



PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Assessor
(951) 955-6200

County Clerk-Recorder
(951) 486-7000

Mailing Address
P.O. Box 751
Riverside, CA 92502-0751

www.rivcoacr.org
www.riversidetaxinfo.com

July 12, 2022

Riverside County
NEWS RELEASE

Contact: James Rowland, james.rowland@srclkrec.com

Riverside County tax roll shows greatest increase in 15 years

Strong demand for real estate across California and in the Inland Empire led to a 9.26% increase in assessed values in Riverside County going into 2022, according to the Riverside County Assessor-County Clerk-Recorder. This reflects the highest increase in assessed value since values rose over 16% in 2007.

Assessor-County Clerk-Recorder Peter Aldana announced today that the total taxable value of all property in Riverside County for the current year grew to over \$369 billion, a \$31 billion increase. This year's tax roll—a list of all taxable property, its owner, and its value as of Jan. 1—will generate roughly \$3.5 billion for local government services.

“With such an active and appreciating real estate market this past year, our roll reflects the market conditions for property owners in Riverside County,” Aldana said. “As values go up, the tax base grows, which helps keep our county financially strong. I want to thank the coordinated team effort that completed the assessment roll on time once again during another very busy year.”

The median home price in Riverside County grew to \$586,000 in December 2021, setting a record high for any December, according to the California Association of Realtors.

Despite the increase in home prices, most property owners will not see an equal rise in property taxes on their next annual tax bill, which will be mailed in October. State law requires the assessor to enroll real property at the lesser of its current market value or the Prop 13 value—the market value as of the date the property was acquired or constructed, adjusted up to 2% annually for inflation. Eighty-four percent of Riverside County property is enrolled at its protected Prop 13 value.

Property owners may review their 2022 assessment roll value by visiting the Riverside County Assessor public access online services website at [Assessor Online Services](#) or calling (951) 955-6200. 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 [Decline in Value Application](#).

Property owners also may request a formal hearing before the Assessment Appeals Board. The deadline to file is Nov. 30. The application is available on the Clerk of the Board's website at [Assessment Appeals Online](#).

#####

Peter Aldana was elected as the Assessor-County Clerk-Recorder for Riverside County in June 2014. Mr. Aldana has been with the office for over 30 years in a variety of appraisal, supervisory, and management positions.

Our mission is to fulfill the legally and locally mandated functions of the Assessor, County Clerk, Recorder, and Records Management Program in an accurate, timely, professional, and courteous manner and to ensure high quality service.

www.rivcoacr.org

RIVERSIDE COUNTY ASSESSOR

2022/2023 Compared to 2021/2022

SECURED AND UNSECURED - EXCLUDING STATE ASSESSED PROPERTIES

CATEGORY	SECURED		UNSECURED	
	2022/2023	2021/2022	2022/2023	2021/2022
LAND	100,525,687,746	93,973,168,524	466,869	1,687,779
IMPROVEMENTS:				
STRUCTURES	255,795,130,985	232,008,955,393	58,430,687	64,834,373
FIXTURES	780,109,808	711,525,180	5,614,348,181	5,091,326,103
TREES & VINES	84,537,023	84,711,433	-	-
PERSONAL PROPERTY	990,317,115	957,542,816	5,769,891,988	5,393,658,612
TOTAL	358,175,782,677	327,735,903,346	11,443,137,725	10,551,506,867
LESS: N.R. EXEMPTIONS	8,060,625,058	7,796,179,103	288,805,126	243,646,931
NET TANGIBLE	350,115,157,619	319,939,724,243	11,154,332,599	10,307,859,936
LESS: HOX	1,935,703,938	1,966,677,759		
NET TAXABLE	348,179,453,681	317,973,046,484	11,154,332,599	10,307,859,936

CATEGORY	TOTAL		VALUE CHANGE	PERCENTAGE CHANGE
	2022/2023	2021/2022		
LAND	100,526,154,615	93,974,856,303	6,551,298,312	
IMPROVEMENTS:				
STRUCTURES	255,853,561,672	232,073,789,766	23,779,771,906	
FIXTURES	6,394,457,989	5,802,851,283	591,606,706	
TREES & VINES	84,537,023	84,711,433	(174,410)	
PERSONAL PROPERTY	6,760,209,103	6,351,201,428	409,007,675	
TOTAL	369,618,920,402	338,287,410,213	31,331,510,189	9.26%
LESS: N.R. EXEMPTIONS	8,349,430,184	8,039,826,034	309,604,150	
NET TANGIBLE	361,269,490,218	330,247,584,179	31,021,906,039	9.39%
LESS: HOX	1,935,703,938	1,966,677,759	(30,973,821)	
NET TAXABLE	359,333,786,280	328,280,906,420	31,052,879,860	9.46%

