



# **MEDIA RELEASE**

## **COUNTY OF LOS ANGELES**



FOR IMMEDIATE RELEASE  
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### **L.A. COUNTY PROPERTY VALUES GROW RECORD \$94 BILLION TO \$1.6 TRILLION ALL-TIME HIGH; L.A. CITY REACHES \$653 BILLION**

*NFL and LAFC Stadiums, Construction, Sales Prompt Ninth Consecutive Year of Growth*

LOS ANGELES, CA – Los Angeles County Assessor Jeff Prang has certified the 2019 Assessment Roll, which represents record growth and new all-time highs in real estate and business property values across the County. New records also include total tax savings for homeowners and charitable organizations.

The roll grew by a record \$94.41 billion (or 6.25%) over the prior year to an all-time high of \$1.604 trillion in total net value. In addition to the values of the County's 2.38 million real estate parcels, this total amount includes \$84.8 billion in business property (e.g. boats, aircraft, machinery, equipment), which rose by \$3.9 billion from 2018 and is itself a new record.

“The strong growth in the local real estate market for the ninth consecutive year will have a positive impact on services for LA County's 10 million residents,” said Assessor Prang. “From education, healthcare, and mental health services, to public safety, transportation, and alleviating the homeless crisis, our schools, cities, and county programs will have approximately an additional \$1 billion for vital local public services.”

Leading indicators for the growth in the local property assessment roll are: a) property sales, which added \$48.34 billion to the roll as compared to 2018; b) the CPI adjustment prescribed by Proposition 13, which added another \$28.74 billion; and c) new construction, which added a further \$11.09 billion.

Among the greatest single additions to the roll are \$1.95 billion for partially-complete construction of the Rams/Chargers stadium in Inglewood and \$200 million for the Banc of California stadium in the City of Los Angeles.

The 6.25% overall growth reflects a county average, as there is substantial variation from one community to another. For instance, the total value of all assessments in Inglewood rose by 25.7% due in large part to the new NFL stadium, whereas communities without comparable construction or sales activity saw significantly lower growth rates.

Assessor Prang reminded residents that the average growth does *not* mean property owners will be subject to a corresponding increase on their annual property tax bills. Nearly 9 out of 10 property owners will see only the modest 2% adjustment prescribed by Proposition 13.

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Among the benchmarks set by the 2019 roll is the total amount of \$620 million in tax savings for seniors, veterans, and charitable organizations. Additionally, to date, the owners of 1,328 properties that were severely damaged or destroyed by the Woolsey fire have received tax relief totaling \$684.8 million in property value, allowing them to rebuild their homes and their lives.

The 2019 Assessment Roll comprises 2.57 million real estate parcels and business assessments, including 1,878,470 single-family homes, 249,972 apartment complexes, 248,109 commercial and industrial properties, and more than 200,000 business property assessments.

Below are additional highlights from the 2019 Assessment Roll:

Cities with the greatest percentage growth:

1. Inglewood 25.7%
2. Vernon 13.2%
3. West Hollywood 11.6%
4. Santa Fe Springs 9.3%

Cities with the greatest amount of growth:

1. Los Angeles \$41.7 billion
2. Long Beach 3.1 billion
3. Santa Clarita 2.5 billion
4. Inglewood 2.4 billion

Cities with the highest total assessed values:

1. Los Angeles \$652.9 billion
2. Long Beach 60.2 billion
3. Santa Monica 39.5 billion
4. Beverly Hills 36.6 billion

A listing of assessments and parcel counts by city is attached. For more information, visit [opendata.lacounty.gov](http://opendata.lacounty.gov) or call 213/974-3101.

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**2019 ASSESSED VALUES FOR REAL ESTATE BY CITY**

