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**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FROM: Assessor-County Clerk-Recorder

SUBMITTAL DATE:
June 30, 2011

SUBJECT: Report of 2011-2012 Assessment Roll

RECOMMENDED MOTION: That the Board of Supervisors receive and file the attached report on the 2011-2012 local assessment roll values.

BACKGROUND: As prescribed by California State Constitution, Revenue and Taxation code, sections 616 and 617, by July 1, 2011 I completed the local roll and delivered it to the Auditor Controller. I am reporting the values to the Board of Supervisor for their information.

Departmental Concurrence

Larry W. Ward Assessor-County Clerk-Recorder

FINANCIAL DATA	Current F.Y. Total Cost:	\$	In Current Year Budget:	
	Current F.Y. Net County Cost:	\$		Budget Adjustment:
	Annual Net County Cost:	\$		For Fiscal Year:

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

BY:

Karen L. Johnson

- Consent
- Policy
- Consent
- Policy

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: | District: ALL | Agenda Number:

2.6



LARRY W. WARD
Assessor-County Clerk-Recorder

COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER
P.O. BOX 751
RIVERSIDE CA 92502-0751
(951) 486-7450

PETER ALDANA
ASSISTANT
Assessor Division
TAUNA MALLIS
ASSISTANT
County Clerk-Recorder Division
BOBBI SCHUTTE
ASSISTANT
Administration Division

REPORT ON ASSESSMENT ROLL FOR 2011/12

July 12, 2011

Chairman Buster and Honorable Board Members,

This memo is to officially notify you that the Assessor's office has closed the 2011/2012 assessment roll and delivered it to the County Auditor as required in the Revenue and Taxation Codes 616 and 617. For assessment year 2011/2012, the total assessment roll for Riverside County is \$205,187,692,180, a decrease of \$3,017,568,590 or -1.45% from our 2010/2011 total.

My office reviewed the property values of over 420,000 single family homes, condominiums, and manufactured homes that sold on or after January 1, 1999. We again took independent and proactive action to reflect residential market values that have, for the most part, remained static throughout the past year. In total, we adjusted over 304,000 residential properties. Overall the western area of the county fared better than the eastern end. Several cities saw minor increases in total assessed value including: Menifee, Perris, Moreno Valley, and Temecula. In the eastern end the largest decrease was in Coachella, followed by Indio, La Quinta, and Palm Desert. Desert Hot Springs was the lone exception in the desert area to show a slight increase in assessed value.

The Proposition 13 inflation factor was under the 2% maximum for the second year in a row. The adjustment based on the California Consumer Price Index was 0.753% up from the negative 0.237% last year. Property owners whose assessments were not temporarily adjusted due to the declining real estate market will notice their assessed values increased slightly by this inflation factor.

As noted over the past several years, commercial/industrial properties continue to be of particular concern. The 3,230 commercial/industrial properties in Prop 8 status is a 53% increase over last year and also contributed substantially to this year's overall roll reduction. In addition, a major portion of our assessment appeal workload is directly related to commercial/industrial appeals. We look forward to the completion of the CREST property system project which will greatly enhance our ability to conduct reviews of all property types and add greater efficiency to all our business processes.

In addition to the over 304,000 residential properties and 3,230 commercial properties that have been reduced, our office also reduced over 96,000 timeshares and 9,957 vacant land parcels. Countywide, we currently have a total of 414,528 parcels in a temporary Proposition 8 status.

Report on Assessment Roll for 2010/2011

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Riverside County property owners will be able to view their 2011 roll value online beginning July 15, 2011 at www.riversideacr.com. Owners can search their values by property address or parcel number. Value notice letters will not be mailed this year. However, owners without access to the internet may call the Assessor's office at (951) 955-6200 to obtain the requested information.

We end the 2011/2012 assessment year with a decline for the third year in a row. From the peak in 2008, we have lost almost \$38 billion dollars from the assessment roll. While there are a few glimmers of hope, Riverside County continues to struggle with a troubled real estate market.

As in the past, we will continue to work closely with Mr. Luna and the Executive Office on roll projections and trends.

Finally, I want to give credit to our dedicated and hardworking staff for closing this year's assessment roll under the challenges of staffing cutbacks and budget reductions.

RIVERSIDE COUNTY ASSESSOR

2011/2012 Compared to 2010/2011

SECURED AND UNSECURED - EXCLUDING STATE ASSESSED PROPERTIES

CATEGORY	SECURED		UNSECURED	
	2011/2012	2010/2011	2011/2012	2010/2011
LAND	64,225,342,078	65,933,303,364	1,233,795	2,020,661
IMPROVEMENTS:				
STRUCTURES	131,454,976,006	132,494,395,267	246,609,312	274,834,636
FIXTURES	805,002,538	855,431,271	3,403,737,290	3,382,789,999
TREES & VINES	76,363,655	73,384,491	0	0
PERSONAL PROPERTY	824,028,513	828,740,127	4,150,398,993	4,360,360,954
TOTAL	197,385,712,790	200,185,254,520	7,801,979,390	8,020,006,250
LESS: N.R. EXEMPTIONS	4,316,724,106	4,130,083,253	286,200,049	233,083,054
NET TANGIBLE	193,068,988,684	196,055,171,267	7,515,779,341	7,786,923,196
LESS: HOX	2,197,086,747	2,227,835,533	0	0
NET TAXABLE	190,871,901,937	193,827,335,734	7,515,779,341	7,786,923,196

