

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

484 A



FROM: Assessor-County Clerk-Recorder

SUBMITTAL DATE:
June 30, 2010

SUBJECT: Report of 2010-2011 Assessment Roll

RECOMMENDED MOTION: That the Board of Supervisors receive and file the attached report on the 2010-2011 local assessment roll values.

BACKGROUND: As prescribed by California State Constitution, Revenue and Taxation code, sections 616 and 617, by July 1, 2010 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: Budget Adjustment: For Fiscal Year:
	Current F.Y. Net County Cost:	\$	
	Annual Net County Cost:	\$	

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

C.E.O. RECOMMENDATION: **RECEIVE AND FILE**

BY: Rob Rockwell

County Executive Office Signature

- Policy
- Policy
- Consent
- Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
 Nays: None
 Absent: None
 Date: July 13, 2010
 xc: Assessor

Kecia Harper-Ihem
 Clerk of the Board
 By: Deputy

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

Prev. Agn. Ref.: **NONE** | 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 2010/2011

July 1, 2010

Chairman Ashley and Honorable Board Members,

This memo is to officially notify you that the Assessor's office has closed the 2010/2011 assessment roll and delivered it to the County Auditor as required in the Revenue and Taxation Codes 616 and 617. For assessment year 2010/2011 the total assessment roll for Riverside County is \$208,205,260,770 billion, a decrease of \$9,234,309,548 billion or -4.25% from our 2009/2010 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, continued to decline or remained static throughout the county. In total, my office adjusted over 316,000 residential properties. Generally, those areas of the county that previously saw the largest increase in new construction and home price escalation continue to see the largest decrease in values. On a positive note, there are pockets of the county that have experienced minor appreciation in the residential sector since last year, and these values have been reflected and enrolled when appropriate (that is, when they do not exceed their Prop 13 value).

For the first time since the inception of Proposition 13, the assessment roll was subject to a negative inflation factor, which is determined by the California Consumer Price Index. Property owners whose assessments were not temporarily adjusted due to the declining real estate market will notice their assessed values reduced by about a quarter of a percent due to this "deflation" factor.

As noted in last year's report, commercial/industrial properties continue to be of particular concern. Currently we have 2,106 commercial/industrial properties in Prop 8 status, an increase of 64% over last year. Unfortunately, we do not have the resources available to act proactively in response to the general decline in the commercial real estate market at this time, but we were able to address all individual requests for review of commercial property assessments and we remain timely in addressing commercial assessment appeals. We plan to have technology tools in place next year to assist us in addressing these property types, and in the very near future, we expect the CREST project completion will greatly enhance our ability to conduct reviews of all property types and add greater efficiency to all of our business processes.

In addition to the over 316,000 residential properties and 2,106 commercial properties that have been reduced, our office also reduced over 95,000 timeshares, and 9,300 vacant land parcels. Countywide, we currently have a total of 424,506 parcels in a Proposition 8 status.

Report on Assessment Roll for 2010/2011

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We will begin mailing value notices to property owners in July. The 2010-2011 tax bills, which will be mailed in October, will reflect these values.

We end the 2010/2011 assessment year with a few glimmers of hope in the residential market. The month-to-month decline in residential values that we saw last year has leveled off, and we have even begun to see a few housing starts sprinkled throughout the county. Year over year "notice of defaults" and "foreclosures" are down substantially, however impact of the shadow inventory has yet to be played out.

The commercial/industrial market continues to be a concern. We anticipate additional increases in commercial AAB filings this year which have already doubled from 2008 to 2009. We will continue to make adjustments as warranted, but anticipate that the declines in this area will be a drag on the assessment roll for some time to come.

As we are aware of the major impact that the property tax component has on the overall county budget, 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 furloughs.

RIVERSIDE COUNTY ASSESSOR

PROP. 8 TOTALS BY TAX RATE AREA

2010/2009 TAX YEAR

INCORPORATED AREA	TAX RATE AREA	ASSESSMENTS REDUCED	ASSESSED VALUE REDUCTION
BANNING	1	5,147	428,532,306
BEAUMONT	2	9,000	1,207,906,444
BLYTHE	3	1,005	62,389,826
CORONA	4	13,660	2,105,145,275
LAKE ELSINORE	5	8,572	1,152,557,681
HEMET	6	14,717	1,444,921,844
INDIO	7	18,249	1,584,076,707
PERRIS	8	9,508	1,137,970,027
RIVERSIDE	9	24,554	3,160,905,651
SAN JACINTO	10	8,203	1,008,513,824
PALM SPRINGS	11	27,640	1,700,455,587
COACHELLA	12	4,066	492,508,061
TEMECULA	13	16,432	2,274,876,535
DESERT HOT SPRINGS	14	5,358	649,084,915
NORCO	15	2,289	445,364,166
INDIAN WELLS	16	4,458	707,563,515
RANCHO MIRAGE	17	15,083	1,183,292,699
PALM DESERT	18	73,987	1,990,243,681
CATHEDRAL CITY	19	8,244	872,108,609
LA QUINTA	20	12,107	2,488,634,201
MORENO VALLEY	21	23,918	2,805,843,936
CALIMESA	22	1,461	159,676,140
CANYON LAKE	23	2,031	347,007,829
MURRIETA	24	19,182	2,646,841,664
WILDOMAR	25	5,381	683,937,448
MENIFEE	26	17,657	2,071,499,656
INCORPORATED TOTAL		351,909	34,811,858,227