Source: 2022 801/802 Report
 Pers. Prop. = bus prs prop. + boat + ncom air + penalty

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE FOR UNINCORPORATED AREAS
2022/2023

Pri TRA	AREA	TOTAL 2022/2023 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2022/2023 NET TAXABLE VALUE	2021/2022 NET TAXABLE VALUE	ASSESSED VALUE CHANGE	PERCENTAGE CHANGE
53	Alvord	1,603,601,057	6,300,340	1,597,300,717	11,457,600	1,585,843,117	1,488,542,670	97,300,447	6.54%
54	Menifee	1,817,258,037	40,389,487	1,776,868,550	7,977,200	1,768,891,350	1,482,767,644	286,123,706	19.30%
55	Banning	996,394,921	9,454,708	986,940,213	3,969,060	982,971,153	944,925,602	38,045,551	4.03%
56	Beaumont	938,134,198	17,095,272	921,038,926	9,573,060	911,465,866	841,578,948	69,886,918	8.30%
58	Coachella	2,373,523,674	97,490,752	2,276,032,922	7,792,828	2,268,240,094	2,117,769,584	150,470,510	7.11%
59	Corona-Norco	5,886,986,701	40,855,372	5,846,131,329	37,434,049	5,808,697,280	5,339,762,065	468,935,215	8.78%
61	Palm Springs	2,642,131,200	56,798,244	2,585,332,956	24,438,041	2,560,894,915	2,354,662,574	206,232,341	8.76%
62	Desert Center	312,668,148	349,781	312,318,367	232,772	312,085,595	282,019,947	30,065,648	10.66%
65	Elsinore	2,408,214,153	34,943,429	2,373,270,724	18,391,883	2,354,878,841	2,182,441,893	172,436,948	7.90%
68	Colton	154,627,830	5,711,368	148,916,462	917,000	147,999,462	137,568,301	10,431,161	7.58%
71	Hemet	6,908,259,479	230,095,407	6,678,164,072	52,828,096	6,625,335,976	5,964,640,401	660,695,575	11.08%
75	Desert Sands	4,146,632,338	41,845,250	4,104,787,088	27,742,400	4,077,044,688	3,822,562,905	254,481,783	6.66%
80	Moreno	2,033,573,176	17,995,369	2,015,577,807	978,600	2,014,599,207	1,530,286,294	484,312,913	31.65%
82	Murrieta	3,071,112,875	25,650,632	3,045,462,243	10,532,200	3,034,930,043	2,862,275,427	172,654,616	6.03%
83	Nuvview	1,028,462,057	14,181,303	1,014,280,754	7,630,000	1,006,650,754	917,908,691	88,742,063	9.67%
85	Palo Verde	1,024,607,883	294,322	1,024,313,561	2,187,393	1,022,126,168	876,898,472	145,227,696	16.56%
87	Perris	952,728,779	4,036,521	948,692,258	6,855,297	941,836,961	884,501,394	57,335,567	6.48%
88	Riverside	5,413,110,340	52,913,216	5,360,197,124	33,882,800	5,326,314,324	4,905,921,179	420,393,145	8.57%
89	Romoland	833,041,975	8,780,061	824,261,914	8,671,600	815,590,314	741,460,651	74,129,663	10.00%
91	San Jacinto	293,289,817	122,960,148	170,329,669	1,421,734	168,907,935	160,816,036	8,091,899	5.03%
94	Temecula	9,689,979,913	201,053,517	9,488,926,396	46,432,400	9,442,493,996	8,720,131,220	722,362,776	8.28%
97	Yucaipa	124,482,735	759,185	123,723,550	872,200	122,851,350	117,538,788	5,312,562	4.52%
98	Val Verde	3,523,457,796	29,596,967	3,493,860,829	12,896,765	3,480,964,064	2,798,508,500	682,455,564	24.39%
TOTALS		58,176,279,082	1,059,550,651	57,116,728,431	335,114,978	56,781,613,453	51,475,489,186	5,306,124,267	10.31%