CATEGORY	TOTAL		VALUE CHANGE	PERCENTAGE CHANGE
	2011/2012	2010/2011		
LAND	64,226,575,873	65,935,324,025	(1,708,748,152)	
IMPROVEMENTS:				
STRUCTURES	131,701,585,318	132,769,229,903	(1,067,644,585)	
FIXTURES	4,208,739,828	4,238,221,270	(29,481,442)	
TREES & VINES	76,363,655	73,384,491	2,979,164	
PERSONAL PROPERTY	4,974,427,506	5,189,101,081	(214,673,575)	
TOTAL	205,187,692,180	208,205,260,770	(3,017,568,590)	-1.45%
LESS: N.R. EXEMPTIONS	4,602,924,155	4,363,166,307	239,757,848	
NET TANGIBLE	200,584,768,025	203,842,094,463	(3,257,326,438)	
LESS: HOX	2,197,086,747	2,227,835,533	(30,748,786)	
NET TAXABLE	198,387,681,278	201,614,258,930	(3,226,577,652)	-1.60%

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE FOR CITIES
2011/2012

CITY	TOTAL 2011/2012 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNERS' EXEMPTIONS	2011/2012 NET TAXABLE VALUE	2010/2011 NET TAXABLE VALUE	ASSESSED VALUE CHANGE	PERCENTAGE CHANGE
BANNING	1,660,020,217	36,253,080	1,623,767,137	41,383,532	1,582,383,605	1,651,102,824	(68,719,219)	-4.16%
BEAUMONT	2,740,190,284	46,707,004	2,693,483,280	41,832,629	2,651,650,651	2,764,160,495	(112,509,844)	-4.07%
BLYTE	671,217,574	53,652,113	617,565,461	11,024,963	606,540,498	610,571,291	(4,030,793)	-0.66%
CALIMESA	587,497,038	19,707,189	567,789,849	12,090,143	555,699,706	562,563,395	(6,863,689)	-1.22%
CANYON LAKE	1,341,929,054	5,300,134	1,336,628,920	17,570,000	1,319,058,920	1,327,507,192	(8,448,272)	-0.64%
CATHEDRAL CITY	3,597,245,191	124,831,962	3,472,413,229	48,805,213	3,423,608,116	3,564,551,529	(140,943,413)	-3.95%
COACHELLA	1,518,942,144	133,405,896	1,385,536,248	20,498,471	1,365,037,777	1,458,259,383	(93,221,606)	-6.39%
CORONA	16,215,764,541	293,954,115	15,921,810,426	149,344,501	15,772,465,925	15,930,394,987	(157,929,062)	-0.99%
DESERT HOT SPRINGS	1,258,149,329	42,669,922	1,215,479,407	20,531,814	1,194,947,593	1,183,355,486	11,592,107	0.98%
EASTVALE**	6,024,146,674	15,245,042	6,008,901,632	48,942,851	5,959,958,781		5,959,958,781	
HEMET	4,281,280,908	123,319,166	4,157,961,742	86,948,194	4,071,013,548	4,116,893,827	(45,880,279)	-1.11%
INDIAN WELLS	4,497,985,425	41,092,415	4,456,903,010	9,606,800	4,447,296,210	4,617,368,213	(170,072,003)	-3.68%
INDIO	6,087,944,322	103,964,149	5,983,980,173	65,285,932	5,918,694,241	6,291,899,527	(373,205,286)	-5.93%
LA QUINTA	10,508,319,563	124,101,745	10,384,217,818	52,785,860	10,331,431,958	10,870,790,733	(539,358,775)	-4.96%
LAKE ELSINORE	3,948,999,992	25,478,616	3,923,521,376	43,067,356	3,880,454,020	3,884,144,429	(3,690,409)	-0.10%
MENIFEE	6,013,439,575	84,624,884	5,928,814,691	108,075,242	5,820,739,449	5,753,638,768	67,100,881	1.17%
MORENO VALLEY	10,832,920,926	236,235,019	10,596,685,907	151,567,510	10,445,118,397	10,373,193,996	71,924,401	0.69%
MURRIETA	9,369,681,752	108,271,225	9,761,410,527	115,998,479	9,645,412,048	9,702,671,550	(57,259,502)	-0.59%
NORCO	2,575,327,676	47,059,950	2,528,267,726	29,568,000	2,498,699,726	2,499,365,814	(666,088)	-0.03%
PALM DESERT	12,272,349,626	148,577,773	12,123,771,853	72,768,713	12,051,003,140	12,632,948,725	(581,945,585)	-4.61%
PALM SPRINGS	8,993,640,707	198,231,187	8,795,409,520	64,128,812	8,731,280,708	9,060,928,996	(329,648,288)	-3.64%
PERRIS	3,912,487,562	28,777,554	3,883,710,008	45,421,910	3,838,288,098	3,791,447,092	46,841,006	1.24%
RANCHO MIRAGE	7,757,997,980	566,376,759	7,191,621,221	31,488,162	7,160,133,059	7,360,360,091	(200,227,032)	-2.72%
RIVERSIDE	23,294,326,556	995,063,778	22,299,262,778	260,092,539	22,039,150,239	22,068,646,294	(29,496,055)	-0.13%
SAN JACINTO	2,153,100,833	43,584,886	2,109,536,147	40,167,327	2,069,368,820	2,107,922,384	(38,553,564)	-1.83%
TEMECULA	11,971,863,161	129,004,223	11,842,858,938	114,458,400	11,728,400,538	11,700,658,659	27,741,879	0.24%
WILDOMAR	2,334,288,848	65,673,355	2,268,725,493	36,422,850	2,232,302,643	2,280,112,305	(47,809,662)	-2.10%
CITY TOTALS	166,921,077,458	3,841,062,841	163,080,014,617	1,739,876,203	161,340,138,414	158,165,457,985	3,174,680,429	2.01%