UNINCORPORATED AREA	TAX RATE AREA	ASSESSMENTS REDUCED	ASSESSED VALUE REDUCTION
ALVORD	53	1,541	230,978,402
MENIFEE	54	802	142,745,624
BANNING	55	1,411	86,487,624
BEAUMONT	56	865	143,748,786
COACHELLA	58	1,577	197,405,937
CORONA-NORCO	59	15,143	2,299,620,893
PALM SPRINGS	61	5,467	459,730,840
DESERT CENTER	62	94	2,620,043
ELSINORE	65	3,000	364,756,005
COLTON	68	83	13,919,876
HEMET	71	11,233	1,147,316,576
DESERT SANDS	75	3,754	412,381,458
MORENO	80	114	26,360,444
MURRIETA	82	1,340	335,152,362
NUVIEW	83	1,170	163,952,077
PALO VERDE	85	331	10,446,718
PERRIS	87	1,021	131,344,011
RIVERSIDE	88	3,406	555,298,286
ROMOLAND	89	1,138	128,529,217
SAN JACINTO	91	328	21,940,142
TEMECULA	94	8,437	1,416,485,858
YUCAIPA	97	81	13,252,466
VAL VERDE	98	2,103	294,442,096
JURUPA	99	8,158	933,765,564
UNINCORPORATED TOTAL		72,597	9,532,681,305

COUNTY TOTAL	424,506	44,344,539,532
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RIVERSIDE COUNTY ASSESSOR

PROP. 8 TOTALS BY USE

2010/2011 TAX YEAR

USE	ASSESSMENTS REDUCED	ASSESSED VALUE REDUCTION	AVERAGE REDUCTION
RESIDENTIAL	258,521	34,681,360,967	134,153
CONDOS	30,429	3,368,526,568	110,701
MOBILEHOMES	27,945	1,367,529,717	48,936
TIMESHARES	95,620	571,991,679	5,982
AGRICULTURE	520	412,093,515	792,488
COMMERCIAL	1,526	1,786,010,984	1,170,387
APARTMENTS	580	422,477,539	728,410
VACANT LAND	9,365	1,734,548,563	185,216
COUNTY TOTAL	424,506	44,344,539,532	104,462

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE BY SUPERVISORIAL DISTRICT

District	Supervisor	2010 Roll Total	2009 Roll Total	% Change from 2009 to 2010
1	Bob Buster	36,856,783,252	38,172,700,821	-3.45%
2	John F. Tavaglione	37,269,264,137	36,766,247,125	1.37%
3	Jeff Stone	46,547,240,033	48,068,594,180	-3.16%
4	John J. Benoit	59,149,534,231	63,983,301,541	-7.55%
5	Marion Ashley	28,382,439,118	30,448,726,651	-6.79%
Roll Totals		208,205,260,770	217,439,570,318	-4.25%

