

THE CITY OF RIVERSIDE

PROPERTY TAX NEWSLETTER

TAX YEAR 2026/27



TAXABLE ASSESSED VALUE
\$47.7 BILLION

+4.7%
RIVERSIDE

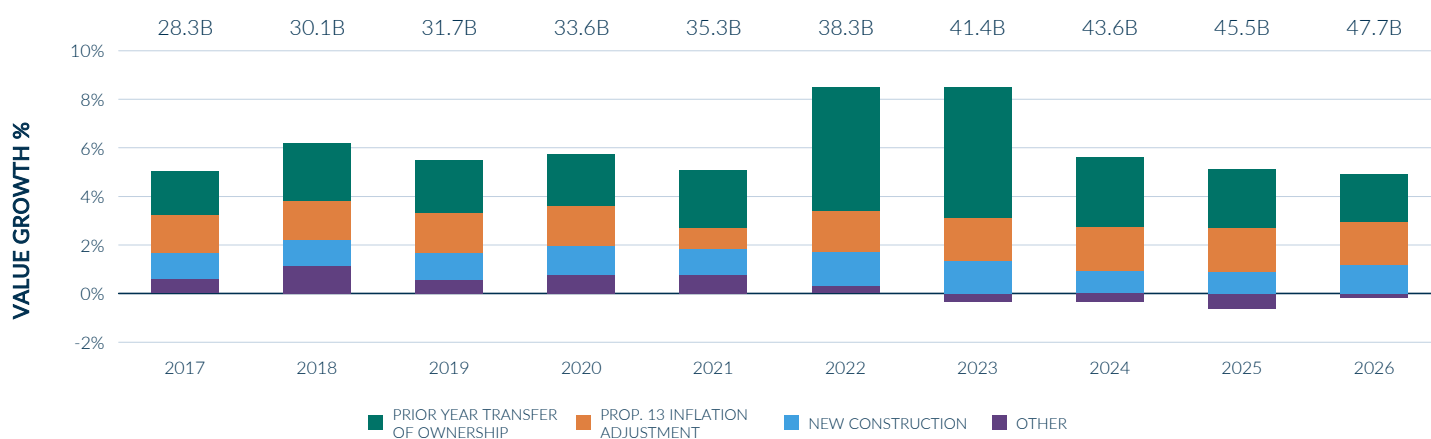


5.0%
COUNTY



HISTORY OF VALUE CHANGES BY CAUSE

INCLUDING TOTAL ASSESSED VALUE



The Other change category may include effects of assessment appeals, multi parcel sales, and changes to secured exemptions, personal property, or utility-owned property values



PROPERTY HIGHLIGHTS

The largest increase was reported on a commercial site owned by Riverside Healthcare System after the addition of improvement values and personal property assets between tax years for an increase of \$93 million. The parcel is unaddressed but is located on the main campus of the Riverside Community Hospital. An industrial property at 3650 Center Street owned by TDC Riverside Owner posted an increase of \$63.5 million between tax years reflecting the addition of new improvement values between tax years. This is a distribution warehouse.

A multifamily residential property owned by Jefferson Exchange at Riverside known as Jefferson Riverside increased \$57 million between tax years due to the addition of

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TOP 10 OWNERS WITH PRIMARY USE CATEGORY, TOTAL VALUE AND % OF ALL VALUE

