



PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

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Riverside County
NEWS RELEASE

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Riverside County tax roll grows as economy rebounds from COVID.

Strong demand for real estate led to nearly a 6% increase in assessed values in Riverside County going into 2021, according to Riverside County's Assessor-County Clerk-Recorder.

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 \$338 billion, an \$18 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 \$3.3 billion for local government services.

"We all were concerned about the impact of COVID on assessed values," Aldana said, "but the economy has rebounded quickly, and the strength and growth of the real estate market are reflections of that recovery. I also must give credit to the tremendous team effort that closed the assessment roll on time during this difficult year. Everyone put in long and hard hours, but the results for the County are worth it."

The median home price in Riverside County grew to \$488,250 in December 2020, 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 2021 assessment roll value by visiting the assessor's public access website at [Property Search](#) 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 [Property Search](#).

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 www.rivcocob.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

2021/2022 Compared to 2020/2021

SECURED AND UNSECURED - EXCLUDING STATE ASSESSED PROPERTIES

CATEGORY	SECURED		UNSECURED	
	2021/2022	2020/2021	2021/2022	2020/2021
LAND	93,973,168,524	90,592,885,322	1,687,779	2,199,960
IMPROVEMENTS:				
STRUCTURES	232,008,955,393	218,412,973,274	64,834,373	76,697,345
FIXTURES	711,525,180	673,816,495	5,091,326,103	4,482,807,286
TREES & VINES	84,711,433	80,506,764	-	
PERSONAL PROPERTY	957,542,816	960,411,204	5,393,658,612	5,129,776,307
TOTAL	327,735,903,346	310,720,593,059	10,551,506,867	9,691,480,898
LESS: N.R. EXEMPTIONS	7,796,179,103	7,536,028,051	243,646,931	246,195,440
NET TANGIBLE	319,939,724,243	303,184,565,008	10,307,859,936	9,445,285,458
LESS: HOX	1,966,677,759	1,982,994,001		
NET TAXABLE	317,973,046,484	301,201,571,007	10,307,859,936	9,445,285,458

CATEGORY	TOTAL		VALUE CHANGE	PERCENTAGE CHANGE
	2021/2022	2020/2021		
LAND	93,974,856,303	90,595,085,282	3,379,771,021	
IMPROVEMENTS:				
STRUCTURES	232,073,789,766	218,489,670,619	13,584,119,147	
FIXTURES	5,802,851,283	5,156,623,781	646,227,502	
TREES & VINES	84,711,433	80,506,764	4,204,669	
PERSONAL PROPERTY	6,351,201,428	6,090,187,511	261,013,917	
TOTAL	338,287,410,213	320,412,073,957	17,875,336,256	5.58%
LESS: N.R. EXEMPTIONS	8,039,826,034	7,782,223,491	257,602,543	
NET TANGIBLE	330,247,584,179	312,629,850,466	17,617,733,713	5.64%
LESS: HOX	1,966,677,759	1,982,994,001	(16,316,242)	
NET TAXABLE	328,280,906,420	310,646,856,465	17,634,049,955	5.68%

Source: 2021 801/802 Report
 Pers. Prop. = bus prs prop. + boat + ncom air + penalty

RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE FOR UNINCORPORATED AREAS
2021/2022