RIVERSIDE COUNTY ASSESSOR
 ASSESSED VALUE FOR UNINCORPORATED AREAS
 2010/2011

AREA	TOTAL 2010/2011 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2010/2011 NET TAXABLE VALUE	2009/2010 NET TAXABLE VALUE	ASSESSED VALUE CHANGE	PERCENTAGE CHANGE
Alvord	1,004,107,251	2,446,808	1,001,660,443	13,781,600	987,878,843	997,046,936	(9,168,093)	-0.92%
Banning	866,620,565	9,410,034	857,210,531	5,022,291	852,188,240	809,195,585	42,992,655	5.31%
Beaumont	564,121,685	13,087,542	551,034,143	12,152,316	538,881,827	579,146,846	(40,265,019)	-6.95%
Coachella	1,446,534,760	55,957,186	1,390,577,574	7,405,018	1,383,172,556	1,592,537,648	(209,365,092)	-13.15%
Colton	103,618,864	1,846,238	101,772,626	1,169,000	100,603,626	103,456,499	(2,852,873)	-2.76%
Corona-Norco	8,338,372,380	20,663,344	8,317,709,036	86,753,800	8,230,955,236	8,225,090,924	5,864,312	0.07%
Desert Center	49,777,270	186,302	49,590,968	351,049	49,239,919	50,534,019	(1,294,100)	-2.56%
Desert Sands	3,185,030,269	22,656,875	3,162,373,394	35,699,035	3,126,674,359	3,252,750,416	(126,076,057)	-3.88%
Elsinore	1,477,313,533	21,316,619	1,455,996,914	24,310,297	1,431,686,617	1,645,862,388	(214,175,771)	-13.01%
Hemet	4,276,948,858	130,038,002	4,146,910,856	75,424,018	4,071,486,838	4,465,601,600	(394,114,762)	-8.83%
Jurupa	7,406,852,451	59,498,697	7,347,353,754	76,024,303	7,271,329,451	7,520,003,178	(248,673,727)	-3.31%
Menifee	449,043,570	448,734	448,594,836	3,736,600	444,858,236	584,423,456	(139,565,220)	-23.88%
Moreno	531,820,447	5,551,916	526,268,531	1,358,000	524,910,531	544,453,084	(19,542,553)	-3.59%
Murrieta	1,955,878,617	5,385,231	1,950,493,386	9,758,000	1,940,735,386	2,081,285,532	(140,550,146)	-6.75%
Nuview	662,700,289	3,701,532	658,998,757	9,912,630	649,086,127	682,614,132	(33,528,005)	-4.91%
Palm Springs	2,130,680,442	48,765,087	2,081,915,355	28,554,666	2,053,360,689	2,343,271,647	(289,910,958)	-12.37%
Palo Verde	424,690,932	350,787	424,340,145	2,956,748	421,383,397	415,213,012	6,170,385	1.49%
Perris	595,930,124	2,524,690	593,405,434	8,417,432	584,988,002	641,246,236	(56,258,234)	-8.77%
Riverside	2,583,543,610	21,030,513	2,562,513,097	34,654,331	2,527,858,766	2,654,948,747	(127,089,981)	-4.79%
Romoland	402,420,658	2,566,491	399,854,167	10,363,037	389,491,130	469,163,910	(79,672,780)	-16.98%
San Jacinto	260,610,082	130,857,053	129,753,029	1,688,231	128,064,798	147,144,599	(19,079,801)	-12.97%
Temecula	4,597,254,891	61,418,689	4,535,836,202	44,892,400	4,490,943,802	4,657,609,274	(166,665,472)	-3.58%
Val Verde	1,322,293,289	140,508,341	1,181,784,948	15,817,844	1,165,967,104	1,342,541,465	(176,574,361)	-13.15%
Yucaipa	84,043,053	7,588	84,035,465	980,000	83,055,465	88,506,786	(5,451,321)	-6.16%
TOTALS	44,720,207,890	760,224,299	43,959,983,591	511,182,646	43,448,800,945	45,893,647,919	(2,444,846,974)	-5.33%

RIVERSIDE COUNTY ASSESSOR

ASSESSED VALUE REPORT

YEAR	ASSESSED VALUE	% CHANGE
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	9,764,696,244	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	3,401,066,840	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
 2010/2011

