



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

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Riverside County
NEWS RELEASE

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

Riverside County assessment valuation reaches \$400 billion milestone

Continued strong demand for real estate and a resilient economy overcoming interest rate hikes led to a 9% increase in assessment valuation in Riverside County going into 2023, according to the Riverside County Assessor-County Clerk-Recorder (ACR). This marks the second year in a row of strong growth in assessed value as values also rose 9% the year prior.

Assessor-County Clerk-Recorder Peter Aldana announced today that the total taxable value of all Riverside County property for the current year grew to over \$400 billion for the first time ever, totaling \$404 billion, a \$35 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 \$4 billion for local government services.

“Surpassing the \$400 billion mark is a historic achievement for Riverside County,” Aldana said. “It signifies the remarkable growth of our county and reflects the confidence individuals, businesses, and investors have in our region. Plus, once again, I have to give credit to the coordinated team effort that completed a growing assessment roll on time during another busy year.”

The median home price in Riverside County grew to \$615,000 in 2022, a 9.1% increase from 2021, according to the California Association of Realtors.

Property owners may review their 2023 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](#).

For more information or to contact the Riverside County Assessor-Clerk-Recorder, visit www.rivcoacr.org

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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.

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RIVERSIDE COUNTY ASSESSOR

2023/2024 Compared to 2022/2023

SECURED AND UNSECURED - EXCLUDING STATE ASSESSED PROPERTIES

CATEGORY	SECURED		UNSECURED	
	2023/2024	2022/2023	2023/2024	2022/2023
LAND	107,164,403,408	100,525,687,746	1,504,557	466,869
IMPROVEMENTS:				
STRUCTURES	281,599,227,236	255,795,130,985	52,860,089	58,430,687
FIXTURES	839,367,759	780,109,808	6,698,280,895	5,614,348,181
TREES & VINES	86,911,372	84,537,023	-	-
PERSONAL PROPERTY	1,114,743,568	990,317,115	6,677,090,680	5,769,891,988
TOTAL	390,804,653,343	358,175,782,677	13,429,736,221	11,443,137,725
LESS: N.R. EXEMPTIONS	7,964,410,358	8,060,625,058	312,668,489	288,805,126
NET TANGIBLE	382,840,242,985	350,115,157,619	13,117,067,732	11,154,332,599
LESS: HOX	1,929,488,228	1,935,703,938		
NET TAXABLE	380,910,754,757	348,179,453,681	13,117,067,732	11,154,332,599

CATEGORY	TOTAL		VALUE CHANGE	PERCENTAGE CHANGE
	2023/2024	2022/2023		
LAND	107,165,907,965	100,526,154,615	6,639,753,350	
IMPROVEMENTS:				
STRUCTURES	281,652,087,325	255,853,561,672	25,798,525,653	
FIXTURES	7,537,648,654	6,394,457,989	1,143,190,665	
TREES & VINES	86,911,372	84,537,023	2,374,349	
PERSONAL PROPERTY	7,791,834,248	6,760,209,103	1,031,625,145	
TOTAL	404,234,389,564	369,618,920,402	34,615,469,162	9.37%
LESS: N.R. EXEMPTIONS	8,277,078,847	8,349,430,184	(72,351,337)	
NET TANGIBLE	395,957,310,717	361,269,490,218	34,687,820,499	9.60%
LESS: HOX	1,929,488,228	1,935,703,938	(6,215,710)	
NET TAXABLE	394,027,822,489	359,333,786,280	34,694,036,209	9.66%

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE FOR UNINCORPORATED AREAS
2023/2024

