,305,019	65,453,416	6,598,851,603	45,902,570	6,552,949,033	6,143,510,436	409,438,597	6.66%
HEMET	6,346,535,966	167,766,950	6,178,769,016	79,913,890	6,098,855,126	5,834,365,435	264,489,691	4.53%
INDIO	9,063,564,065	242,881,000	8,820,683,065	68,701,701	8,751,981,364	8,349,036,920	402,944,444	4.83%
PERRIS	6,947,287,698	86,158,657	6,861,129,041	41,731,206	6,819,397,835	6,207,316,668	612,081,167	9.86%
RIVERSIDE	33,352,318,341	1,570,287,131	31,782,031,210	228,581,174	31,553,450,036	29,854,892,125	1,698,557,911	5.69%
SAN JACINTO	3,336,400,035	66,260,677	3,270,139,358	35,894,807	3,234,244,551	3,015,226,041	219,018,510	7.26%
PALM SPRINGS	14,027,122,353	266,967,757	13,760,154,596	59,601,826	13,700,552,770	12,887,246,158	813,306,612	6.31%
COACHELLA	2,152,078,955	161,204,196	1,990,874,759	19,522,682	1,971,352,077	1,878,214,074	93,138,003	4.96%
TEMECULA	17,071,318,518	291,692,220	16,779,626,298	102,461,800	16,677,164,498	15,990,142,895	687,021,603	4.30%
DESERT HOT SPRINGS	1,970,816,515	64,048,900	1,906,767,615	18,637,642	1,888,129,973	1,732,536,683	155,593,290	8.98%
NORCO	3,579,980,567	55,043,582	3,524,936,985	26,766,600	3,498,170,385	3,316,083,383	182,087,002	5.49%
INDIAN WELLS	6,194,543,608	47,217,518	6,147,326,090	8,514,800	6,138,811,290	5,905,182,232	233,629,058	3.96%
RANCHO MIRAGE	9,707,519,403	729,065,108	8,978,454,295	28,880,600	8,949,573,695	8,591,118,655	358,455,040	4.17%
PALM DESERT	15,864,946,733	196,502,465	15,668,444,268	65,857,173	15,602,587,095	14,977,893,529	624,693,566	4.17%
CATHEDRAL CITY	4,956,120,231	171,045,718	4,785,074,513	45,040,337	4,740,034,176	4,495,852,466	244,181,710	5.43%
LA QUINTA	14,188,439,434	151,122,009	14,037,317,425	48,059,200	13,989,258,225	13,347,697,638	641,560,587	4.81%
MORENO VALLEY	17,499,548,028	364,426,843	17,135,121,185	130,712,014	17,004,409,171	15,633,324,579	1,371,084,592	8.77%
CALIMESA	991,635,831	18,712,751	972,923,080	12,100,446	960,822,634	888,405,173	72,417,461	8.15%
CANYON LAKE	1,879,353,063	9,290,838	1,870,062,225	14,848,400	1,855,213,825	1,774,380,169	80,833,656	4.56%
MURRIETA	14,538,446,236	511,070,834	14,027,375,402	102,367,262	13,925,008,140	13,307,555,683	617,452,457	4.64%
WILDOMAR	3,690,565,796	102,480,645	3,588,085,151	32,916,738	3,555,168,413	3,367,502,843	187,665,570	5.57%
MENIFEE	10,573,706,835	190,969,252	10,382,737,583	103,186,033	10,279,551,550	9,478,845,944	800,705,606	8.45%
EASTVALE	10,431,597,592	35,545,499	10,396,052,093	51,859,212	10,344,192,881	9,736,947,414	607,245,467	6.24%
JURUPA VALLEY	10,652,725,573	94,805,822	10,557,919,751	70,578,139	10,487,341,612	9,684,272,589	803,069,023	8.29%
CITY TOTALS	256,612,158,394	6,333,435,339	250,278,723,055	1,667,371,674	248,611,351,381	234,878,973,058	13,732,378,323	5.85%
UNINCORPORATED TOTALS	46,163,213,729	1,007,087,600	45,156,126,129	346,434,943	44,809,691,186	42,055,718,729	2,753,972,457	6.55%
GRAND TOTAL	302,775,372,123	7,340,522,939	295,434,849,184	2,013,806,617	293,421,042,567	276,934,691,787	16,486,350,780	5.95%

RIVERSIDE COUNTY ASSESSOR HISTORICAL ASSESSED VALUE DATA

CATEGORY	2019/2020	2018/2019	2017/2018	2016/2017	2015/2016	2014/2015	2013/2014	2012/2013	2011/2012	2010/2011
LAND:	87,440,341,720	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
IMPROVEMENTS:	205,098,493,195	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
Structures	204,397,786,579	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
Fixtures	618,753,656	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
Tree & Vines	81,952,960	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
PERSONAL PROPERTY:	905,792,403	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
Inventory	0	0	0	0	0	0	0	0	0	0
Other	905,792,403	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
TOTAL SECURED	293,444,627,318	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
LAND:	1,773,178	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
IMPROVEMENTS:	4,301,577,179	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
Structures	81,603,183	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
Fixtures	4,219,973,996	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
PERSONAL PROPERTY:	5,027,394,448	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
Inventory	0	0	0	0	0	0	0	0	0	0
Other	5,027,394,448	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
TOTAL UNSECURED	9,330,744,805	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
TOTAL SEC. & UNSEC.	302,775,372,123	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
INCREASE	5.86%	6.26%	5.53%	5.08%	5.78%	7.74%	3.95%	-0.15%	-1.45%	-4.25%

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