CITY	TOTAL 2010/2011 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2010/2011 NET TAXABLE VALUE	2009/2010 NET TAXABLE VALUE	ASSESSED VALUE CHANGE	PERCENTAGE CHANGE
ALVORD**	1,004,107,251	2,446,808	1,001,660,443	13,781,600	987,878,843	997,046,936	(9,168,093)	-0.92%
BANNING	1,722,060,231	28,758,834	1,693,301,397	42,198,573	1,651,102,824	1,821,233,544	(170,130,720)	-9.34%
BANNING**	866,620,565	9,410,034	857,210,531	5,022,291	852,188,240	809,195,585	42,992,655	5.31%
BEAUMONT	2,849,944,685	45,003,393	2,804,941,292	40,780,797	2,764,160,495	2,957,355,691	(193,195,196)	-6.53%
BEAUMONT**	564,121,685	13,087,542	551,034,143	12,152,316	538,881,827	579,146,846	(40,265,019)	-6.95%
CALIMESA	596,003,123	21,186,237	574,816,886	12,253,491	562,563,395	593,585,951	(31,022,556)	-5.23%
CANYON LAKE	1,350,704,639	5,231,247	1,345,473,392	17,966,200	1,327,507,192	1,364,771,419	(37,264,227)	-2.73%
COLTON**	103,618,864	1,846,238	101,772,626	1,169,000	100,603,626	103,456,499	(2,852,873)	-2.76%
CORONA	16,353,397,817	271,357,097	16,082,040,720	151,645,733	15,930,394,987	16,127,914,790	(197,519,803)	-1.22%
CORONA-NORCO**	8,338,372,380	20,663,344	8,317,709,036	86,753,800	8,230,955,236	8,225,090,924	5,864,312	0.07%
ELSINORE**	1,477,313,533	21,316,619	1,455,996,914	24,310,297	1,431,686,617	1,645,862,388	(214,175,771)	-13.01%
HEMET	4,327,843,198	122,995,288	4,204,847,910	87,954,083	4,116,893,827	4,488,798,940	(371,905,113)	-8.29%
HEMET**	4,276,948,858	130,038,002	4,146,910,856	75,424,018	4,071,486,838	4,465,601,600	(394,114,762)	-8.83%
JURUPA**	7,406,852,451	59,498,697	7,347,353,754	76,024,303	7,271,329,451	7,520,003,178	(248,673,727)	-3.31%
LAKE ELSINORE	3,951,057,120	23,360,972	3,927,696,148	43,551,719	3,884,144,429	4,018,858,650	(134,714,221)	-3.35%
MENIFEE	5,943,509,364	81,523,280	5,861,986,084	108,347,316	5,753,637,768	5,992,820,583	(239,181,815)	-3.99%
MENIFEE**	449,043,570	448,734	448,594,836	3,736,600	444,858,236	584,423,456	(139,565,220)	-23.88%
MORENO VALLEY	10,755,123,693	227,177,534	10,527,946,159	154,752,163	10,373,193,996	10,855,525,669	(482,331,673)	-4.44%
MORENO**	531,820,447	5,551,916	526,268,531	1,358,000	524,910,531	544,453,084	(19,542,553)	-3.59%
MURRIETA	9,914,881,394	94,109,417	9,820,771,977	118,100,427	9,702,671,550	9,886,016,688	(183,345,138)	-1.85%
MURRIETA**	1,955,878,617	5,385,231	1,950,493,386	9,758,000	1,940,735,386	2,081,285,532	(140,550,146)	-6.75%
NORCO	2,576,495,622	47,091,408	2,529,404,214	30,038,400	2,499,365,814	2,552,781,994	(53,416,180)	-2.09%
NUVIEW**	662,700,289	3,701,532	658,998,757	9,912,630	649,086,127	682,614,132	(33,528,005)	-4.91%
PERRIS	3,864,667,987	27,412,611	3,837,255,376	45,808,284	3,791,447,092	4,007,267,716	(215,820,624)	-5.39%
PERRIS**	595,930,124	2,524,690	593,405,434	8,417,432	584,988,002	641,246,236	(56,258,234)	-8.77%
RIVERSIDE	23,316,564,401	983,238,502	22,333,325,899	264,679,605	22,068,646,294	22,736,503,807	(667,857,513)	-2.94%
RIVERSIDE**	2,583,543,610	21,030,513	2,562,513,097	34,654,331	2,527,858,766	2,654,948,747	(127,089,981)	-4.79%
ROMOLAND**	402,420,658	2,566,491	399,854,167	10,363,037	389,491,130	469,163,910	(79,672,780)	-16.98%
SAN JACINTO	2,189,672,640	41,544,300	2,148,128,340	40,205,966	2,107,922,384	2,314,533,181	(206,610,797)	-8.93%
SAN JACINTO**	260,610,082	130,857,053	129,753,029	1,688,231	128,064,798	147,144,599	(19,079,801)	-12.97%
TEMECULA	11,932,640,245	116,037,786	11,816,602,459	115,943,800	11,700,658,659	11,775,477,635	(74,818,976)	-0.64%
TEMECULA**	4,597,254,891	61,418,689	4,535,836,202	44,892,400	4,490,943,802	4,657,609,274	(166,665,472)	-3.58%
VAL VERDE**	1,322,293,289	140,508,341	1,181,784,948	15,817,844	1,165,967,104	1,342,541,465	(176,574,361)	-13.15%
WILDOMAR	2,382,206,185	65,193,673	2,317,012,512	36,900,207	2,280,112,305	2,403,099,135	(122,986,830)	-5.12%
YUCAIPA**	84,043,053	7,588	84,035,465	980,000	83,055,465	88,506,786	(5,451,321)	-6.16%
Totals	141,510,266,561	2,833,529,641	138,676,736,920	1,747,342,884	136,929,394,036	142,135,886,570	(5,206,492,534)	-3.66%

** Denotes an unincorporated area

RIVERSIDE COUNTY ASSESSOR

ASSESSMENT COUNT BY USE

2010/2011 TAX YEAR

USE	ASSESSMENT COUNT	ASSESSED VALUE
BUSINESS PERSONAL PROPERTY	30,541.00	7,662,614,553.00
MINING CLAIMS	26.00	621,584.00
AIRCRAFT	1,573.00	272,047,839.00
BOATS	7,381.00	84,722,274
RESIDENTIAL	510,839.00	118,071,816,175.00
CONDOS	63,577.00	12,680,028,147.00
MOBILEHOMES	64,631.00	4,472,660,824.00
TIMESHARES	102,884.00	939,127,157
AGRICULTURE	7,809.00	2,804,370,279
COMMERCIAL	26,618.00	40,893,150,007
APARTMENTS	4,568.00	7,261,544,774.00
VACANT LAND	122,817.00	13,062,557,157
COUNTY TOTAL	943,264	208,205,260,770

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE BY BASE YEAR
2010/2011 TAX YEAR