**EASTVALE is a new city for 2011

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE FOR UNINCORPORATED AREAS
2011/2012

AREA	TOTAL 2011/2012 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2011/2012 NET TAXABLE VALUE	2010/2011 NET TAXABLE VALUE	ASSESSED VALUE CHANGE	PERCENTAGE CHANGE
Alvord	984,096,518	2,601,471	981,495,047	13,657,000	967,838,047	987,878,843	(20,040,796)	-2.03%
Banning	827,987,408	10,117,800	817,869,608	4,788,796	813,080,812	852,188,240	(39,107,428)	-4.59%
Beaumont	541,504,323	3,999,600	537,504,723	11,947,987	525,556,736	538,981,827	(13,325,091)	-2.47%
Coachella	1,399,441,516	57,162,160	1,342,279,356	7,591,263	1,334,688,093	1,383,172,556	(48,484,463)	-3.51%
Colton	101,872,007	1,860,137	100,011,870	1,174,600	98,837,270	100,603,626	(1,766,356)	-1.76%
Corona-Norco*	3,434,538,073	19,616,888	3,414,921,185	40,832,514	3,374,088,671	8,230,955,236	(4,856,866,565)	-59.01%
Desert Center	51,852,464	217,484	51,634,980	325,838	51,309,142	49,239,919	2,069,223	4.20%
Desert Sands	3,076,935,692	25,572,866	3,051,362,826	35,011,678	3,016,351,148	3,126,674,359	(110,323,211)	-3.53%
Elsinore	1,471,915,868	22,430,447	1,449,485,421	23,751,472	1,425,733,949	1,431,686,617	(5,952,668)	-0.42%
Hemet	4,117,362,975	122,383,400	3,994,979,575	73,376,577	3,921,602,998	4,071,486,838	(149,883,840)	-3.68%
Jurupa**	6,546,000,186	55,477,476	6,490,522,710	72,656,663	6,417,866,047	7,271,329,451	(353,463,404)	-11.74%
Menifee	444,722,880	572,541	444,150,339	3,859,800	440,290,539	444,858,236	(4,567,697)	-1.03%
Moreno	497,694,535	6,638,137	491,056,398	1,330,000	489,726,398	524,910,531	(35,184,133)	-6.70%
Murrieta	1,944,533,660	2,701,239	1,941,832,421	10,220,000	1,931,612,421	1,940,735,386	(9,122,965)	-0.47%
Nuview	630,607,794	4,391,715	626,216,079	9,628,475	616,587,604	649,086,127	(32,498,523)	-5.01%
Palm Springs	1,961,562,345	56,485,101	1,905,077,244	27,520,076	1,877,557,168	2,053,360,689	(175,803,521)	-8.56%
Palo Verde	452,441,952	294,895	452,147,057	2,862,488	449,284,569	421,383,397	27,901,172	6.62%
Perris	580,884,753	2,041,724	578,843,029	8,263,458	570,579,571	584,888,002	(14,408,431)	-2.48%
Riverside	2,576,694,215	22,218,202	2,554,476,013	34,700,531	2,519,775,482	2,527,858,766	(8,083,284)	-0.32%
Romoland	379,834,163	2,815,533	377,018,630	10,156,080	366,862,550	389,491,130	(22,628,580)	-5.81%
San Jacinto	254,501,734	136,213,324	118,288,410	1,709,327	116,579,083	128,064,798	(11,485,715)	-8.97%
Temecula	4,614,630,851	68,125,791	4,546,505,060	45,119,200	4,501,385,860	4,490,943,802	10,442,058	0.23%
Val Verde	1,280,843,139	137,923,383	1,152,919,756	15,767,721	1,137,152,035	1,165,967,104	(28,815,069)	-2.47%
Yucaipa	84,155,671	0	84,155,671	959,000	83,196,671	83,055,465	141,206	0.17%
TOTALS	38,266,614,722	761,861,314	37,504,753,408	457,210,544	37,047,542,864	43,448,800,945	(6,401,258,081)	-14.73%

*Dramatic assessed value change a result of Eastvale Incorporation

**Portion of reduction due to Eastvale Incorporation

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE BY SUPERVISORIAL DISTRICT

District	Supervisor	2011 Roll Total	2010 Roll Total	% Change from 2010 to 2011
1	Bob Buster	38,357,844,980	38,496,785,928	-0.36%
2	John F. Tavaglione	34,021,008,656	33,981,287,287	0.12%
3	Jeff Stone	45,362,714,198	45,538,341,452	-0.39%
4	John J. Benoit	61,853,753,269	64,273,661,997	-3.77%
5	Marion Ashley	25,592,371,076	25,915,184,106	-1.25%
Roll Totals		205,187,692,180	208,205,260,770	-1.45%