City	Assessed Valuation (net)				Parcel Counts			
	2018	2019	Amount of Change	Percent Change	Single-Family Residential	Residential Income	Commercial-Industrial	Number of Parcels
Agoura Hills	5,251,279,267	5,490,329,229	239,049,962	4.6	7,051	18	490	7,559
Alhambra	9,616,500,340	10,111,001,644	494,501,304	5.1	14,228	3,705	1,349	19,282
Arcadia	16,602,075,687	17,616,632,062	1,014,556,375	6.1	14,808	811	996	16,615
Artesia	1,711,408,452	1,804,334,919	92,926,467	5.4	3,249	264	513	4,026
Avalon	918,537,757	934,169,559	15,631,802	1.7	941	302	422	1,665
Azusa	4,810,623,548	5,185,957,346	375,333,798	7.8	9,259	762	1,257	11,278
Baldwin Park	4,882,763,579	5,134,516,832	251,753,253	5.2	13,031	932	1,122	15,085
Bell	1,865,135,507	2,014,941,826	149,806,319	8.0	2,042	1,581	542	4,165
Bell Gardens	1,805,488,583	1,926,664,207	121,175,624	6.7	1,392	2,152	652	4,196
Bellflower	5,511,201,130	5,731,404,538	220,203,408	4.0	10,106	1,866	1,478	13,450
Beverly Hills	34,312,118,090	36,609,184,943	2,297,066,853	6.7	8,137	1,124	848	10,109
Bradbury	763,131,011	783,070,577	19,939,566	2.6	395	5	10	410
Burbank	23,948,317,583	25,001,086,427	1,052,768,844	4.4	22,194	3,222	3,068	28,484
Calabasas	8,431,648,784	8,794,989,043	363,340,259	4.3	7,979	12	280	8,271
Carson	15,225,826,948	15,802,969,483	577,142,535	3.8	20,983	644	3,041	24,668
Cerritos	9,636,111,895	10,094,732,914	458,621,019	4.8	15,278	24	606	15,908
Claremont	5,144,709,983	5,460,953,963	316,243,980	6.1	9,361	285	500	10,146
Commerce	5,408,921,130	5,809,145,569	400,224,439	7.4	1,698	525	1,388	3,611
Compton	6,653,820,919	7,064,641,905	410,820,986	6.2	15,441	2,240	2,104	19,785
Covina	5,522,670,424	5,813,784,944	291,114,520	5.3	10,849	651	1,381	12,881
Cudahy	815,130,730	855,320,882	40,190,152	4.9	756	777	214	1,747
Culver City	11,040,404,628	12,010,899,883	970,495,255	8.8	10,384	1,507	1,508	13,399
Diamond Bar	10,030,502,911	10,419,291,476	388,788,565	3.9	18,013	21	706	18,740
Downey	11,763,858,992	12,522,738,844	758,879,852	6.5	19,975	2,052	1,340	23,367
Duarte	2,376,375,040	2,521,684,603	145,309,563	6.1	5,627	84	323	6,034
El Monte	7,879,533,538	8,380,534,678	501,001,140	6.4	13,106	2,897	2,180	18,183

El Segundo	13,069,326,638	14,192,470,440	1,123,143,802	8.6	3,448	776	1,003	5,227
Gardena	6,397,356,473	6,800,323,546	402,967,073	6.3	10,794	1,807	1,899	14,500
Glendale	31,923,405,024	33,959,279,674	2,035,874,650	6.4	34,437	5,853	3,380	43,670
Glendora	7,535,046,915	7,998,797,051	463,750,136	6.2	14,632	486	1,270	16,388
Hawaiian Gardens	906,490,524	946,420,103	39,929,579	4.4	1,793	478	327	2,598
Hawthorne	8,187,141,653	8,628,036,930	440,895,277	5.4	8,747	3,041	1,287	13,075
Hermosa Beach	7,539,834,246	7,988,712,788	448,878,542	6.0	5,070	1,339	634	7,043
Hidden Hills	1,753,109,026	1,880,960,996	127,851,970	7.3	707	0	6	713
Huntington Park	2,984,345,333	3,141,494,552	157,149,219	5.3	3,631	2,340	1,214	7,185
Industry	8,895,324,175	9,282,543,495	387,219,320	4.4	20	2	1,462	1,484
Inglewood	9,422,829,371	11,848,239,555	2,425,410,184	25.7	14,417	4,591	1,863	20,871
Irwindale	2,560,341,746	2,681,023,406	120,681,660	4.7	357	21	621	999
La Canada Flintridge	8,021,748,824	8,453,016,772	431,267,948	5.4	7,162	74	305	7,541
La Habra Heights	1,459,008,672	1,505,027,447	46,018,775	3.2	2,103	21	29	2,153
La Mirada	6,688,587,191	7,060,631,524	372,044,333	5.6	13,500	61	468	14,029
La Puente	2,305,532,249	2,444,373,178	138,840,929	6.0	6,956	235	439	7,630
La Verne	4,694,455,089	4,892,367,116	197,912,027	4.2	8,292	356	1,408	10,056
Lakewood	9,655,083,234	10,128,689,534	473,606,300	4.9	22,955	686	483	24,124
Lancaster	11,797,750,965	12,715,300,227	917,549,262	7.8	42,388	945	8,890	52,223
Lawndale	2,382,535,549	2,489,396,183	106,860,634	4.5	2,992	2,295	503	5,790
Lomita	2,386,266,746	2,514,269,367	128,002,621	5.4	3,836	810	577	5,223
Long Beach	57,053,522,913	60,195,045,323	3,141,522,410	5.5	79,895	17,328	10,241	107,464
Los Angeles	611,252,177,314	652,916,219,958	41,664,042,644	6.8	614,148	111,634	64,774	790,556
Lynwood	3,514,134,885	3,607,689,540	93,554,655	2.7	7,296	1,887	982	10,165
Malibu	16,925,703,561	17,719,544,011	793,840,450	4.7	6,176	191	463	6,830
Manhattan Beach	18,676,191,358	19,822,800,094	1,146,608,736	6.1	11,064	1,348	513	12,925
Maywood	1,054,556,267	1,111,085,531	56,529,264	5.4	1,582	1,306	360	3,248
Monrovia	5,695,935,492	6,006,434,153	310,498,661	5.5	7,802	1,613	1,003	10,418
Montebello	6,033,025,707	6,371,381,069	338,355,362	5.6	10,012	1,636	1,235	12,883
Monterey Park	7,650,216,299	8,088,352,792	438,136,493	5.7	13,834	1,441	1,045	16,320

