

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



ITEM: 2.4
(ID # 28196)

MEETING DATE:
Tuesday, July 29, 2025

FROM : ASSESSOR-COUNTY-CLERK-RECORDER

SUBJECT: ASSESSOR-COUNTY CLERK-RECORDER: Report of 2025-2026 Assessment Roll, All Districts. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Receive and file the attached report on the 2025-2026 local assessment roll values.

ACTION:Consent




Christopher Gray 7/14/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: July 29, 2025
xc: ACR

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

As prescribed by California State Constitution, Revenue and Taxation Code Sections 616 and 617: by July 1, 2025, the Assessor has completed the local roll and delivered it to the Auditor-Controller. The Assessor is reporting the values to the Board of Supervisors for their information.

Impact on Residents and Businesses

By law, the Assessor must locate all taxable property, determine a value for all property, and apply all legal exemptions and exclusions in the County of Riverside. In addition, the Assessor must also complete the assessment roll showing the assessed values for all taxable property in Riverside County by July 1st of each year. The Assessor has completed its' responsibilities in the property tax process to ensure taxpayers receive accurate and timely property tax bills and has delivered the necessary information to the Auditor-Controller as required. The Assessor provides taxpayers and the public access to assessment roll information as prescribed by law.

ATTACHMENTS:

Reports on Assessment Roll for 2025-2026

1. Prop 8 Totals by Use
2. Assessed Value by Supervisorial District
3. Assessed Value for Unincorporated Areas
4. Assessed Value Report
5. Assessment Count by Use
6. Assessed Value by Base Year
7. Assessed Value for Cities
8. Historical Assessed Value Data
9. Secured and Unsecured - Excluding State Assessed Properties
10. Prop 8 Total by Tax Rate Area

RIVERSIDE COUNTY ASSESSOR

PROP. 8 TOTALS BY TAX RATE AREA

2025/2026 TAX YEAR

INCORPORATED AREA	TAX RATE AREA	ASSESSMENTS REDUCED	ASSESSED VALUE REDUCTION
BANNING	1	217	17,042,244
BEAUMONT	2	340	57,319,959
BLYTHE	3	126	18,934,007
CORONA	4	359	85,308,483
LAKE ELSINORE	5	330	20,632,071
HEMET	6	895	59,168,328
INDIO	7	2,522	66,019,290
PERRIS	8	238	32,640,110
RIVERSIDE	9	617	78,877,784
SAN JACINTO	10	257	16,808,754
PALM SPRINGS	11	4,202	101,829,061
COACHELLA	12	85	11,757,745
TEMECULA	13	110	50,301,556
DESERT HOT SPRINGS	14	420	33,335,590
NORCO	15	48	25,635,852
INDIAN WELLS	16	156	230,388,091
RANCHO MIRAGE	17	7,560	166,853,968
PALM DESERT	18	36,968	581,835,102
CATHEDRAL CITY	19	514	91,450,778
LA QUINTA	20	481	146,190,456
MORENO VALLEY	21	432	21,809,040
CALIMESA	22	184	18,256,620
CANYON LAKE	23	29	3,183,308
MURRIETA	24	268	40,825,104
WILDOMAR	25	209	17,171,486
MENIFEE	26	416	96,584,248
EASTVALE	27	104	7,673,730
JURUPA VALLEY	28	355	33,213,543
INCORPORATED TOTAL		58,442	2,131,046,308

UNINCORPORATED AREA	TAX RATE AREA	ASSESSMENTS REDUCED	ASSESSED VALUE REDUCTION
ALVORD	53	52	5,977,038
MENIFEE	54	35	11,246,164
BANNING	55	211	16,317,073
BEAUMONT	56	69	8,824,682
COACHELLA	58	824	67,035,703
CORONA-NORCO	59	880	67,818,020
PALM SPRINGS	61	891	100,259,157
DESERT CENTER	62	66	13,333,972
ELSINORE	65	114	16,143,361
COLTON	68	11	927,511
HEMET	71	768	97,316,984
DESERT SANDS	75	210	34,177,023
MORENO	80	14	2,128,935
MURRIETA	82	89	20,856,312
NUVIEW	83	63	8,987,999
PALO VERDE	85	114	9,096,398
PERRIS	87	72	6,479,387
RIVERSIDE	88	178	17,735,491
ROMOLAND	89	105	5,840,341
SAN JACINTO	91	53	3,686,535
TEMECULA	94	140	21,881,515
YUCAIPA	97	3	574,972
VAL VERDE	98	166	44,822,233
UNINCORPORATED TOTAL		5,128	581,466,806