Pri TRA	AREA	TOTAL 2023/2024 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2023/2024 NET TAXABLE VALUE	2022/2023 NET TAXABLE VALUE	NET TAXABLE VALUE CHANGE	NET TAXABLE PERCENTAGE CHANGE
53	Alvord	1,672,019,293	7,071,755	1,664,947,538	11,313,400	1,653,634,138	1,585,843,117	67,791,021	4.27%
54	Menifee	2,045,471,013	55,657,970	1,989,813,043	8,558,200	1,981,254,843	1,768,891,350	212,363,493	12.01%
55	Banning	1,146,270,219	10,237,806	1,136,032,413	4,005,766	1,132,026,647	982,971,153	149,055,494	15.16%
56	Beaumont	1,299,481,766	17,859,606	1,281,622,160	9,417,797	1,272,204,363	911,465,866	360,738,497	39.58%
58	Coachella	2,583,201,055	94,175,896	2,489,025,159	7,780,431	2,481,244,728	2,268,240,094	213,004,634	9.39%
59	Corona-Norco	6,423,780,463	44,784,981	6,378,995,482	37,775,749	6,341,219,733	5,808,697,280	532,522,453	9.17%
61	Palm Springs	3,041,314,419	84,551,666	2,956,762,753	24,161,782	2,932,600,971	2,560,894,915	371,706,056	14.51%
62	Desert Center	334,703,817	368,641	334,335,176	232,945	334,102,231	312,085,595	22,016,636	7.05%
65	Elsinore	2,594,883,819	22,727,276	2,572,156,543	17,899,196	2,554,257,347	2,354,878,841	199,378,506	8.47%
68	Colton	166,487,839	7,284,335	159,203,504	838,600	158,364,904	147,999,462	10,365,442	7.00%
71	Hemet	7,627,108,789	225,159,375	7,401,949,414	52,596,545	7,349,352,869	6,625,335,976	724,016,893	10.93%
75	Desert Sands	4,442,935,345	38,682,093	4,404,253,252	26,993,400	4,377,259,852	4,077,044,688	300,215,164	7.36%
80	Moreno	2,251,415,636	17,768,450	2,233,647,186	922,600	2,232,724,586	2,014,599,207	218,125,379	10.83%
82	Murrieta	3,263,664,668	29,813,631	3,233,851,037	10,439,800	3,223,411,237	3,034,930,043	188,481,194	6.21%
83	Nuview	1,113,038,269	15,157,375	1,097,880,894	7,292,600	1,090,588,294	1,006,650,754	83,937,540	8.34%
85	Palo Verde	1,491,031,708	300,204	1,490,731,504	2,142,765	1,488,588,739	1,022,126,168	466,462,571	45.64%
87	Perris	1,030,156,455	3,640,724	1,026,515,731	6,724,430	1,019,791,301	941,836,961	77,954,340	8.28%
88	Riverside	6,120,905,306	57,662,463	6,063,242,843	34,367,200	6,028,875,643	5,326,314,324	702,561,319	13.19%
89	Romoland	941,779,503	10,293,881	931,485,622	8,491,000	922,994,622	815,590,314	107,404,308	13.17%
91	San Jacinto	324,202,829	123,646,417	200,556,412	1,480,660	199,075,752	168,907,935	30,167,817	17.86%
94	Temecula	10,501,994,273	231,707,401	10,270,286,872	46,222,400	10,224,064,472	9,442,493,996	781,570,476	8.28%
97	Yucaipa	131,842,751	1,136,985	130,705,766	880,600	129,825,166	122,851,350	6,973,816	5.68%
98	Val Verde	4,875,530,986	14,005,377	4,861,525,609	12,656,000	4,848,869,609	3,480,964,064	1,367,905,545	39.30%

UNINCORPORATED TOTALS	65,423,220,221	1,113,694,308	64,309,525,913	333,193,866	63,976,332,047	56,781,613,453	7,194,718,594	12.67%
CITY TOTALS	338,811,169,343	7,163,384,539	331,647,784,804	1,596,294,362	330,051,490,442	302,552,172,827	27,499,317,615	9.09%
GRAND TOTALS	404,234,389,564	8,277,078,847	395,957,310,717	1,929,488,228	394,027,822,489	359,333,786,280	34,694,036,209	9.66%