Norwalk	7,701,418,704	8,131,447,943	430,029,239	5.6	21,407	491	1,156	23,054
Palmdale	12,929,160,359	13,667,137,837	737,977,478	5.7	41,368	420	6,213	48,001
Palos Verdes Estates	7,441,925,507	7,783,416,760	341,491,253	4.6	5,153	26	53	5,232
Paramount	3,996,315,865	4,339,023,456	342,707,591	8.6	5,856	1,488	1,942	9,286
Pasadena	31,051,042,450	32,830,096,817	1,779,054,367	5.7	31,641	4,107	3,093	38,841
Pico Rivera	5,169,381,726	5,471,506,037	302,124,311	5.8	13,159	459	1,021	14,639
Pomona	11,655,755,089	12,434,982,682	779,227,593	6.7	27,126	2,258	3,626	33,010
Rancho Palos Verdes	12,970,426,058	13,546,364,627	575,938,569	4.4	15,064	42	219	15,325
Redondo Beach	16,691,035,796	17,514,657,593	823,621,797	4.9	18,260	2,261	941	21,462
Rolling Hills	1,680,863,827	1,762,018,253	81,154,426	4.8	748	0	9	757
Rolling Hills Estates	3,410,293,315	3,625,376,878	215,083,563	6.3	3,248	3	190	3,441
Rosemead	4,654,724,453	4,881,126,459	226,402,006	4.9	7,700	2,140	888	10,728
San Dimas	5,451,980,678	5,611,631,660	159,650,982	2.9	9,504	201	1,342	11,047
San Fernando	1,942,268,208	2,045,518,696	103,250,488	5.3	3,811	523	694	5,028
San Gabriel	5,305,816,694	5,693,295,903	387,479,209	7.3	7,566	1,081	1,085	9,732
San Marino	6,541,444,986	6,851,089,175	309,644,189	4.7	4,529	2	176	4,707
Santa Clarita	32,621,351,858	35,170,533,778	2,549,181,920	7.8	62,331	491	4,678	67,500
Santa Fe Springs	7,845,810,199	8,578,607,805	732,797,606	9.3	3,818	58	1,998	5,874
Santa Monica	37,477,850,106	39,521,345,611	2,043,495,505	5.5	16,741	4,076	2,649	23,466
Sierra Madre	2,315,290,928	2,452,164,728	136,873,800	5.9	3,573	340	191	4,104
Signal Hill	2,583,055,616	2,728,619,123	145,563,507	5.6	2,763	584	1,062	4,409
South El Monte	2,360,757,544	2,510,118,639	149,361,095	6.3	2,492	467	1,659	4,618
South Gate	5,898,066,387	6,231,299,363	333,232,976	5.6	10,664	3,478	1,798	15,940
South Pasadena	4,857,084,075	5,126,775,641	269,691,566	5.6	5,705	944	384	7,033
Temple City	5,219,569,040	5,524,096,786	304,527,746	5.8	8,819	910	461	10,190
Torrance	30,903,781,597	32,504,077,118	1,600,295,521	5.2	35,807	2,111	3,080	40,998
Vernon	5,314,852,565	6,013,785,956	698,933,391	13.2	1	1	1,322	1,324
Walnut	5,559,837,060	5,796,260,647	236,423,587	4.3	9,071	9	236	9,316
West Covina	11,931,639,281	12,471,757,957	540,118,676	4.5	24,543	500	1,057	26,100
West Hollywood	12,199,258,713	13,614,622,285	1,415,363,572	11.6	6,613	2,057	1,129	9,799

Westlake Village	3,564,916,505	3,714,323,430	149,406,925	4.2	3,230	197	208	3,635
Whittier	9,899,862,185	10,632,783,154	732,920,969	7.4	18,680	2,152	1,369	22,201
<b>Total Incorporated Areas</b>	<b>1,409,495,917,269</b>	<b>1,500,064,771,448</b>	<b>90,568,854,179</b>	<b>6.4</b>	<b>1,647,320</b>	<b>226,941</b>	<b>182,931</b>	<b>2,057,192</b>
<b>Total Unincorporated Areas</b>	<b>107,651,027,704</b>	<b>111,393,852,709</b>	<b>3,742,825,005</b>	<b>3.5</b>	<b>231,150</b>	<b>23,031</b>	<b>65,178</b>	<b>319,359</b>
<b>Total Los Angeles County</b>	<b>1,517,146,944,973</b>	<b>1,611,458,624,157</b>	<b>94,311,679,184</b>	<b>6.22</b>	<b>1,878,470</b>	<b>249,972</b>	<b>248,109</b>	<b>2,376,551</b>