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE FOR CITIES
2022/2023

Pri TRA	CITY	TOTAL 2022/2023 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2022/2023 NET TAXABLE VALUE	2021/2022 NET TAXABLE VALUE	NET TAXABLE VALUE CHANGE	NET TAXABLE PERCENTAGE CHANGE
1	BANNING	3,058,912,501	63,702,823	2,995,209,678	34,422,362	2,960,787,316	2,531,591,022	429,196,294	16.95%
2	BEAUMONT	7,461,546,464	130,727,956	7,330,818,508	50,327,750	7,280,490,758	6,531,081,787	749,408,971	11.47%
3	BLYTHE	919,709,224	51,410,113	868,299,111	8,711,620	859,587,491	804,485,993	55,101,498	6.85%
4	CORONA	26,728,469,515	475,204,981	26,253,264,534	123,749,585	26,129,514,949	23,916,920,436	2,212,594,513	9.25%
5	LAKE ELSINORE	8,167,069,212	108,542,939	8,058,526,273	45,026,848	8,013,499,425	7,355,045,157	658,454,268	8.95%
6	HEMET	7,649,445,097	199,015,869	7,450,429,228	75,367,519	7,375,061,709	6,677,510,805	697,550,904	10.45%
7	INDIO	10,904,365,461	305,357,627	10,599,007,834	68,503,679	10,530,504,155	9,670,813,349	859,690,806	8.89%
8	PERRIS	9,681,640,168	91,281,739	9,590,358,429	40,397,219	9,549,961,210	8,205,892,906	1,344,068,304	16.38%
9	RIVERSIDE	39,957,414,273	1,696,469,886	38,260,944,387	214,413,011	38,046,531,376	35,117,390,141	2,929,141,235	8.34%
10	SAN JACINTO	4,185,928,198	93,770,628	4,092,157,570	34,637,778	4,057,519,792	3,645,829,291	411,690,501	11.29%
11	PALM SPRINGS	17,457,884,607	317,085,884	17,140,798,723	56,834,624	17,083,964,099	15,496,049,660	1,587,914,439	10.25%
12	COACHELLA	2,605,635,351	174,295,021	2,431,340,330	19,165,794	2,412,174,536	2,202,923,266	209,251,270	9.50%
13	TEMECULA	20,026,541,851	386,973,926	19,639,567,925	95,663,400	19,543,904,525	18,176,408,296	1,367,496,229	7.52%
14	DESERT HOT SPRINGS	2,647,359,129	82,969,273	2,564,389,856	17,754,822	2,546,635,034	2,220,803,333	325,831,701	14.67%
15	NORCO	4,384,240,591	72,416,602	4,311,823,989	24,260,600	4,287,563,389	3,890,160,732	397,402,657	10.22%
16	INDIAN WELLS	7,136,051,932	49,794,657	7,086,257,275	7,970,200	7,078,287,075	6,590,413,898	487,873,177	7.40%
17	RANCHO MIRAGE	11,486,395,909	794,647,629	10,691,748,280	30,475,200	10,661,273,080	9,736,028,489	925,244,591	9.50%
18	PALM DESERT	18,094,846,015	199,511,216	17,895,334,799	63,357,386	17,831,977,413	16,703,452,052	1,128,525,361	6.76%
19	CATHEDRAL CITY	6,087,005,459	179,714,426	5,907,291,033	44,638,551	5,862,652,482	5,304,048,099	558,604,383	10.53%
20	LA QUINTA	16,906,684,414	184,881,783	16,721,802,631	45,680,600	16,676,122,031	15,127,293,519	1,548,828,512	10.24%
21	MORENO VALLEY	21,315,145,036	433,258,320	20,881,886,716	123,542,534	20,758,344,182	19,080,778,347	1,677,565,835	8.79%
22	CALIMESA	1,464,057,842	23,120,582	1,440,937,260	12,977,499	1,427,959,761	1,277,249,768	150,709,993	11.80%
23	CANYON LAKE	2,214,046,220	12,338,660	2,201,707,560	14,021,000	2,187,686,560	2,025,146,012	162,540,548	8.03%
24	MURRIETA	17,169,741,524	603,780,839	16,565,960,685	95,372,417	16,470,588,268	15,285,632,508	1,184,955,760	7.75%
25	WILDOMAR	4,333,710,743	121,250,966	4,212,459,777	30,485,000	4,181,974,777	3,914,546,894	267,427,883	6.83%
26	MENIFEE	14,323,908,049	286,011,796	14,037,896,253	104,217,986	13,933,678,267	12,199,752,253	1,733,926,014	14.21%
27	EASTVALE	12,269,956,928	49,902,642	12,220,054,286	51,081,143	12,168,973,143	11,366,796,648	802,176,495	7.06%
28	JURUPA VALLEY	12,804,929,607	102,440,750	12,702,488,857	67,532,833	12,634,956,024	11,751,372,573	883,583,451	7.52%
CITY TOTALS		311,442,641,320	7,289,879,533	304,152,761,787	1,600,588,960	302,552,172,827	276,805,417,234	25,746,755,593	9.30%
UNINCORPORATED TOTALS		58,176,279,082	1,059,550,651	57,116,728,431	335,114,978	56,781,613,453	51,475,489,186	5,306,124,267	10.31%
GRAND TOTAL		369,618,920,402	8,349,430,184	361,269,490,218	1,935,703,938	359,333,786,280	328,280,906,420	31,052,879,860	9.46%