BASE YEAR	ASSESSED VALUE		ASSESSMENT COUNT	
1975	2,439,113,708	1.2%	37,803	4.2%
1976	273,734,425	0.1%	3,298	0.4%
1977	365,266,619	0.2%	4,620	0.5%
1978	819,845,986	0.4%	6,219	0.7%
1979	506,180,044	0.3%	4,852	0.5%
1980	680,572,786	0.3%	5,716	0.6%
1981	639,349,503	0.3%	4,650	0.5%
1982	654,017,201	0.3%	4,605	0.5%
1983	557,711,661	0.3%	4,342	0.5%
1984	887,170,286	0.4%	6,857	0.8%
1985	955,505,385	0.5%	7,508	0.8%
1986	1,140,018,260	0.6%	9,182	1.0%
1987	1,706,761,423	0.9%	9,199	1.0%
1988	2,110,641,012	1.1%	10,285	1.1%
1989	2,787,106,790	1.4%	13,018	1.4%
1990	3,053,052,489	1.5%	15,026	1.7%
1991	2,675,269,315	1.3%	13,540	1.5%
1992	2,101,900,613	1.0%	10,458	1.2%
1993	2,539,211,070	1.3%	11,193	1.2%
1994	2,295,047,272	1.1%	12,216	1.4%
1995	2,652,992,388	1.3%	14,361	1.6%
1996	2,627,095,108	1.3%	16,150	1.8%
1997	2,623,697,726	1.3%	15,885	1.8%
1998	3,707,441,442	1.9%	19,665	2.2%
1999	4,754,946,917	2.4%	25,216	2.8%
2000	6,263,895,208	3.1%	29,693	3.3%
2001	6,960,962,017	3.5%	31,272	3.5%
2002	8,222,832,424	4.1%	37,642	4.2%
2003	10,857,919,474	5.4%	47,679	5.3%
2004	14,104,452,330	7.0%	63,495	7.0%
2005	17,130,166,284	8.6%	67,321	7.4%
2006	20,162,266,132	10.1%	74,536	8.2%
2007	19,300,389,566	9.6%	63,229	7.0%
2008	17,084,058,604	8.5%	49,876	5.5%
2009	16,865,830,981	8.4%	67,105	7.4%
2010	17,678,832,071	8.8%	86,031	9.5%
TOTAL	200,185,254,520		903,743	

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE FOR CITIES
2010/2011

CITY	TOTAL 2010/2011 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2010/2011 NET TAXABLE VALUE	2009/2010 NET TAXABLE VALUE	ASSESSED VALUE CHANGE	PERCENTAGE CHANGE
BANNING	1,722,060,231	28,758,834	1,693,301,397	42,198,573	1,651,102,824	1,821,233,544	(170,130,720)	-9.34%
BEAUMONT	2,849,944,685	45,003,393	2,804,941,292	40,780,797	2,764,160,495	2,957,355,691	(193,195,196)	-6.53%
BLYTHE	674,450,190	52,642,450	621,807,740	11,236,449	610,571,291	641,033,470	(30,462,179)	-4.75%
CALIMESA	596,003,123	21,186,237	574,816,886	12,253,491	562,563,395	593,585,951	(31,022,556)	-5.23%
CANYON LAKE	1,350,704,639	5,231,247	1,345,473,392	17,966,200	1,327,507,192	1,364,771,419	(37,264,227)	-2.73%
CATHEDRAL CITY	3,739,729,384	125,302,830	3,614,426,554	49,875,025	3,564,551,529	3,806,507,344	(241,955,815)	-6.36%
COACHELLA	1,614,116,578	135,186,536	1,478,930,042	20,670,659	1,458,259,383	1,668,300,076	(210,040,693)	-12.59%
CORONA	16,353,397,817	271,357,097	16,082,040,720	151,645,733	15,930,394,987	16,127,914,790	(197,519,803)	-1.22%
DESERT HOT SPRINGS	1,246,251,209	42,041,140	1,204,210,069	20,854,583	1,183,355,486	1,333,686,479	(150,330,993)	-11.27%
HEMET	4,327,843,198	122,995,288	4,204,847,910	87,954,083	4,116,893,827	4,488,798,940	(371,905,113)	-8.29%
INDIAN WELLS	4,668,940,263	41,608,250	4,627,332,013	9,963,800	4,617,368,213	4,876,904,550	(259,536,337)	-5.32%
INDIO	6,451,897,368	94,051,179	6,357,846,189	65,946,662	6,291,899,527	6,534,450,237	(242,550,710)	-3.71%
LA QUINTA	11,032,055,873	107,388,680	10,924,667,193	53,876,460	10,870,790,733	11,753,185,892	(882,395,159)	-7.51%
LAKE ELSINORE	3,951,057,120	23,360,972	3,927,696,148	43,551,719	3,884,144,429	4,018,858,650	(134,714,221)	-3.35%
MENIFEE	5,943,509,364	81,523,280	5,861,986,084	108,347,316	5,753,638,768	5,992,820,583	(239,181,815)	-3.99%
MORENO VALLEY	10,755,123,693	227,177,534	10,527,946,159	154,752,163	10,373,193,996	10,855,525,669	(482,331,673)	-4.44%
MURRIETA	9,914,881,394	94,109,417	9,820,771,977	118,100,427	9,702,671,550	9,886,016,688	(183,345,138)	-1.85%
NORCO	2,576,495,622	47,091,408	2,529,404,214	30,038,400	2,499,365,814	2,552,781,994	(53,416,180)	-2.09%
PALM DESERT	12,845,144,244	137,259,678	12,707,884,566	74,935,841	12,632,948,725	13,258,151,387	(625,202,662)	-4.72%
PALM SPRINGS	9,309,384,337	182,610,827	9,126,773,510	65,844,514	9,060,928,996	9,587,677,949	(526,748,953)	-5.49%
PERRIS	3,864,667,987	27,412,611	3,837,255,376	45,808,284	3,791,447,092	4,007,267,716	(215,820,624)	-5.39%
RANCHO MIRAGE	7,876,311,090	483,628,859	7,392,682,231	32,322,140	7,360,360,091	8,035,155,627	(674,795,536)	-8.40%
RIVERSIDE	23,316,564,401	983,238,502	22,333,325,899	264,679,605	22,068,646,294	22,736,503,807	(667,857,513)	-2.94%
SAN JACINTO	2,189,672,640	41,544,300	2,148,128,340	40,205,956	2,107,922,384	2,314,533,181	(206,610,797)	-8.93%
TEMECULA	11,932,640,245	116,037,786	11,816,602,459	115,943,800	11,700,658,659	11,775,477,635	(74,818,976)	-0.64%
WILDOMAR	2,382,206,185	65,193,673	2,317,012,512	36,900,207	2,280,112,305	2,403,099,135	(122,986,830)	-5.12%
CITY TOTALS	163,485,052,880	3,602,942,008	159,882,110,872	1,716,652,887	158,165,457,985	165,391,598,404	(7,226,140,419)	-4.37%