COUNTY TOTAL		63,570	2,712,513,114
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RIVERSIDE COUNTY ASSESSOR

2025/2026 Compared to 2024/2025

SECURED AND UNSECURED - EXCLUDING STATE ASSESSED PROPERTIES

CATEGORY	SECURED		UNSECURED	
	2025/2026	2024/2025	2025/2026	2024/2025
LAND	121,739,895,405	113,886,002,925	1,455,803	1,487,914
IMPROVEMENTS:				
STRUCTURES	320,077,501,505	301,845,671,167	50,537,414	54,598,428
FIXTURES	934,329,125	940,977,976	8,522,007,514	7,750,076,261
TREES & VINES	96,177,598	88,470,515	-	-
PERSONAL PROPERTY	1,149,672,917	1,121,143,520	7,583,890,241	7,283,088,966
TOTAL	443,997,576,550	417,882,266,103	16,157,890,972	15,089,251,569
LESS:N.R.EXEMPTIONS	9,802,562,060	8,846,904,469	365,621,340	325,190,078
NET TANGIBLE	434,195,014,490	409,035,361,634	15,792,269,632	14,764,061,491
LESS: HOX	1,916,951,685	1,925,558,183		
NET TAXABLE	432,278,062,805	407,109,803,451	15,792,269,632	14,764,061,491

CATEGORY	TOTAL		VALUE CHANGE	PERCENTAGE CHANGE
	2025/2026	2024/2025		
LAND	121,741,351,208	113,887,490,839	7,853,860,369	
IMPROVEMENTS:				
STRUCTURES	320,128,038,919	301,900,269,595	18,227,769,324	
FIXTURES	9,456,336,639	8,691,054,237	765,282,402	
TREES & VINES	96,177,598	88,470,515	7,707,083	
PERSONAL PROPERTY	8,733,563,158	8,404,232,486	329,330,672	
TOTAL	460,155,467,522	432,971,517,672	27,183,949,850	6.28%
LESS:N.R.EXEMPTIONS	10,168,183,400	9,172,094,547	996,088,853	
NET TANGIBLE	449,987,284,122	423,799,423,125	26,187,860,997	6.18%
LESS: HOX	1,916,951,685	1,925,558,183	(8,606,498)	
NET TAXABLE	448,070,332,437	421,873,864,942	26,196,467,495	6.21%