RIVERSIDE COUNTY ASSESSOR HISTORICAL ASSESSED VALUE DATA

CATEGORY	2022/2023	2021/2022	2020/2021	2019/2020	2018/2019	2017/2018	2016/2017	2015/2016	2014/2015	2013/2014	2012/2013
LAND:	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	69,707,246,878	65,541,074,543	63,512,569,335
IMPROVEMENTS:	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	151,106,935,201	138,872,546,597	132,708,756,414
Structures	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	150,230,229,736	137,919,239,912	131,761,923,246
Fixtures	780,109,808	711,525,180	673,816,495	618,753,656	611,532,477	631,024,157	653,654,705	745,452,570	798,878,942	871,784,959	867,260,334
Tree & Vines	84,537,023	84,711,433	80,506,764	81,952,960	83,699,392	82,076,579	80,241,504	78,778,757	77,826,523	81,521,726	79,572,834
PERSONAL PROPERTY:	990,317,115	957,542,816	960,411,204	905,792,403	869,624,319	798,263,525	826,916,446	921,418,786	926,834,898	874,469,964	878,213,396
Inventory	0	0	0	0	0	0	0	0	0	0	0
Other	990,317,115	957,542,816	960,411,204	905,792,403	869,624,319	798,263,525	826,916,446	921,418,786	926,834,898	874,469,964	878,213,396
TOTAL SECURED	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	221,741,016,977	205,288,091,104	197,099,539,145
LAND:	466,869	1,687,779	2,199,960	1,773,178	1,505,748	1,336,881	1,568,659	1,853,495	1,621,687	1,895,437	2,684,365
IMPROVEMENTS:	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	3,756,525,752	3,777,343,148	3,789,163,298
Structures	58,430,687	64,834,373	76,697,345	81,603,183	98,654,897	112,531,084	132,752,146	176,061,627	201,713,840	215,452,453	237,847,434
Fixtures	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	3,554,811,912	3,561,890,695	3,551,315,864
PERSONAL PROPERTY:	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	3,961,661,949	3,908,211,185	3,997,124,660
Inventory	0	0	0	0	0	0	0	0	0	0	0
Other	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	3,961,661,949	3,908,211,185	3,997,124,660
TOTAL UNSECURED	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	7,719,809,388	7,687,449,770	7,788,972,323
TOTAL SEC. & UNSEC.	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	229,460,826,365	212,975,540,874	204,888,511,468
INCREASE	9.26%	5.58%	5.83%	5.86%	6.26%	5.53%	5.08%	5.78%	7.74%	3.95%	#DIV/0!

CATEGORY	2011/2012	2010/2011	2009/2010	2008/2009	2007/2008	2006/2007	2005/2006	2004/2005	2003/2004	2002/2003	2001/2002
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	32,152,526,097
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	69,219,621,221	61,231,095,621
Structures	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	77,219,767,587	68,271,003,116	60,239,637,887
Fixtures	805,002,538	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	76,363,655	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:	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	845,862,687	795,650,850
Inventory	0	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	845,862,687	795,650,850
TOTAL SECURED	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	117,379,593,058	105,080,028,191	94,179,272,568
LAND:	1,233,795	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:	3,650,346,602	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	2,262,677,952	2,049,095,218	1,847,112,986
Structures	246,609,312	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	3,403,737,290	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	2,021,808,059	1,805,484,291	1,563,209,409
PERSONAL PROPERTY:	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	3,097,072,446	2,932,448,879	2,726,970,794
Inventory	0	0	0	0	0	0	0	0	0	0	0
Other	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	3,097,072,446	2,932,448,879	2,726,970,794
TOTAL UNSECURED	7,801,979,390	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.	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	122,745,586,541	110,070,506,615	98,765,878,886
INCREASE	-1.45%	-4.25%	-10.51%	1.45%	16.63%	22.52%	19.59%	14.18%	11.52%	11.45%	10.49%

Total Assessed Prior to Exemptions