Pri TRA	AREA	TOTAL 2021/2022 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2021/2022 NET TAXABLE VALUE	2020/2021 NET TAXABLE VALUE	ASSESSED VALUE CHANGE	PERCENTAGE CHANGE
53	Alvord	1,505,401,024	5,158,554	1,500,242,470	11,699,800	1,488,542,670	1,431,006,060	57,536,610	4.02%
54	Menifee	1,519,202,229	29,069,185	1,490,133,044	7,365,400	1,482,767,644	1,298,319,529	184,448,115	14.21%
55	Banning	957,277,979	8,294,046	948,983,933	4,058,331	944,925,602	938,179,653	6,745,949	0.72%
56	Beaumont	867,900,070	16,443,129	851,456,941	9,877,993	841,578,948	771,450,564	70,128,384	9.09%
58	Coachella	2,223,595,860	97,885,248	2,125,710,612	7,941,028	2,117,769,584	1,993,338,062	124,431,522	6.24%
59	Corona-Norco	5,413,016,563	36,202,748	5,376,813,815	37,051,750	5,339,762,065	4,974,261,894	365,500,171	7.35%
61	Palm Springs	2,460,153,981	81,006,534	2,379,147,447	24,484,873	2,354,662,574	2,255,875,952	98,786,622	4.38%
62	Desert Center	282,631,456	350,907	282,280,549	260,602	282,019,947	233,843,388	48,176,559	20.60%
65	Elsinore	2,234,527,449	33,136,584	2,201,390,865	18,948,972	2,182,441,893	2,087,162,523	95,279,370	4.57%
68	Colton	142,702,082	4,188,781	138,513,301	945,000	137,568,301	133,642,313	3,925,988	2.94%
71	Hemet	6,241,870,981	223,153,326	6,018,717,655	54,077,254	5,964,640,401	5,547,777,957	416,862,444	7.51%
75	Desert Sands	3,889,602,483	38,508,978	3,851,093,505	28,530,600	3,822,562,905	3,657,281,590	165,281,315	4.52%
80	Moreno	1,546,326,919	15,034,025	1,531,292,894	1,006,600	1,530,286,294	1,212,436,410	317,849,884	26.22%
82	Murrieta	2,896,142,655	23,076,028	2,873,066,627	10,791,200	2,862,275,427	2,768,769,183	93,506,244	3.38%
83	Nuview	939,721,073	13,898,182	925,822,891	7,914,200	917,908,691	880,713,804	37,194,887	4.22%
85	Palo Verde	879,383,931	288,556	879,095,375	2,196,903	876,898,472	901,171,501	(24,273,029)	-2.69%
87	Perris	895,539,574	4,037,192	891,502,382	7,000,988	884,501,394	844,316,610	40,184,784	4.76%
88	Riverside	4,988,699,063	48,608,084	4,940,090,979	34,169,800	4,905,921,179	4,506,409,772	399,511,407	8.87%
89	Romoland	757,569,467	7,095,616	750,473,851	9,013,200	741,460,651	687,487,125	53,973,526	7.85%
91	San Jacinto	283,102,905	120,809,389	162,293,516	1,477,480	160,816,036	154,492,222	6,323,814	4.09%
94	Temecula	8,947,658,184	180,674,564	8,766,983,620	46,852,400	8,720,131,220	8,217,718,677	502,412,543	6.11%
97	Yucaipa	118,892,033	451,645	118,440,388	901,600	117,538,788	113,794,990	3,743,798	3.29%
98	Val Verde	2,839,958,150	28,133,020	2,811,825,130	13,316,630	2,798,508,500	2,403,716,103	394,792,397	16.42%

TOTALS	52,830,876,111	1,015,504,321	51,815,371,790	339,882,604	51,475,489,186	48,013,165,883	3,462,323,303	7.21%
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RIVERSIDE COUNTY ASSESSOR
ASSESSED VALUE FOR CITIES
2021/2022

Pri TRA	CITY	TOTAL 2021/2022 LOCAL ROLL	LESS NON-REIMBURSED EXEMPTIONS	NET TANGIBLE VALUE	LESS HOMEOWNER'S EXEMPTIONS	2021/2022 NET TAXABLE VALUE	2020/2021 NET TAXABLE VALUE	NET TAXABLE VALUE CHANGE	NET TAXABLE PERCENTAGE CHANGE
1	BANNING	2,623,412,074	56,991,269	2,566,420,805	34,829,783	2,531,591,022	2,405,475,797	126,115,225	5.24%
2	BEAUMONT	6,702,497,679	120,689,453	6,581,808,226	50,726,439	6,531,081,787	5,971,834,237	559,247,550	9.36%
3	BLYTHE	863,923,000	50,494,071	813,428,929	8,942,936	804,485,993	776,434,872	28,051,121	3.61%
4	CORONA	24,529,896,524	486,535,844	24,043,360,680	126,440,244	23,916,920,436	22,953,623,209	963,297,227	4.20%
5	LAKE ELSINORE	7,491,876,358	91,590,426	7,400,285,932	45,240,775	7,355,045,157	6,922,737,472	432,307,685	6.24%
6	HEMET	6,941,795,606	187,399,775	6,754,395,831	76,885,026	6,677,510,805	6,382,682,662	294,828,143	4.62%
7	INDIO	10,016,838,409	276,999,615	9,739,838,794	69,025,445	9,670,813,349	9,186,672,281	484,141,068	5.27%
8	PERRIS	8,332,543,331	85,705,892	8,246,837,439	40,944,533	8,205,892,906	7,525,695,255	680,197,651	9.04%
9	RIVERSIDE	37,029,174,363	1,692,341,660	35,336,832,703	219,442,562	35,117,390,141	33,342,045,389	1,775,344,752	5.32%
10	SAN JACINTO	3,763,048,828	81,898,573	3,681,150,255	35,320,964	3,645,829,291	3,440,056,095	205,773,196	5.98%
11	PALM SPRINGS	15,840,173,015	286,113,332	15,554,059,683	58,010,023	15,496,049,660	14,407,793,549	1,088,256,111	7.55%
12	COACHELLA	2,393,960,496	171,852,852	2,222,107,644	19,184,378	2,202,923,266	2,090,720,981	112,202,285	5.37%
13	TEMECULA	18,632,805,420	358,555,324	18,274,250,096	97,841,800	18,176,408,296	17,385,971,022	790,437,274	4.55%
14	DESERT HOT SPRINGS	2,315,012,487	76,034,377	2,238,978,110	18,174,777	2,220,803,333	2,060,649,676	160,153,657	7.77%
15	NORCO	3,983,838,157	68,539,025	3,915,299,132	25,138,400	3,890,160,732	3,677,589,881	212,570,851	5.78%
16	INDIAN WELLS	6,647,412,938	48,743,240	6,598,669,698	8,255,800	6,590,413,898	6,352,657,221	237,756,677	3.74%
17	RANCHO MIRAGE	10,531,191,195	765,555,506	9,765,635,689	29,607,200	9,736,028,489	9,277,888,960	458,139,529	4.94%
18	PALM DESERT	16,974,917,677	206,837,182	16,768,080,495	64,628,443	16,703,452,052	16,152,662,735	550,789,317	3.41%
19	CATHEDRAL CITY	5,538,393,591	189,653,752	5,348,739,839	44,691,740	5,304,048,099	5,017,853,321	286,194,778	5.70%
20	LA QUINTA	15,357,911,884	184,400,165	15,173,511,719	46,218,200	15,127,293,519	14,364,884,152	762,409,367	5.31%
21	MORENO VALLEY	19,624,065,854	416,160,436	19,207,905,418	127,127,071	19,080,778,347	18,212,273,888	868,504,459	4.77%
22	CALIMESA	1,311,028,521	21,216,461	1,289,812,060	12,562,292	1,277,249,768	1,108,058,559	169,191,209	15.27%
23	CANYON LAKE	2,051,169,591	11,452,379	2,039,717,212	14,571,200	2,025,146,012	1,929,605,174	95,540,838	4.95%
24	MURRIETA	15,959,027,514	575,582,682	15,383,444,832	97,812,324	15,285,632,508	14,596,215,711	689,416,797	4.72%
25	WILDOMAR	4,058,181,533	112,551,839	3,945,629,694	31,082,800	3,914,546,894	3,712,534,341	202,012,553	5.44%
26	MENIFEE	12,564,137,952	260,450,133	12,303,687,819	103,935,566	12,199,752,253	11,168,083,677	1,031,668,576	9.24%
27	EASTVALE	11,457,134,010	38,857,480	11,418,276,530	51,479,882	11,366,796,648	10,844,689,828	522,106,820	4.81%
28	JURUPA VALLEY	11,921,166,095	101,118,970	11,820,047,125	68,674,552	11,751,372,573	11,366,300,637	385,071,936	3.39%