RIVERSIDE COUNTY ASSESSOR HISTORICAL ASSESSED VALUE DATA

CATEGORY	2025/2026	2024/2025	2023/2024	2022/2023	2021/2022	2020/2021	2019/2020	2018/2019	2017/2018	2016/2017	2015/2016
LAND:	121,739,895,405	113,886,002,925	107,164,403,408	100,525,687,746	93,973,168,524	90,592,885,322	87,440,341,720	83,653,869,717	79,667,531,729	76,234,226,097	73,266,882,692
IMPROVEMENTS:	321,108,008,228	302,875,119,658	282,525,506,367	256,659,777,816	232,805,192,006	219,167,296,533	205,098,493,195	192,745,891,692	180,308,098,732	169,774,098,408	160,838,455,188
Structures	320,077,501,505	301,845,671,167	281,599,227,236	255,795,130,985	232,008,955,393	218,412,973,274	204,397,786,579	192,050,659,823	179,594,997,996	169,040,202,199	160,014,223,861
Fixtures	934,329,125	940,977,976	839,367,759	780,109,808	711,525,180	673,816,495	618,753,656	611,532,477	631,024,157	653,654,705	745,452,570
Tree & Vines	96,177,598	88,470,515	86,911,372	84,537,023	84,711,433	80,506,764	81,952,960	83,699,392	82,076,579	80,241,504	78,778,577
PERSONAL PROPERTY:	1,149,672,917	1,121,143,520	1,114,743,568	990,317,115	957,542,816	960,411,204	905,792,403	869,624,319	798,263,525	826,916,446	921,418,786
Inventory	0	0	0	0	0	0	0	0	0	0	0
Other	1,149,672,917	1,121,143,520	1,114,743,568	990,317,115	957,542,816	960,411,204	905,792,403	869,624,319	798,263,525	826,916,446	921,418,786
TOTAL SECURED	443,997,576,550	417,882,266,103	390,804,653,343	358,175,782,677	327,735,903,346	310,720,593,059	293,444,627,318	277,269,385,728	260,773,893,986	246,835,240,951	235,026,756,666
LAND:	1,455,803	1,487,914	1,504,557	466,869	1,687,779	2,199,960	1,773,178	1,505,748	1,336,881	1,568,659	1,853,495
IMPROVEMENTS:	8,572,544,928	7,804,674,689	6,751,140,984	5,672,778,868	5,156,160,476	4,559,504,631	4,301,577,179	4,057,363,002	3,927,041,041	3,877,074,172	3,719,731,551
Structures	50,537,414	54,598,428	52,860,089	58,430,687	64,834,373	76,697,345	81,603,183	98,654,897	112,531,084	132,752,146	176,061,627
Fixtures	8,522,007,514	7,750,076,261	6,698,280,895	5,614,348,181	5,091,326,103	4,482,807,286	4,219,973,996	3,958,708,105	3,814,509,957	3,744,322,026	3,543,669,924
PERSONAL PROPERTY:	7,583,890,241	7,283,088,966	6,677,090,680	5,769,891,988	5,393,658,612	5,129,776,307	5,027,394,448	4,673,141,269	4,445,066,757	4,339,274,241	3,968,389,539
Inventory	0	0	0	0	0	0	0	0	0	0	0
Other	7,583,890,241	7,283,088,966	6,677,090,680	5,769,891,988	5,393,658,612	5,129,776,307	5,027,394,448	4,673,141,269	4,445,066,757	4,339,274,241	3,968,389,539
TOTAL UNSECURED	16,157,890,972	15,089,251,569	13,429,736,221	11,443,137,725	10,551,506,867	9,691,480,898	9,330,744,805	8,732,010,019	8,373,444,679	8,217,917,072	7,689,974,585
TOTAL SEC. & UNSEC.	460,155,467,522	432,971,517,672	404,234,389,564	369,618,920,402	338,287,410,213	320,412,073,957	302,775,372,123	286,001,395,747	269,147,338,665	255,053,158,023	242,716,731,251
INCREASE	6.28%	7.11%	9.37%	9.26%	5.58%	5.83%	5.86%	6.26%	5.53%	5.08%	5.78%

CATEGORY	2014/2015	2013/2014	2012/2013	2011/2012	2010/2011	2009/2010	2008/2009	2007/2008	2006/2007	2005/2006	2004/2005
LAND:	69,707,246,878	65,541,074,543	63,512,569,335	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
IMPROVEMENTS:	151,106,935,201	138,872,546,597	132,708,756,414	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
Structures	150,230,229,736	137,919,239,912	131,761,923,246	131,454,976,006	132,494,395,267	137,235,240,985	149,933,153,647	153,331,490,703	130,688,173,347	107,052,769,375	88,849,571,990
Fixtures	798,878,942	871,784,959	867,260,334	805,002,538	855,431,271	917,713,478	898,037,635	901,300,558	981,004,882	971,079,629	810,914,057
Tree & Vines	77,826,523	81,521,726	79,572,834	76,363,655	73,384,491	74,845,827	74,798,079	75,675,962	78,691,640	82,625,740	82,770,125
PERSONAL PROPERTY:	926,834,898	874,469,964	878,213,396	824,028,513	828,740,127	894,243,854	873,306,840	848,996,551	811,348,830	797,822,840	773,389,419
Inventory	0	0	0	0	0	0	0	0	0	0	0
Other	926,834,898	874,469,964	878,213,396	824,028,513	828,740,127	894,243,854	873,306,840	848,996,551	811,348,830	797,822,840	773,389,419
TOTAL SECURED	221,741,016,977	205,288,091,104	197,099,539,145	197,385,712,790	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
LAND:	1,621,687	1,895,437	2,684,365	1,233,795	2,020,661	1,879,576	2,563,758	2,466,951	2,687,874	4,281,622	5,008,543
IMPROVEMENTS:	3,756,525,752	3,777,343,148	3,789,163,298	3,650,346,602	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
Structures	201,713,840	215,452,453	237,847,434	246,609,312	274,834,636	303,694,654	274,887,848	256,457,054	225,397,607	207,403,533	213,495,347
Fixtures	3,554,811,912	3,561,890,695	3,551,315,864	3,403,737,290	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
PERSONAL PROPERTY:	3,961,661,949	3,908,211,185	3,997,124,660	4,150,398,993	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
Inventory	0	0	0	0	0	0	0	0	0	0	0
Other	3,961,661,949	3,908,211,185	3,997,124,660	4,150,398,993	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
TOTAL UNSECURED	7,719,809,388	7,687,449,770	7,788,972,323	7,801,979,390	8,020,066,250	8,329,719,870	8,400,933,944	7,512,014,613	6,735,421,026	6,316,569,081	5,848,601,790
TOTAL SEC. & UNSEC.	229,460,826,365	212,975,540,874	204,888,511,468	205,187,692,180	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
INCREASE	7.4%	3.95%	-0.15%	-1.45%	-4.25%	-10.51%	1.45%	16.63%	22.52%	19.59%	14.18%