RIVERSIDE COUNTY ASSESSOR

HISTORICAL ASSESSED VALUE DATA

CATEGORY	2011/2012	2010/2011	2009/2010	2008/2009	2007/2008	2006/2007	2005/2006	2004/2005	2003/2004	2002/2003
LAND:	64,225,342,078	65,933,303,364	69,987,806,304	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
IMPROVEMENTS:	132,336,342,199	133,423,211,029	138,227,800,290	150,905,989,361	154,308,467,223	131,747,869,869	108,106,474,744	89,743,256,172	78,134,006,409	69,219,821,221
Structures	131,454,976,006	132,494,395,267	137,235,240,985	149,833,153,647	153,331,490,703	130,988,173,347	107,052,769,376	88,849,571,990	77,219,767,587	68,271,003,116
Fixtures	605,002,528	855,817,761	917,713,478	898,037,635	901,300,558	881,004,682	871,079,629	810,914,057	834,905,238	865,459,709
Tree & Vines	76,363,655	73,384,491	74,845,827	74,738,078	75,875,962	78,981,640	82,626,740	82,770,125	79,933,584	83,159,396
PERSONAL PROPERTY:	824,028,513	828,740,127	894,243,854	873,306,840	848,996,551	811,348,830	797,822,840	773,389,419	726,335,457	845,962,687
Inventory	0	0	0	0	0	0	0	0	0	0
Other	824,028,513	828,740,127	894,243,854	873,306,840	848,996,551	811,348,830	797,822,840	773,389,419	726,335,457	845,962,687
TOTAL SECURED	187,385,712,790	200,185,254,520	209,109,850,448	234,579,465,547	231,996,185,097	198,618,981,790	161,287,718,795	134,299,739,793	117,379,593,058	105,080,028,191
LAND:	1,233,796	2,020,661	1,879,576	2,563,758	2,466,951	2,687,874	4,281,622	5,008,543	6,243,085	8,934,327
IMPROVEMENTS:	3,660,346,602	3,657,624,635	3,798,442,738	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
Structures	246,609,312	274,834,656	274,887,848	274,887,848	225,397,607	207,403,533	207,403,533	213,485,347	240,869,893	243,610,927
Fixtures	3,403,737,290	3,382,789,989	3,484,748,084	3,406,924,813	2,939,074,052	2,613,868,691	2,501,861,206	2,251,650,119	2,021,809,059	1,805,484,291
PERSONAL PROPERTY:	4,150,388,993	4,360,360,954	4,539,397,556	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
Inventory	0	0	0	0	0	0	0	0	0	0
Other	4,150,388,993	4,360,360,954	4,539,397,556	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
TOTAL UNSECURED	7,901,979,390	8,020,006,250	8,328,719,870	8,400,933,944	7,512,014,913	6,735,421,026	6,316,569,081	5,848,601,790	5,366,893,483	4,980,478,424
TOTAL SEC. & UNSEC.	205,187,692,180	208,205,260,770	217,439,570,318	242,980,399,491	239,508,199,710	205,355,102,816	167,604,287,876	140,148,341,583	122,745,586,541	110,070,506,615
INCREASE	-1.45%	-4.25%	-10.51%	1.45%	16.63%	22.62%	19.69%	14.18%	11.52%	11.45%

CATEGORY	2001/2002	2000/2001	1999/2000	1998/1999	1997/1998	1996/1997	1995/1996	1994/1995	1993/1994	1992/1993
LAND:	32,152,526,097	29,741,873,362	27,570,773,518	26,470,844,746	26,539,540,485	27,028,211,924	27,174,773,250	27,122,406,309	27,122,406,309	26,180,982,273
IMPROVEMENTS:	61,231,095,621	54,671,031,073	48,622,740,269	45,502,573,195	44,602,174,247	43,526,188,107	43,589,485,755	43,241,267,507	43,357,623,571	41,877,464,087
Structures	60,239,637,887	53,602,285,167	47,710,282,268	44,579,211,633	43,614,076,558	42,552,799,132	42,688,874,482	42,448,720,535	42,601,762,583	41,087,909,633
Fixtures	912,299,336	987,745,321	831,223,740	838,289,287	895,902,552	879,220,450	803,355,815	691,740,972	659,244,753	691,581,742
Tree & Vines	79,158,398	80,980,585	81,224,241	85,072,258	92,195,140	94,168,525	97,255,458	100,806,000	86,616,235	97,892,722
PERSONAL PROPERTY:	795,650,850	742,855,385	743,957,593	720,113,024	674,987,179	621,245,868	655,911,466	621,376,570	592,182,930	574,789,915
Inventory	0	0	0	0	0	0	0	0	0	0
Other	795,650,850	742,855,385	743,957,593	720,113,024	674,987,179	621,245,868	655,911,466	621,376,570	592,182,930	574,789,915
TOTAL SECURED	84,179,272,568	85,155,759,820	76,937,471,390	72,577,394,473	71,747,106,172	70,686,974,460	71,283,609,145	71,037,417,327	71,072,212,810	68,633,256,285
LAND:	12,922,638	13,045,528	14,360,441	16,738,911	18,386,717	29,161,736	33,884,799	13,742,851	21,827,703	17,765,402
IMPROVEMENTS:	1,847,112,886	1,728,789,248	1,530,720,414	1,346,201,727	1,222,956,603	1,316,786,351	1,288,826,222	1,230,544,822	1,166,928,600	1,150,876,284
Structures	283,903,677	255,428,589	231,603,585	213,520,217	237,634,445	292,692,481	257,894,918	230,356,622	214,818,937	178,781,371
Fixtures	1,563,209,409	1,473,370,659	1,298,116,829	1,132,681,510	985,322,158	1,024,093,870	1,030,931,304	1,000,188,200	952,108,663	972,094,913
PERSONAL PROPERTY:	2,726,970,784	2,490,099,648	2,097,694,746	1,848,191,773	1,563,823,917	1,487,567,701	1,440,712,611	1,422,086,959	1,473,295,195	1,414,524,221
Inventory	0	0	0	0	0	0	0	0	0	0
Other	2,726,970,784	2,490,099,648	2,097,694,746	1,848,191,773	1,563,823,917	1,487,567,701	1,440,712,611	1,422,086,959	1,473,295,195	1,414,524,221
TOTAL UNSECURED	4,586,606,318	4,231,944,424	3,642,765,601	3,211,132,411	2,805,175,237	2,833,635,788	2,763,423,632	2,666,374,632	2,662,051,498	2,583,165,907
TOTAL SEC. & UNSEC.	88,765,878,886	89,387,704,244	80,580,236,961	75,788,496,884	74,552,281,409	73,520,610,248	74,047,032,777	73,703,791,959	73,734,264,308	71,216,422,192
INCREASE	10.49%	10.93%	6.32%	1.66%	-1.40%	-0.71%	0.47%	-0.04%	3.54%	6.69%