CITY TOTALS	285,456,534,102	7,024,321,713	278,432,212,389	1,626,795,155	276,805,417,234	262,633,690,582	14,171,726,652	5.40%
UNINCORPORATED TOTALS	52,830,876,111	1,015,504,321	51,815,371,790	339,882,604	51,475,489,186	48,013,165,883	3,462,323,303	7.21%
GRAND TOTAL	338,287,410,213	8,039,826,034	330,247,584,179	1,966,677,759	328,280,906,420	310,646,856,465	17,634,049,955	5.68%

RIVERSIDE COUNTY ASSESSOR HISTORICAL ASSESSED VALUE DATA

CATEGORY	2021/2022	2020/2021	2019/2020	2018/2019	2017/2018	2016/2017	2015/2016	2014/2015	2013/2014	2012/2013	2011/2012
LAND:	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	64,225,342,078
IMPROVEMENTS:	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	132,336,342,199
Structures	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	131,454,976,006
Fixtures	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	805,002,538
Tree & Vines	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	76,363,655
PERSONAL PROPERTY:	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	824,028,513
Inventory	0	0	0	0	0	0	0	0	0	0	0
Other	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	824,028,513
TOTAL SECURED	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	197,385,712,790
LAND:	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	1,233,795
IMPROVEMENTS:	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	3,650,346,602
Structures	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	246,609,312
Fixtures	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	3,403,737,290
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	80,980,585
PERSONAL PROPERTY:	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	4,150,398,993
Inventory	0	0	0	0	0	0	0	0	0	0	0
Other	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	4,150,398,993
TOTAL UNSECURED	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	7,801,979,390
TOTAL SEC. & UNSEC.	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	205,187,692,180
INCREASE	5.58%	5.83%	5.86%	6.26%	5.53%	5.08%	5.78%	7.74%	3.95%	-0.15%	-1.45%

CATEGORY	2010/2011	2009/2010	2008/2009	2007/2008	2006/2007	2005/2006	2004/2005	2003/2004	2002/2003	2001/2002	2000/2001
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	29,741,873,362
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	54,671,031,073
Structures	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	53,602,285,167
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	987,765,321
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	80,980,585
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	845,862,687	795,650,850	742,855,385
Inventory	0	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	845,862,687	795,650,850	742,855,385
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	85,155,759,820
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	13,045,528
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	1,728,799,248
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	255,428,589
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	1,473,370,659
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	80,980,585
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	2,490,099,648
Inventory	0	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	2,490,099,648
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	4,231,944,424
TOTAL SEC. & UNSEC.	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	89,387,704,244
INCREASE	-4.25%	-10.51%	1.45%	16.63%	22.52%	19.59%	14.18%	11.52%	11.45%	10.49%	10.93%

Total Assessed Prior to Exemptions