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE FOR CITIES
2023/2024

Pri TRA	CITY	TOTAL 2023/2024 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2023/2024 NET TAXABLE VALUE	2022/2023 NET TAXABLE VALUE	NET TAXABLE VALUE CHANGE	NET TAXABLE PERCENTAGE CHANGE
1	BANNING	3,580,471,659	67,760,630	3,512,711,029	34,508,493	3,478,202,536	2,960,787,316	517,415,220	17.48%
2	BEAUMONT	8,243,916,201	129,479,007	8,114,437,194	51,991,195	8,062,445,999	7,280,490,758	781,955,241	10.74%
3	BLYTHE	974,948,435	52,971,493	921,976,942	8,375,943	913,600,999	859,587,491	54,013,507	6.28%
4	CORONA	28,599,342,668	546,714,756	28,052,627,912	122,456,216	27,930,171,696	26,129,514,949	1,800,656,747	6.89%
5	LAKE ELSINORE	8,910,124,727	135,835,131	8,774,289,596	44,926,550	8,729,363,046	8,013,499,425	715,863,621	8.93%
6	HEMET	8,407,280,718	194,260,383	8,213,020,335	75,327,628	8,137,692,707	7,375,061,709	762,630,998	10.34%
7	INDIO	12,143,427,879	304,091,922	11,839,335,957	69,070,544	11,770,265,413	10,530,504,155	1,239,761,258	11.77%
8	PERRIS	11,264,425,124	115,157,937	11,149,267,187	40,650,400	11,108,616,787	9,549,961,210	1,558,655,577	16.32%
9	RIVERSIDE	42,812,868,061	1,431,442,339	41,381,425,722	211,252,626	41,170,173,096	38,046,531,376	3,123,641,720	8.21%
10	SAN JACINTO	4,627,239,844	87,451,686	4,539,788,158	34,513,522	4,505,274,636	4,057,519,792	447,754,844	11.04%
11	PALM SPRINGS	19,039,334,947	317,712,040	18,721,622,907	56,192,578	18,665,430,329	17,083,964,099	1,581,466,230	9.26%
12	COACHELLA	2,834,441,252	142,625,287	2,691,815,965	19,159,771	2,672,656,194	2,412,174,536	260,481,658	10.80%
13	TEMECULA	21,352,733,444	419,889,731	20,932,843,713	95,795,000	20,837,048,713	19,543,904,525	1,293,144,188	6.62%
14	DESERT HOT SPRINGS	3,018,409,051	76,925,474	2,941,483,577	17,783,314	2,923,700,263	2,546,635,034	377,065,229	14.81%
15	NORCO	4,695,111,066	72,957,472	4,622,153,594	23,746,800	4,598,406,794	4,287,563,389	310,843,405	7.25%
16	INDIAN WELLS	7,621,663,611	50,878,652	7,570,784,959	7,641,200	7,563,143,759	7,078,287,075	484,856,684	6.85%
17	RANCHO MIRAGE	12,377,000,630	789,450,048	11,587,550,582	30,857,400	11,556,693,182	10,661,273,080	895,420,102	8.40%
18	PALM DESERT	19,457,053,253	162,662,489	19,294,390,764	62,264,077	19,232,126,687	17,831,977,413	1,400,149,274	7.85%
19	CATHEDRAL CITY	6,503,367,600	174,608,291	6,328,759,309	44,836,311	6,283,922,998	5,862,652,482	421,270,516	7.19%
20	LA QUINTA	18,392,293,761	181,852,289	18,210,441,472	45,792,600	18,164,648,872	16,676,122,031	1,488,526,841	8.93%
21	MORENO VALLEY	23,118,613,073	446,202,881	22,672,410,192	123,115,015	22,549,295,177	20,758,344,182	1,790,950,995	8.63%
22	CALIMESA	1,552,576,320	25,468,511	1,527,107,809	13,299,538	1,513,808,271	1,427,959,761	85,848,510	6.01%
23	CANYON LAKE	2,354,481,559	14,163,805	2,340,317,754	13,790,000	2,326,527,754	2,187,686,560	138,841,194	6.35%
24	MURRIETA	18,339,328,336	614,698,940	17,724,629,396	94,272,272	17,630,357,124	16,470,588,268	1,159,768,856	7.04%
25	WILDOMAR	4,735,780,625	129,013,469	4,606,767,156	30,039,800	4,576,727,356	4,181,974,777	394,752,579	9.44%
26	MENIFEE	15,877,201,036	340,998,805	15,536,202,231	106,504,224	15,429,698,007	13,933,678,267	1,496,019,740	10.74%
27	EASTVALE	13,353,486,502	47,500,797	13,305,985,705	50,911,967	13,255,073,738	12,168,973,143	1,086,100,595	8.93%
28	JURUPA VALLEY	14,624,247,961	90,610,274	14,533,637,687	67,219,378	14,466,418,309	12,634,956,024	1,831,462,285	14.50%