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE FOR CITIES
2025/2026

Pri TRA	CITY	TOTAL 2025/2026 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2025/2026 NET TAXABLE VALUE	2024/2025 NET TAXABLE VALUE	NET TAXABLE VALUE CHANGE	NET TAXABLE PERCENTAGE CHANGE
1	BANNING	4,220,680,551	66,179,374	4,154,501,177	34,402,988	4,120,098,189	3,855,334,166	264,764,023	6.87%
2	BEAUMONT	10,144,710,357	168,116,652	9,976,593,705	53,585,063	9,923,008,642	9,321,403,278	601,605,364	6.45%
3	BLYTHE	1,070,952,889	38,181,107	1,032,771,782	7,999,834	1,024,771,948	964,488,728	60,283,220	6.25%
4	CORONA	31,291,637,296	544,929,325	30,746,707,971	121,096,953	30,625,611,018	29,274,486,471	1,351,124,547	4.62%
5	LAKE ELSINORE	10,062,784,822	191,350,103	9,871,434,719	45,433,442	9,826,001,277	9,171,057,242	654,944,035	7.14%
6	HEMET	9,704,184,409	241,747,085	9,462,437,324	74,446,352	9,387,990,972	8,633,511,127	754,479,845	8.74%
7	INDIO	13,720,546,992	388,625,716	13,331,921,276	69,505,470	13,262,415,806	12,564,309,714	698,106,092	5.56%
8	PERRIS	13,791,083,053	145,374,550	13,645,708,503	40,751,200	13,604,957,303	12,191,461,800	1,413,495,503	11.59%
9	RIVERSIDE	47,379,292,463	1,879,734,921	45,499,557,542	206,599,518	45,292,958,024	43,346,555,275	1,946,402,749	4.49%
10	SAN JACINTO	5,287,185,877	129,418,079	5,157,767,798	34,793,672	5,122,974,126	4,820,848,992	302,125,134	6.27%
11	PALM SPRINGS	21,491,219,312	369,955,054	21,121,264,258	55,557,132	21,065,707,126	19,953,199,842	1,112,507,284	5.58%
12	COACHELLA	3,243,605,987	184,484,475	3,059,121,512	19,349,036	3,039,772,476	2,905,299,790	134,472,686	4.63%
13	TEMECULA	23,859,885,503	542,314,256	23,317,571,247	95,237,800	23,222,333,447	21,922,159,031	1,300,174,416	5.93%
14	DESERT HOT SPRINGS	3,525,837,970	95,960,018	3,429,877,952	17,991,083	3,411,886,869	3,147,822,430	264,064,439	8.39%
15	NORCO	5,385,095,550	73,416,817	5,311,678,733	22,955,800	5,288,722,933	5,043,949,952	244,772,981	4.85%
16	INDIAN WELLS	8,547,110,023	53,901,469	8,493,208,554	7,429,800	8,485,778,754	8,061,812,902	423,965,852	5.26%
17	RANCHO MIRAGE	13,769,744,121	862,715,829	12,907,028,292	30,885,400	12,876,142,892	12,238,363,654	637,779,238	5.21%
18	PALM DESERT	21,695,674,212	228,222,499	21,467,451,713	60,839,065	21,406,612,648	20,439,824,583	966,788,065	4.73%
19	CATHEDRAL CITY	7,231,596,271	206,945,216	7,024,651,055	44,422,979	6,980,228,076	6,686,615,244	293,612,832	4.39%
20	LA QUINTA	21,132,068,654	199,042,732	20,933,025,922	45,311,000	20,887,714,922	19,691,178,134	1,196,536,788	6.08%
21	MORENO VALLEY	25,892,401,602	610,611,515	25,281,790,087	121,654,199	25,160,135,888	23,707,952,524	1,452,183,364	6.13%
22	CALIMESA	1,728,904,671	29,911,278	1,698,993,393	13,127,855	1,685,865,538	1,584,585,761	101,279,777	6.39%
23	CANYON LAKE	2,565,131,100	18,131,126	2,546,999,974	13,386,800	2,533,613,174	2,431,863,268	101,749,906	4.18%
24	MURRIETA	20,556,237,584	758,926,425	19,797,311,159	92,049,341	19,705,261,818	18,591,224,204	1,114,037,614	5.99%
25	WILDOMAR	5,604,640,823	139,692,279	5,464,948,544	29,703,800	5,435,244,744	4,952,346,845	482,897,899	9.75%
26	MENIFEE	19,273,210,269	445,870,269	18,827,340,000	107,376,787	18,719,963,213	16,748,863,140	1,971,100,073	11.77%
27	EASTVALE	14,414,222,986	61,087,561	14,353,135,425	51,147,600	14,301,987,825	13,792,590,568	509,397,257	3.69%
28	JURUPA VALLEY	17,293,929,786	132,755,897	17,161,173,889	66,595,286	17,094,578,603	16,186,500,998	908,077,605	5.61%