Total Assessed Prior to Exemptions

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE REPORT

YEAR	ASSESSED VALUE	% CHANGE
2011	205,187,692,180	-1.45%
2010	208,205,260,770	-4.25%
2009	217,439,570,318	-10.51%
2008	242,980,389,491	1.45%
2007	239,508,199,710	16.63%
2006	205,355,102,816	22.52%
2005	167,604,287,876	19.59%
2004	140,148,341,583	14.18%
2003	122,745,586,541	11.52%
2002	110,070,506,615	11.45%
2001	98,765,878,886	10.49%
2000	89,387,704,244	10.93%
1999	80,580,236,981	6.32%
1998	75,788,496,884	1.66%
1997	74,552,281,409	1.40%
1996	73,520,610,248	-0.71%
1995	74,047,032,777	0.47%
1994	73,703,791,959	-0.04%
1993	73,734,264,308	3.54%
1992	71,216,422,192	6.69%
1991	66,751,358,811	11.93%
1990	59,636,124,063	20.35%
1989	49,553,092,227	16.88%
1988	42,395,267,957	12.82%
1987	37,578,627,059	15.60%
1986	32,506,502,947	13.01%
1985	28,765,367,843	13.24%
1984	25,402,252,065	11.22%
1983	22,840,439,301	9.24%
1982	20,907,963,638	11.22%
1981	18,798,730,344	16.97%
1980	16,071,849,720	20.88%

YEAR	ASSESSED VALUE	% CHANGE
1979	13,295,654,108	36.16%
1978	9,764,596,244	20.86%
1977	8,079,344,032	3.18%
1976	7,830,237,072	9.27%
1975	7,166,278,652	8.46%
1974	6,607,196,092	9.39%
1973	6,040,131,224	8.34%
1972	5,575,015,120	7.89%
1971	5,167,414,916	8.86%
1970	4,747,007,044	5.82%
1969	4,486,096,824	6.70%
1968	4,204,448,280	4.44%
1967	4,025,810,600	7.25%
1966	3,753,548,620	10.36%
1965	3,401,966,840	10.90%
1964	3,066,868,936	10.16%
1963	2,783,946,392	10.65%
1962	2,515,886,760	5.90%
1961	2,375,787,640	6.25%
1960	2,235,963,520	5.68%
1959	2,115,879,600	9.27%
1958	1,936,372,720	11.21%
1957	1,741,216,000	12.93%
1956	1,541,796,760	16.79%
1955	1,320,154,360	9.17%
1954	1,209,306,840	7.21%
1953	1,127,971,172	6.51%
1952	1,058,984,680	8.25%
1951	978,258,992	7.76%
1950	907,802,800	