CITY TOTALS	338,811,169,343	7,163,384,539	331,647,784,804	1,596,294,362	330,051,490,442	302,552,172,827	27,499,317,615	9.09%
UNINCORPORATED TOTALS	65,423,220,221	1,113,694,308	64,309,525,913	333,193,866	63,976,332,047	56,781,613,453	7,194,718,594	12.67%
GRAND TOTALS	404,234,389,564	8,277,078,847	395,957,310,717	1,929,488,228	394,027,822,489	359,333,786,280	34,694,036,209	9.66%

**RIVERSIDE COUNTY ASSESSOR
HISTORICAL ASSESSED VALUE DATA**

CATEGORY	2023/2024	2022/2023	2021/2022	2020/2021	2019/2020	2018/2019	2017/2018	2016/2017	2015/2016	2014/2015	2013/2014
LAND:	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	69,707,246,878	65,541,074,543
IMPROVEMENTS:	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	151,106,935,201	138,872,546,597
Structures	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	150,230,229,736	137,919,239,912
Fixtures	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	798,878,942	871,784,959
Tree & Vines	86,911,372	84,537,023	84,711,433	80,506,764	81,952,960	83,699,392	82,076,579	80,241,504	78,778,757	77,826,523	81,521,726
PERSONAL PROPERTY:	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	926,834,898	874,469,964
Inventory	0	0	0	0	0	0	0	0	0	0	0
Other	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	926,834,898	874,469,964
TOTAL SECURED	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	221,741,016,977	205,288,091,104
LAND:	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	1,621,687	1,895,437
IMPROVEMENTS:	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	3,756,525,752	3,777,343,148
Structures	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	201,713,840	215,452,453
Fixtures	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	3,554,811,912	3,561,890,695
Tree & Vines	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	3,961,661,949	3,908,211,185
PERSONAL PROPERTY:	0	0	0	0	0	0	0	0	0	0	0
Inventory	0	0	0	0	0	0	0	0	0	0	0
Other	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	3,961,661,949	3,908,211,185
TOTAL UNSECURED	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	7,689,974,589	7,719,809,388	7,687,449,770
TOTAL SEC. & UNSEC.	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	229,460,826,365	212,975,540,874
INCREASE	9.37%	9.26%	5.58%	5.83%	5.86%	6.26%	5.53%	5.08%	5.78%	7.74%	3.95%

CATEGORY	2012/2013	2011/2012	2010/2011	2009/2010	2008/2009	2007/2008	2006/2007	2005/2006	2004/2005	2003/2004	2002/2003
LAND:	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	38,519,251,192	35,014,544,283
IMPROVEMENTS:	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	78,134,006,409	69,219,621,221
Structures	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	77,219,767,587	68,271,003,116
Fixtures	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	834,605,238	865,459,709
Tree & Vines	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	79,633,584	83,158,396
PERSONAL PROPERTY:	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	726,335,457	845,862,687
Inventory	0	0	0	0	0	0	0	0	0	0	0
Other	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	726,335,457	845,862,687
TOTAL SECURED	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	117,379,593,058	105,080,028,191
LAND:	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	6,243,085	8,934,327
IMPROVEMENTS:	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	2,262,677,952	2,049,095,218
Structures	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	240,869,893	243,610,927
Fixtures	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	2,021,808,059	1,805,484,291
Tree & Vines	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	3,097,072,446	2,932,448,879
PERSONAL PROPERTY:	0	0	0	0	0	0	0	0	0	0	0
Inventory	0	0	0	0	0	0	0	0	0	0	0
Other	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	3,097,072,446	2,932,448,879
TOTAL UNSECURED	7,788,972,323	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
TOTAL SEC. & UNSEC.	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	122,745,586,541	110,070,506,615
INCREASE	-0.15%	-1.45%	-4.25%	-10.51%	1.45%	16.63%	22.52%	19.59%	14.18%	11.52%	11.45%

Total Assessed Prior to Exemptions