CITY TOTALS	383,883,575,133	8,807,601,627	375,075,973,506	1,583,635,255	373,492,338,251	352,229,609,663	21,262,728,588	6.04%
UNINCORPORATED TOTALS	76,271,892,389	1,360,581,773	74,911,310,616	333,316,430	74,577,994,186	69,644,255,279	4,933,738,907	7.08%
GRAND TOTALS	460,155,467,522	10,168,183,400	449,987,284,122	1,916,951,685	448,070,332,437	421,873,864,942	26,196,467,495	6.21%

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE BY BASE YEAR
2025/2026 TAX YEAR

BASE YEAR	ASSESSED VALUE		ASSESSMENT COUNT	
1975	1,441,643,147	0.3%	16,355	1.7%
1976	158,495,102	0.0%	1,580	0.2%
1977	228,569,262	0.1%	2,157	0.2%
1978	386,631,064	0.1%	2,875	0.3%
1979	303,070,964	0.1%	2,259	0.2%
1980	417,262,829	0.1%	2,692	0.3%
1981	387,097,230	0.1%	2,124	0.2%
1982	405,745,434	0.1%	2,167	0.2%
1983	318,186,090	0.1%	2,001	0.2%
1984	469,082,655	0.1%	2,779	0.3%
1985	608,254,102	0.1%	3,097	0.3%
1986	717,303,022	0.2%	4,001	0.4%
1987	1,028,664,941	0.2%	4,419	0.5%
1988	1,170,715,951	0.3%	4,825	0.5%
1989	1,970,230,265	0.4%	6,247	0.6%
1990	2,005,547,974	0.5%	7,256	0.7%
1991	1,716,211,714	0.4%	6,342	0.7%
1992	1,362,581,073	0.3%	5,086	0.5%
1993	1,652,485,934	0.4%	5,603	0.6%
1994	1,554,859,197	0.4%	6,132	0.6%
1995	1,696,852,598	0.4%	7,025	0.7%
1996	1,658,279,770	0.4%	7,852	0.8%
1997	1,759,746,876	0.4%	7,883	0.8%
1998	2,345,791,735	0.5%	9,333	1.0%
1999	2,872,246,341	0.6%	11,889	1.2%
2000	3,729,483,658	0.8%	13,350	1.4%
2001	4,324,648,360	1.0%	13,930	1.4%
2002	4,963,166,036	1.1%	16,398	1.7%
2003	6,810,684,779	1.5%	20,579	2.1%
2004	8,600,873,456	1.9%	24,941	2.6%
2005	10,260,927,810	2.3%	23,154	2.4%
2006	11,444,931,072	2.6%	21,528	2.2%
2007	10,657,343,394	2.4%	16,759	1.7%
2008	8,727,507,119	2.0%	14,191	1.5%
2009	8,274,612,513	1.9%	21,960	2.3%
2010	7,950,936,074	1.8%	27,584	2.8%