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUES FOR EASTERN RIVERSIDE COUNTY
2010/2011

AREA	TOTAL 2010/2011 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2010/2011 NET TAXABLE VALUE	2009/2010 NET TAXABLE VALUE	ASSESSED VALUE CHANGE	PERCENTAGE CHANGE
BLYTHE	674,450,190	52,642,450	621,807,740	11,236,449	610,571,291	641,033,470	(30,462,179)	-4.75%
CATHEDRAL CITY	3,739,729,384	125,302,830	3,614,426,554	49,875,025	3,564,551,529	3,806,507,344	(241,955,815)	-6.36%
COACHELLA	1,614,116,578	135,186,536	1,478,930,042	20,670,659	1,458,259,383	1,668,300,076	(210,040,693)	-12.59%
COACHELLA**	1,446,534,760	55,957,186	1,390,577,574	7,405,018	1,383,172,556	1,592,537,648	(209,365,092)	-13.15%
DESERT CENTER**	49,777,270	186,302	49,590,968	351,049	49,239,919	50,534,019	(1,294,100)	-2.56%
DESERT HOT SPRINGS	1,246,251,209	42,041,140	1,204,210,069	20,854,583	1,183,355,486	1,333,686,479	(150,330,993)	-11.27%
DESERT SANDS**	3,185,030,269	22,656,875	3,162,373,394	35,699,035	3,126,674,359	3,252,750,416	(126,076,057)	-3.88%
INDIAN WELLS	4,668,940,263	41,608,250	4,627,332,013	9,963,800	4,617,368,213	4,876,904,550	(259,536,337)	-5.32%
INDIO	6,451,897,368	94,051,179	6,357,846,189	65,946,662	6,291,899,527	6,534,450,237	(242,550,710)	-3.71%
LA QUINTA	11,032,055,873	107,388,680	10,924,667,193	53,876,460	10,870,790,733	11,753,185,892	(882,395,159)	-7.51%
PALM DESERT	12,845,144,244	137,259,678	12,707,884,566	74,935,841	12,632,948,725	13,258,151,387	(625,202,662)	-4.72%
PALM SPRINGS	9,309,384,337	182,610,827	9,126,773,510	65,844,514	9,060,928,996	9,587,677,949	(526,748,953)	-5.49%
PALM SPRINGS**	2,130,680,442	48,765,087	2,081,915,355	28,554,666	2,053,360,689	2,343,271,647	(289,910,958)	-12.37%
PALO VERDE**	424,690,932	350,787	424,340,145	2,956,748	421,383,397	415,213,012	6,170,385	1.49%
RANCHO MIRAGE	7,876,311,090	483,628,859	7,392,682,231	32,322,140	7,360,360,091	8,035,155,627	(674,795,536)	-8.40%
TOTALS	66,694,994,209	1,529,636,666	65,165,357,543	480,492,649	64,684,864,894	69,149,359,753	(4,464,494,859)	-6.46%