RIVERSIDE COUNTY ASSESSOR
 ASSESSED VALUE FOR WESTERN RIVERSIDE COUNTY
 2011/2012

CITY	TOTAL 2011/2012 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2011/2012 NET TAXABLE VALUE	2010/2011 NET TAXABLE VALUE	ASSESSED VALUE CHANGE	PERCENTAGE CHANGE
ALVORD**	984,096,518	2,601,471	981,495,047	13,657,000	967,838,047	987,878,843	(20,040,796)	-2.03%
BANNING	1,660,020,217	36,253,080	1,623,767,137	41,383,532	1,582,383,605	1,651,102,824	(68,719,219)	-4.16%
BANNING**	827,987,408	10,117,800	817,869,608	4,788,796	813,080,812	852,188,240	(39,107,428)	-4.59%
BEAUMONT	2,740,190,284	46,707,004	2,693,483,280	41,832,629	2,651,650,651	2,764,160,495	(112,509,844)	-4.07%
BEAUMONT**	541,504,323	3,999,600	537,504,723	11,947,987	525,556,736	538,881,827	(13,325,091)	-2.47%
CALIMESA	587,497,038	19,707,189	567,789,849	12,090,143	555,699,706	562,563,396	(6,863,689)	-1.22%
CANYON LAKE	1,341,929,054	5,300,134	1,336,628,920	17,570,000	1,319,058,920	1,327,507,192	(8,448,272)	-0.64%
COLTON**	101,872,007	1,860,137	100,011,870	1,174,600	98,837,270	100,603,626	(1,766,356)	-1.76%
CORONA	16,215,764,541	293,954,115	15,921,810,426	149,344,501	15,772,465,925	15,930,394,987	(157,929,062)	-0.99%
CORONA-NORCO** ***	3,434,538,073	19,616,888	3,414,921,185	40,832,514	3,374,088,671	8,230,955,236	(4,856,866,565)	-59.01%
EASTVALE*	6,024,146,674	15,245,042	6,008,901,632	48,942,851	5,959,958,781	5,959,958,781		
EL SINORE**	1,471,915,868	22,430,447	1,449,485,421	23,751,472	1,425,733,949	1,431,686,617	(5,952,668)	-0.42%
HEMET	4,281,280,908	123,319,166	4,157,961,742	86,948,194	4,071,013,548	4,110,893,827	(45,880,279)	-1.11%
HEMET**	4,117,362,975	122,383,400	3,994,979,575	73,376,577	3,921,602,998	4,071,486,838	(149,883,840)	-3.66%
JURUPA** ***	6,546,000,186	55,477,476	6,490,522,710	72,656,663	6,417,866,047	7,271,329,451	(853,463,404)	-11.74%
LAKE ELSINORE	3,949,999,992	25,478,616	3,923,521,376	43,067,356	3,880,454,020	3,884,144,429	(3,690,409)	-0.10%
MENIFEE	6,013,438,575	84,624,884	5,928,814,691	108,075,242	5,820,739,449	5,753,638,768	67,100,681	1.17%
MENIFEE**	444,722,880	572,541	444,150,339	3,859,800	440,290,539	444,858,236	(4,567,697)	-1.03%
MORENO VALLEY	10,832,920,926	236,235,019	10,596,685,907	151,567,510	10,445,118,397	10,373,193,996	71,924,401	0.69%
MORENO**	497,694,535	6,638,137	491,056,398	1,330,000	489,726,398	524,910,531	(35,184,133)	-6.70%
MURRIETA	9,869,681,752	108,271,225	9,761,410,527	115,998,479	9,645,412,048	9,702,671,550	(57,259,502)	-0.59%
MURRIETA**	1,944,533,660	2,701,239	1,941,832,421	10,220,000	1,931,612,421	1,940,735,366	(9,122,945)	-0.47%
NORCO	2,575,327,676	47,059,960	2,528,267,716	29,568,000	2,498,699,716	2,499,365,814	(666,098)	-0.03%
NUVIEW**	630,607,794	4,381,715	626,226,079	9,628,475	616,597,604	649,086,127	(32,488,523)	-5.01%
PERRIS	3,912,487,562	26,777,554	3,885,710,008	45,421,910	3,838,288,098	3,791,447,092	46,841,006	1.24%
PERRIS**	580,884,753	2,041,724	578,843,029	8,263,468	570,579,571	584,988,002	(14,408,431)	-2.46%
RIVERSIDE	23,294,326,556	995,083,778	22,299,242,778	260,092,539	22,039,150,239	22,068,646,294	(29,496,055)	-0.13%
RIVERSIDE**	2,576,694,215	22,218,202	2,554,476,013	34,700,531	2,519,775,482	2,527,658,766	(8,083,284)	-0.32%
ROMOLAND**	379,834,163	2,815,533	377,018,630	10,156,080	366,862,550	389,491,130	(22,628,580)	-5.81%
SAN JACINTO	2,153,100,833	43,564,686	2,109,536,147	40,167,327	2,069,368,820	2,107,322,384	(38,553,564)	-1.83%
SAN JACINTO**	254,501,734	136,213,324	118,288,410	1,709,327	116,579,083	128,064,798	(11,485,715)	-8.97%
TEMECULA	11,971,863,161	129,004,223	11,842,858,938	114,458,400	11,728,400,538	11,700,658,659	27,741,879	0.24%
TEMECULA**	4,614,630,851	68,125,791	4,546,505,060	45,119,200	4,501,385,860	4,480,943,802	10,442,058	0.23%
VAL VERDE**	1,290,843,139	137,923,383	1,152,919,756	15,767,721	1,137,152,035	1,165,967,104	(28,815,069)	-2.47%
WILDOMAR	2,334,298,848	65,573,355	2,268,725,493	36,422,850	2,232,302,643	2,280,112,305	(47,809,662)	-2.10%
YUCAIPA**	84,155,671	0	84,155,671	959,000	83,196,671	83,055,465	141,206	0.17%
Totals	141,081,656,350	2,926,287,828	138,155,368,522	1,726,850,664	136,428,517,856	136,929,394,036	(500,876,178)	-0.37%

*EASTVALE is a new city for 2011

** Denotes an unincorporated area

*** Incorporation of Eastvale responsible for the dramatic assessed value decline in Corona-Norco Unincorporated area.

****Portion of reduction due to Eastvale incorporation

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUES FOR EASTERN RIVERSIDE COUNTY
2011/2012