2011	8,206,277,733	1.9%	27,305	2.8%
2012	8,178,439,407	1.9%	25,580	2.6%
2013	9,537,218,945	2.2%	27,299	2.8%
2014	11,415,638,393	2.6%	28,784	3.0%
2015	11,770,372,336	2.7%	29,029	3.0%
2016	13,739,939,781	3.1%	31,382	3.2%
2017	16,177,532,388	3.7%	35,769	3.7%
2018	29,988,023,502	6.8%	64,936	6.7%
2019	20,947,136,780	4.7%	40,851	4.2%
2020	22,790,962,386	5.2%	42,206	4.4%
2021	35,822,710,511	8.1%	62,355	6.4%
2022	47,288,418,929	10.7%	71,146	7.3%
2023	37,831,326,049	8.6%	50,617	5.2%
2024	34,251,895,348	7.8%	53,343	5.5%
2025	19,587,012,479	4.4%	29,409	3.0%

Real Prop Total	441,913,574,508	968,364
Other	18,241,893,014	40,245
County Total	460,155,467,522	1,008,609

RIVERSIDE COUNTY ASSESSOR

ASSESSMENT COUNT BY USE

2025/2026 TAX YEAR

USE	ASSESSMENT COUNT		ASSESSED VALUE	
BUSINESS PERSONAL PROPERTY	28,782	2.9%	17,672,830,884	3.8%
MINING CLAIMS	27	0.0%	1,128,795	0.0%
AIRCRAFT	1,312	0.1%	407,549,447	0.1%
BOATS	10,124	1.0%	160,383,888	0.0%
RESIDENTIAL	615,595	61.0%	281,042,422,629	61.1%
CONDOS	73,943	7.3%	28,299,300,234	6.1%
MOBILEHOMES	48,309	4.8%	4,101,221,719	0.9%
TIMESHARES	93,331	9.3%	844,273,285	0.2%
AGRICULTURE	8,110	0.8%	4,685,970,073	1.0%
COMMERCIAL	26,124	2.6%	87,676,526,622	19.1%
APARTMENTS	5,553	0.6%	18,864,109,386	4.1%
VACANT LAND	97,399	9.7%	16,399,750,560	3.6%
COUNTY TOTAL	1,008,609		460,155,467,522	

RIVERSIDE COUNTY ASSESSOR

ASSESSED VALUE REPORT

YEAR	ASSESSED VALUE	% CHANGE
2025	460,155,467,522	6.28%
2024	432,971,517,672	7.11%
2023	404,234,389,564	9.37%
2022	369,618,920,402	9.26%
2021	338,287,410,213	5.58%
2020	320,412,073,957	5.83%
2019	302,775,372,123	5.86%
2018	286,001,395,747	6.26%
2017	269,147,338,665	5.53%
2016	255,053,158,023	5.08%
2015	242,716,731,251	5.78%
2014	229,460,826,365	7.74%
2013	212,975,540,874	3.95%
2012	204,888,511,468	-0.15%
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%

YEAR	ASSESSED VALUE	% CHANGE
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%
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 UNINCORPORATED AREAS
2025/2026