** Indicates an Unincorporated Area

RIVERSIDE COUNTY ASSESSOR

2010/2011 COMPARED TO 2009/2010
INCORPORATED AREAS VS. UNINCORPORATED

INCORPORATED AREAS (CITIES)

	CITIES 2010/2011	CITIES 2009/2010	GROWTH \$	GROWTH %	CITIES AS A % OF TOTAL VALUE
TOTAL VALUE (GROSS)	163,485,052,880	170,268,003,725	(6,782,950,845)	-3.98%	78.52%
LESS: N.R. EXEMPTIONS	3,602,942,008	3,169,817,678	433,124,330		
NET TANGIBLE	159,882,110,872	167,098,186,047	(7,216,075,175)		
LESS: HOX	1,716,652,887	1,706,587,643	10,065,244		
NET TAXABLE	158,165,457,985	165,391,598,404	(7,226,140,419)	-4.37%	78.45%

UNINCORPORATED AREAS

	UNINCORP. 2010/2011	UNINCORP. 2009/2010	GROWTH \$	GROWTH %	UNINCORP. AS A % OF TOTAL VALUE
TOTAL VALUE (GROSS)	44,720,207,890	47,171,566,593	(2,451,358,703)	-5.20%	21.48%
LESS: N.R. EXEMPTIONS	760,224,299	769,102,094	(8,877,795)		
NET TANGIBLE	43,959,983,591	46,402,464,499	(2,442,480,908)		
LESS: HOX	511,182,646	508,816,580	2,366,066		
NET TAXABLE	43,448,800,945	45,893,647,919	(2,444,846,974)	-5.33%	21.55%

TOTAL COUNTY

	TOTAL 2010/2011	TOTAL 2009/2010	GROWTH \$	GROWTH %	
TOTAL VALUE (GROSS)	208,205,260,770	217,439,570,318	(9,234,309,548)	-4.25%	
LESS: N.R. EXEMPTIONS	4,363,166,307	3,938,919,772	424,246,535		
NET TANGIBLE	203,842,094,463	213,500,650,546	(9,658,556,083)		
LESS: HOX	2,227,835,533	2,215,404,223	12,431,310		
NET TAXABLE	201,614,258,930	211,285,246,323	(9,670,987,393)	-4.58%	