AREA	TOTAL 2011/2012 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2011/2012 NET TAXABLE VALUE	2010/2011 NET TAXABLE VALUE	ASSESSED VALUE CHANGE	PERCENTAGE CHANGE
BL YTHE	671,217,574	53,652,113	617,565,461	11,024,963	606,540,498	610,571,291	(4,030,793)	-0.66%
CATHEDRAL CITY	3,597,245,191	124,831,862	3,472,413,329	48,805,213	3,423,608,116	3,564,551,529	(140,943,413)	-3.95%
COACHELLA	1,518,942,144	133,405,896	1,385,536,248	20,498,471	1,365,037,777	1,458,259,383	(93,221,606)	-6.39%
COACHELLA**	1,399,441,516	57,162,160	1,342,279,356	7,591,263	1,334,688,093	1,383,172,556	(48,484,463)	-3.51%
DESERT CENTER**	51,852,464	217,484	51,634,980	325,838	51,309,142	49,239,919	2,069,223	4.20%
DESERT HOT SPRINGS	1,258,149,329	42,669,922	1,215,479,407	20,531,814	1,194,947,593	1,183,355,486	11,592,107	0.98%
DESERT SANDS**	3,076,935,692	25,572,866	3,051,362,826	35,011,678	3,016,351,148	3,126,674,359	(110,323,211)	-3.53%
INDIAN WELLS	4,497,995,425	41,092,415	4,456,903,010	9,606,800	4,447,296,210	4,617,368,213	(170,072,003)	-3.68%
INDIO	6,087,944,322	103,964,149	5,983,980,173	65,285,932	5,918,694,241	6,291,899,527	(373,205,286)	-5.93%
LA QUINTA	10,508,319,563	124,101,745	10,384,217,818	52,785,860	10,331,431,958	10,870,790,733	(539,358,775)	-4.96%
PALM DESERT	12,272,349,626	148,577,773	12,123,771,853	72,768,713	12,051,003,140	12,632,948,725	(581,945,585)	-4.61%
PALM SPRINGS	8,993,640,707	198,231,187	8,795,409,520	64,128,812	8,731,280,708	9,060,928,996	(329,648,288)	-3.64%
PALM SPRINGS**	1,961,562,345	56,485,101	1,905,077,244	27,520,076	1,877,557,168	2,053,360,689	(175,803,521)	-8.56%
PALO VERDE**	452,441,952	294,895	452,147,057	2,862,488	449,284,569	421,383,397	27,901,172	6.62%
RANCHO MIRAGE	7,757,997,980	566,376,759	7,191,621,221	31,488,162	7,160,133,059	7,360,360,091	(200,227,032)	-2.72%
TOTALS	64,106,035,830	1,676,636,327	62,429,399,503	470,236,083	61,959,163,420	64,684,864,894	(2,725,701,474)	-4.21%

** Indicates an Unincorporated Area

RIVERSIDE COUNTY ASSESSOR

2011/2012 COMPARED TO 2010/2011

INCORPORATED AREAS VS. UNINCORPORATED

INCORPORATED AREAS (CITIES)

	CITIES 2011/2012	CITIES 2010/2011	GROWTH \$	GROWTH %	CITIES AS A % OF TOTAL VALUE
TOTAL VALUE (GROSS)	166,921,077,458	163,485,052,880	3,436,024,578	2.10%	81.35%
LESS: N.R. EXEMPTIONS	3,841,062,941	3,602,942,008	238,120,933		
NET TANGIBLE	163,080,014,517	159,882,110,872	3,197,903,745		
LESS: HOX	1,739,876,203	1,716,652,887	23,223,316		
NET TAXABLE	161,340,138,414	158,165,457,985	3,174,680,429	2.01%	81.33%

UNINCORPORATED AREAS

	UNINCORP. 2011/2012	UNINCORP. 2010/2011	GROWTH \$	GROWTH %	UNINCORP. AS A % OF TOTAL VALUE
TOTAL VALUE (GROSS)	38,266,614,722	44,720,207,980	(6,453,593,168)	-14.43%	18.65%
LESS: N.R. EXEMPTIONS	761,861,314	760,224,299	1,637,015		
NET TANGIBLE	37,504,753,408	43,959,983,591	(6,455,230,183)		
LESS: HOX	457,210,544	511,182,646	(53,972,102)		
NET TAXABLE	37,047,542,864	43,448,800,945	(6,401,258,081)	-14.73%	18.67%

TOTAL COUNTY

	TOTAL 2011/2012	TOTAL 2010/2011	GROWTH \$	GROWTH %
TOTAL VALUE (GROSS)	205,187,692,180	208,205,260,770	(3,017,568,590)	-1.46%
LESS: N.R. EXEMPTIONS	4,602,924,155	4,363,166,307	239,757,848	
NET TANGIBLE	200,584,768,025	203,842,094,463	(3,257,326,438)	
LESS: HOX	2,197,086,747	2,227,835,533	(30,748,786)	
NET TAXABLE	198,387,681,278	201,614,258,930	(3,226,577,652)	-1.60%

RIVERSIDE COUNTY ASSESSOR

PROP. 8 TOTALS BY USE

2011/2012 TAX YEAR

USE	ASSESSMENTS REDUCED		ASSESSED VALUE REDUCTION		AVERAGE REDUCTION	
RESIDENTIAL	242,789		32,504,774,659		133,881	
CONDOS	31,023		3,546,685,206		114,324	
MOBILEHOMES	30,886		1,615,898,639		52,318	
TIMESHARES	96,160		709,727,426		7,381	
AGRICULTURE	483		435,946,414		902,581	
COMMERCIAL	2,535		2,784,832,866		1,098,553	
APARTMENTS	695		623,450,514		897,051	
VACANT LAND	9,957		2,090,403,740		209,943	
COUNTY TOTAL	414,528		44,311,719,464		106,897	

RIVERSIDE COUNTY ASSESSOR

PROP. 8 TOTALS BY TAX RATE AREA
2011/2012 TAX YEAR

INCORPORATED AREA	TAX RATE AREA	ASSESSMENTS REDUCED	ASSESSED VALUE REDUCTION
BANNING	1	4,960	414,807,192
BEAUMONT	2	8,604	1,268,935,628
BLYTHE	3	1,241	81,903,859
CORONA	4	13,059	2,046,654,114
LAKE ELSINORE	5	7,725	1,016,425,448
HEMET	6	14,503	1,363,827,888
INDIO	7	18,866	1,619,444,895
PERRIS	8	7,953	946,382,666
RIVERSIDE	9	22,527	3,015,002,343
SAN JACINTO	10	7,503	872,078,566
PALM SPRINGS	11	27,374	1,899,290,180
COACHELLA	12	3,962	521,318,908
TEMECULA	13	14,749	2,096,299,748
DESERT HOT SPRINGS	14	5,010	605,098,370
NORCO	15	2,189	424,529,369
INDIAN WELLS	16	4,116	915,179,042
RANCHO MIRAGE	17	15,296	1,377,591,484
PALM DESERT	18	77,185	2,628,727,153
CATHEDRAL CITY	19	8,944	916,624,439
LA QUINTA	20	12,937	2,904,571,401
MORENO VALLEY	21	20,619	2,461,908,738
CALIMESA	22	1,428	151,522,799
CANYON LAKE	23	2,008	328,756,079
MURRIETA	24	17,827	2,477,824,535
WILDOMAR	25	5,351	669,797,464
MENIFEE	26	16,447	1,905,346,204
EASTVALE	27	9,234	1,412,990,451
INCORPORATED TOTAL		351,617	36,342,838,963