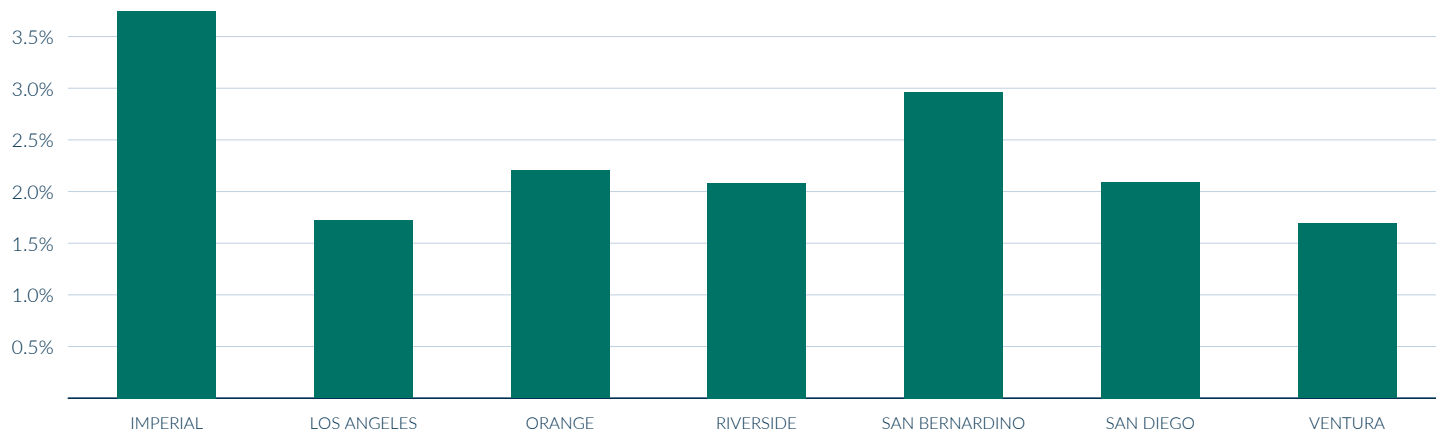
1	RIVERSIDE HEALTHCARE SYSTEM	COMMERCIAL	\$451 MILLION	0.95%
2	TYLER MALL LP	COMMERCIAL	\$254 MILLION	0.53%
3	TARGET CORPORATION	UNSECURED	\$252 MILLION	0.53%
4	NORDSTROM INC	UNSECURED	\$237 MILLION	0.50%
5	WALMART/SAMS CLUB	INDUSTRIAL	\$218 MILLION	0.46%
6	CPT RIVERSIDE PLAZA LLC	COMMERCIAL	\$185 MILLION	0.39%
7	AMFP VII ESPLANADE	RESIDENTIAL	\$167 MILLION	0.35%
8	SCG DP MARLBOROUGH LLC	INDUSTRIAL	\$161 MILLION	0.34%
9	JEFFERSON EXCHANGE AT RIVERSIDE	RESIDENTIAL	\$148 MILLION	0.31%
10	PROLOGIS	INDUSTRIAL	\$147 MILLION	0.31%

TOP 10 TOTAL

\$2.22 BILLION

4.67 %

ESTIMATED VALUE GROWTH FROM SALE TRANSFERS AS A PERCENTAGE OF TAXABLE VALUE BY COUNTY



PROPERTY HIGHLIGHTS

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improvement values. This is a 482 unit apartment/mixed use complex located at 3461 La Cadena Drive.

Four of the 11 largest negative deviations were the result of partial exemptions being applied before the tax roll was released in 2026-27 which were processed late last year. The other reductions fall into 2 categories: successful appeals and devalued sale transactions.



PROPERTY TAX FACTS

- 66.8% of the City's 2026 assessed values are residential use, from 82.4% of the parcels.

DETACHED SINGLE-FAMILY HOMES
MEDIAN SALE PRICE HISTORY

YEAR	SALES	MEDIAN PRICE	CHG %
2017	3,058	\$366,750	9.5%
2018	2,759	\$390,000	6.3%
2019	2,809	\$402,000	3.1%
2020	2,807	\$445,000	10.7%
2021	3,243	\$530,000	19.1%
2022	2,328	\$587,613	10.9%
2023	1,622	\$599,500	2.0%
2024	1,809	\$633,000	5.6%
2025	1,801	\$645,000	1.9%
2026*	1,200	\$650,000	0.8%

* Year-to-Date (through August 2026)



REAL ESTATE TRENDS

Through July, 34 of the 53 counties tracked by the California Association of Realtors (CAR) saw median price gains relative to 2025. Three of the five major regions had year-over-year gains in median home prices but these gains were modest with the largest being 2.7% in Southern California. All five regions experienced median price declines relative to June. The number of sales in July dropped 6% from June but was up 1.1% from last July. Statewide median home prices weakened in July, dropping from \$904,640 in June to \$887,680 in July. This is partly due to a shift in sales to a larger number of lower priced homes that causes the median price to go down. The median sale price of Riverside detached single-family homes from January through August 2026 was \$650,000, an increase of \$5,000 (0.8%) from 2025's median price.

ASSESSED VALUE-BASED REVENUE HISTORY BY COMPONENT