Pri TRA	AREA	TOTAL 2025/2026 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2025/2026 NET TAXABLE VALUE	2024/2025 NET TAXABLE VALUE	NET TAXABLE VALUE CHANGE	NET TAXABLE PERCENTAGE CHANGE
53	Alvord	1,810,325,272	9,799,163	1,800,526,109	10,978,800	1,789,547,309	1,721,313,343	68,233,966	3.96%
54	Menifee	2,420,582,164	78,330,499	2,342,251,665	9,154,600	2,333,097,065	2,097,949,832	235,147,233	11.21%
55	Banning	1,240,642,466	11,812,662	1,228,829,804	3,930,573	1,224,899,231	1,222,526,952	2,372,279	0.19%
56	Beaumont	1,610,778,084	7,270,368	1,603,507,716	8,989,400	1,594,518,316	1,519,919,634	74,598,682	4.91%
58	Coachella	2,933,361,520	114,210,673	2,819,150,847	7,834,137	2,811,316,710	2,698,387,461	112,929,249	4.19%
59	Corona-Norco	7,272,784,409	53,869,667	7,218,914,742	38,466,156	7,180,448,586	6,687,867,731	492,580,855	7.37%
61	Palm Springs	3,781,770,994	92,436,325	3,689,334,669	23,691,766	3,665,642,903	3,545,263,792	120,379,111	3.40%
62	Desert Center	594,938,684	495,575	594,443,109	198,303	594,244,806	484,743,054	109,501,752	22.59%
65	Elsinore	2,936,097,213	39,757,044	2,896,340,169	17,275,029	2,879,065,140	2,725,345,324	153,719,816	5.64%
68	Colton	187,421,304	4,285,799	183,135,505	812,000	182,323,505	168,791,545	13,531,960	8.02%
71	Hemet	9,072,719,528	255,705,397	8,817,014,131	53,025,678	8,763,988,453	7,983,973,378	780,015,075	9.77%
75	Desert Sands	4,896,571,710	52,361,341	4,844,210,369	26,574,800	4,817,635,569	4,585,721,515	231,914,054	5.06%
80	Moreno	2,437,851,147	14,499,957	2,423,351,190	915,600	2,422,435,590	2,363,113,833	59,321,757	2.51%
82	Murrieta	3,670,935,167	45,494,897	3,625,440,270	10,176,600	3,615,263,670	3,437,743,963	177,519,707	5.16%
83	Nuvview	1,387,786,513	18,568,293	1,369,218,220	7,320,600	1,361,897,620	1,179,646,113	182,251,507	15.45%
85	Palo Verde	1,566,744,108	312,320	1,566,431,788	2,053,307	1,564,378,481	1,495,518,816	68,859,665	4.60%
87	Perris	1,170,671,436	5,042,573	1,165,628,863	6,450,361	1,159,178,502	1,102,415,522	56,762,980	5.15%
88	Riverside	7,240,321,070	70,704,045	7,169,617,025	35,075,600	7,134,541,425	6,510,959,165	623,582,260	9.58%
89	Romoland	1,643,181,423	21,754,801	1,621,426,622	9,707,600	1,611,719,022	1,185,901,537	425,817,486	35.91%
91	San Jacinto	369,581,961	127,396,129	242,185,832	1,436,120	240,749,712	208,372,787	32,376,925	15.54%
94	Temecula	11,823,970,947	303,743,810	11,520,227,137	46,082,400	11,474,144,737	10,821,760,548	652,384,189	6.03%
97	Yucaipa	141,281,705	1,236,869	140,044,836	854,000	139,190,836	134,284,033	4,906,803	3.65%
98	Val Verde	6,061,573,564	31,493,566	6,030,079,998	12,313,000	6,017,766,998	5,762,735,401	255,031,597	4.43%

UNINCORPORATED TOTALS	76,271,892,389	1,360,581,773	74,911,310,616	333,316,430	74,577,994,186	69,644,255,279	4,933,738,907	7.08%
CITY TOTALS	383,883,575,133	8,807,601,627	375,075,973,506	1,583,635,255	373,492,338,251	352,229,609,663	21,262,728,588	6.04%
GRAND TOTALS	460,155,467,522	10,168,183,400	449,987,284,122	1,916,951,685	448,070,332,437	421,873,864,942	26,196,467,495	6.21%

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE BY SUPERVISORIAL DISTRICT

District	Supervisor	2025 Roll Total	% of Total Roll Value
1	JOSE MEDINA	78,674,825,696	17.1%
2	KAREN SPIEGEL	92,311,002,477	20.1%
3	CHUCK WASHINGTON	94,952,470,012	20.6%
4	V MANUEL PEREZ	131,321,560,398	28.5%
5	YXSTIAN GUTIERREZ	62,895,608,939	13.7%
Roll Totals		460,155,467,522	100.0%

RIVERSIDE COUNTY ASSESSOR

PROP. 8 TOTALS BY USE

2025/2026 TAX YEAR

USE	ASSESSMENTS REDUCED	ASSESSED VALUE REDUCTION	AVERAGE REDUCTION
RESIDENTIAL	4,814	500,880,375	104,047
CONDOS	877	71,207,054	81,194
MOBILEHOMES	4,794	149,292,707	31,142
TIMESHARES	49,902	515,436,083	10,329
AGRICULTURE	278	91,174,927	327,967
COMMERCIAL	676	891,266,597	1,318,442
APARTMENTS	27	57,001,088	2,111,151
VACANT LAND	2,202	436,254,283	198,117
COUNTY TOTAL	63,570	2,712,513,114	42,670