UNINCORPORATED AREA	TAX RATE AREA	ASSESSMENTS REDUCED	ASSESSED VALUE REDUCTION
ALVORD	53	1,503	220,539,512
MENIFEE	54	797	135,598,483
BANNING	55	1,357	83,427,463
BEAUMONT	56	1,001	161,940,618
COACHELLA	58	1,629	183,606,002
CORONA-NORCO	59	6,676	808,763,821
PALM SPRINGS	61	5,432	470,878,781
DESERT CENTER	62	85	2,235,139
ELSINORE	65	2,822	327,338,587
COLTON	68	92	15,253,459
HEMET	71	11,486	1,202,291,579
DESERT SANDS	75	4,305	492,401,658
MORENO	80	120	69,170,911
MURRIETA	82	1,329	337,585,470
NUVIEW	83	1,281	171,512,942
PALO VERDE	85	250	10,326,409
PERRIS	87	1,022	133,085,302
RIVERSIDE	88	3,392	543,282,071
ROMOLAND	89	1,285	139,033,813
SAN JACINTO	91	313	27,391,773
TEMECULA	94	7,731	1,285,569,841
YUCAIPA	97	103	13,618,834
VAL VERDE	98	1,978	303,571,395
JURUPA	99	6,922	830,456,638
UNINCORPORATED TOTAL		62,911	7,968,880,501

COUNTY TOTAL		414,528	44,311,719,464
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RIVERSIDE COUNTY ASSESSOR

ASSESSMENT COUNT BY USE

2011/2012 TAX YEAR

USE	ASSESSMENT COUNT	ASSESSED VALUE	
BUSINESS PERSONAL PROPERTY	29,295	7,530,482,965	3.1%
MINING CLAIMS	24	519,697	0.0%
AIRCRAFT	1,359	183,442,014	0.1%
BOATS	7,166	87,534,714	0.8%
RESIDENTIAL	513,774	118,331,562,326	54.5%
CONDOS	63,609	12,222,501,603	6.8%
MOBILEHOMES	64,689	4,157,719,165	6.9%
TIMESHARES	102,941	640,304,256	10.9%
AGRICULTURE	7,875	2,728,344,466	0.8%
COMMERCIAL	26,780	40,232,011,401	2.8%
APARTMENTS	4,876	7,133,518,061	0.5%
VACANT LAND	119,496	11,939,751,512	12.7%
COUNTY TOTAL	941,884	205,187,692,180	

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE BY BASE YEAR
2011/2012 TAX YEAR

BASE YEAR	ASSESSED VALUE		ASSESSMENT COUNT	
1975	2,379,896,368	0.0%	36,593	4.0%
1976	264,337,998	0.1%	3,181	0.4%
1977	359,088,541	0.2%	4,474	0.5%
1978	867,092,476	0.4%	5,984	0.7%
1979	498,310,189	0.3%	4,729	0.5%
1980	662,780,982	0.3%	5,414	0.6%
1981	619,983,284	0.3%	4,486	0.5%
1982	634,971,099	0.3%	4,409	0.5%
1983	520,894,656	0.3%	4,167	0.5%
1984	813,080,175	0.4%	6,585	0.7%
1985	925,618,145	0.5%	7,205	0.8%
1986	1,111,632,235	0.6%	8,665	1.0%
1987	1,656,155,894	0.8%	8,871	1.0%
1988	1,995,197,761	1.0%	9,913	1.1%
1989	2,723,037,934	1.4%	12,526	1.4%
1990	2,967,863,173	1.5%	14,497	1.6%
1991	2,539,393,980	1.3%	13,094	1.4%
1992	2,033,682,264	1.0%	10,061	1.1%
1993	2,432,650,548	1.2%	10,772	1.2%
1994	2,207,569,476	1.1%	11,760	1.3%
1995	2,542,614,051	1.3%	13,833	1.5%
1996	2,539,683,866	1.3%	15,281	1.7%
1997	2,541,435,316	1.3%	15,261	1.7%
1998	3,623,622,610	1.8%	18,849	2.1%
1999	4,552,202,295	2.3%	24,150	2.7%
2000	5,982,195,548	3.0%	28,296	3.1%
2001	6,616,980,124	3.4%	29,721	3.3%
2002	7,765,259,368	3.9%	35,694	3.9%
2003	10,087,406,760	5.1%	44,781	5.0%
2004	12,854,910,554	6.5%	59,140	6.5%
2005	15,085,386,023	7.6%	60,557	6.7%
2006	16,776,313,988	8.5%	63,575	7.0%
2007	15,943,756,145	8.1%	52,873	5.8%
2008	14,102,574,074	7.1%	43,291	4.8%
2009	14,934,440,282	7.6%	61,548	6.8%
2010	14,673,503,885	7.4%	69,925	7.7%
2011	18,550,190,725	9.4%	79,879	8.8%
TOTAL	197,385,712,790		904,040	