RIVERSIDE COUNTY ASSESSOR

HISTORICAL ASSESSED VALUE DATA

CATEGORY	2010/2011	2009/2010	2008/2009	2007/2008	2006/2007	2005/2006	2004/2005	2003/2004	2002/2003	2001/2002
LAND:	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	32,152,526,097
IMPROVEMENTS:	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	69,219,621,221	61,231,095,621
Structures	132,494,394,287	137,235,240,985	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
Fixtures	855,431,271	917,713,478	898,037,635	901,300,558	981,004,882	971,079,629	810,914,057	834,605,238	865,459,709	912,299,336
Tree & Vines	73,384,491	74,845,827	74,798,079	75,675,962	78,691,640	82,625,740	82,770,125	79,633,584	83,158,396	79,158,398
PERSONAL PROPERTY:	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	795,650,850
Inventory	0	0	0	0	0	0	0	0	0	0
Other	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	795,650,850
TOTAL SECURED	200,185,254,520	209,109,850,448	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
LAND:	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	12,522,538
IMPROVEMENTS:	3,657,624,635	3,788,442,738	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	1,847,112,986
Structures	274,834,636	303,694,654	274,887,848	256,457,054	225,397,607	207,403,533	213,495,347	240,869,893	243,610,927	283,903,577
Fixtures	3,382,789,999	3,484,748,084	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
PERSONAL PROPERTY:	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	2,726,970,794
Inventory	0	0	0	0	0	0	0	0	0	0
Other	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	2,726,970,794
TOTAL UNSECURED	8,020,006,250	8,329,719,870	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
TOTAL SEC. & UNSEC. INCREASE	208,205,260,770	217,439,570,318	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
	-4.25%	-10.51%	1.45%	16.63%	22.52%	19.59%	14.18%	11.52%	11.45%	10.49%
CATEGORY	2000/2001	1999/2000	1998/1999	1997/1998	1996/1997	1995/1996	1994/1995	1993/1994	1992/1993	1991/1992
LAND:	29,741,873,382	27,570,773,518	26,354,678,254	26,470,844,746	26,539,540,485	27,028,211,924	27,174,773,250	27,122,406,309	26,180,982,273	24,639,885,741
IMPROVEMENTS:	54,671,031,073	48,622,740,269	45,502,573,195	44,602,174,247	43,526,188,107	43,599,485,755	43,241,267,507	43,357,623,571	41,877,484,097	39,091,910,429
Structures	53,602,285,167	47,710,292,288	44,579,211,653	43,614,076,555	42,552,799,132	42,698,874,482	42,448,720,535	42,601,762,583	41,087,909,633	38,428,502,350
Fixtures	987,765,321	831,223,740	838,289,287	895,902,552	879,220,450	803,355,815	691,740,972	659,244,753	691,681,742	575,577,892
Tree & Vines	80,980,585	81,224,241	85,072,255	92,195,140	94,168,525	97,255,458	100,806,000	96,616,235	97,892,722	87,830,187
PERSONAL PROPERTY:	742,855,385	743,957,593	720,113,024	674,087,179	621,245,868	655,911,466	621,376,570	592,182,930	574,789,915	507,087,190
Inventory	0	0	0	0	0	0	0	0	0	0
Other	742,855,385	743,957,593	720,113,024	674,087,179	621,245,868	655,911,466	621,376,570	592,182,930	574,789,915	507,087,190
TOTAL SECURED	85,155,759,820	76,937,471,380	72,577,364,473	71,747,106,172	70,686,974,460	71,283,609,145	71,037,417,327	71,072,212,810	68,633,256,285	64,238,883,360
LAND:	13,045,528	14,360,441	16,738,911	18,388,717	29,181,736	33,884,799	13,742,851	21,827,703	17,765,402	18,491,289
IMPROVEMENTS:	1,728,799,248	1,530,720,414	1,346,201,727	1,222,936,603	1,316,786,351	1,288,826,222	1,230,544,822	1,166,928,600	1,150,876,284	1,118,640,648
Structures	255,428,589	231,603,585	213,520,217	237,634,445	292,692,481	257,894,918	230,356,622	214,819,937	178,781,371	146,229,502
Fixtures	1,473,370,659	1,299,116,829	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	972,411,146
PERSONAL PROPERTY:	2,490,099,648	2,097,684,746	1,848,191,773	1,563,829,917	1,487,667,701	1,440,712,611	1,422,086,959	1,473,295,195	1,414,524,221	1,375,343,514
Inventory	0	0	0	0	0	0	0	0	0	0
Other	2,490,099,648	2,097,684,746	1,848,191,773	1,563,829,917	1,487,667,701	1,440,712,611	1,422,086,959	1,473,295,195	1,414,524,221	1,375,343,514
TOTAL UNSECURED	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	2,512,475,451
TOTAL SEC. & UNSEC. INCREASE	89,387,704,244	80,580,236,981	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	66,751,358,811
	10.93%	6.32%	1.66%	1.40%	-0.71%	0.47%	-0.04%	3.54%	6.69%	11.93%

Total Assessed Prior to Exemptions

RIVERSIDE COUNTY ASSESSOR

2010/2011 Compared to 2009/2010

SECURED AND UNSECURED - EXCLUDING STATE ASSESSED PROPERTIES

CATEGORY	SECURED		UNSECURED	
	2010/2011	2009/2010	2010/2011	2009/2010
LAND	65,933,303,364	69,987,806,304	2,020,661	1,879,576
IMPROVEMENTS:				
STRUCTURES	132,494,395,267	137,235,240,985	274,834,636	303,694,654
FIXTURES	855,431,271	917,713,478	3,382,789,999	3,484,748,084
TREES & VINES	73,384,491	74,845,827	0	0
PERSONAL PROPERTY	828,740,127	894,243,854	4,360,360,954	4,539,397,556
TOTAL	200,185,254,520	209,109,850,448	8,020,006,250	8,329,719,870
LESS:N.R.EXEMPTIONS	4,130,083,253	3,686,724,400	233,083,054	252,195,372
NET TANGIBLE	196,055,171,267	205,423,126,048	7,786,923,196	8,077,524,498
LESS: HOX	2,227,835,533	2,215,404,223	0	0
NET TAXABLE	193,827,335,734	203,207,721,825	7,786,923,196	8,077,524,498
CATEGORY	TOTAL		VALUE CHANGE	PERCENTAGE CHANGE
	2010/2011	2009/2010		
LAND	65,935,324,025	69,989,685,880	(4,054,361,855)	
IMPROVEMENTS:				
STRUCTURES	132,769,229,903	137,538,935,639	(4,769,705,736)	
FIXTURES	4,238,221,270	4,402,461,562	(164,240,292)	
TREES & VINES	73,384,491	74,845,827	(1,461,336)	
PERSONAL PROPERTY	5,189,101,081	5,433,641,410	(244,540,329)	
TOTAL	208,205,260,770	217,439,570,318	(9,234,309,548)	-4.25%
LESS:N.R.EXEMPTIONS	4,363,166,307	3,938,919,772	424,246,535	
NET TANGIBLE	203,842,094,463	213,500,650,546	(9,658,556,083)	
LESS: HOX	2,227,835,533	2,215,404,223	12,431,310	
NET TAXABLE	201,614,258,930	211,285,246,323	(9,670,987,393)	-4.58%