



# CITIES AND UNINCORPORATED AREAS 2022 ASSESSED VALUES

JEFF PRANG, ASSESSOR

CITY	ASSESSED VALUATION				PARCEL COUNTS			
	2021	2022	AMOUNT OF CHANGE	PERCENT CHANGE	SINGLE-FAMILY RESIDENTIAL	RESIDENTIAL INCOME	COMMERCIAL/ INDUSTRIAL	TOTAL
Agoura Hills	5,881,109,676	6,233,917,249	352,807,573	6.0	7,059	18	478	7,555
Alhambra	10,816,072,650	11,390,360,966	574,288,316	5.3	14,416	3,702	1,336	19,454
Arcadia	18,809,368,631	19,565,679,282	756,310,651	4.0	14,995	802	989	16,786
Artesia	1,937,018,428	2,056,157,961	119,139,533	6.2	3,243	264	517	4,024
Avalon	1,025,442,111	1,084,236,104	58,793,993	5.7	948	299	440	1,687
Azusa	5,663,033,315	6,022,851,208	359,817,893	6.4	9,283	767	1,255	11,305
Baldwin Park	5,570,706,966	5,933,580,886	362,873,920	6.5	13,088	940	1,091	15,119
Bell	2,090,960,972	2,209,687,867	118,726,895	5.7	2,045	1,584	543	4,172
Bell Gardens	2,125,294,490	2,274,461,607	149,167,117	7.0	1,381	2,162	657	4,200
Bellflower	6,279,366,204	6,665,861,583	386,495,379	6.2	10,189	1,870	1,488	13,547
Beverly Hills	40,613,592,221	42,734,220,528	2,120,628,307	5.2	8,158	1,122	844	10,124
Bradbury	809,352,482	846,922,456	37,569,974	4.6	400	5	9	414
Burbank	26,747,142,648	29,017,868,118	2,270,725,470	8.5	22,187	3,219	3,071	28,477
Calabasas	9,330,847,223	9,915,137,132	584,289,909	6.3	7,970	12	282	8,264
Carson	16,826,886,085	19,653,424,575	2,826,538,490	16.8	21,012	632	3,060	24,704
Cerritos	10,877,281,939	11,316,840,776	439,558,837	4.0	15,278	24	625	15,927
Claremont	5,838,053,595	6,333,168,223	495,114,628	8.5	9,445	285	502	10,232
Commerce	6,210,852,946	6,609,687,340	398,834,394	6.4	1,694	528	1,378	3,600
Compton	7,755,015,687	8,311,337,905	556,322,218	7.2	15,460	2,232	2,084	19,776
Covina	6,363,125,365	6,749,813,294	386,687,929	6.1	10,910	654	1,404	12,968
Cudahy	928,357,062	986,232,803	57,875,741	6.2	751	777	218	1,746
Culver City	13,972,816,087	15,560,472,940	1,587,656,853	11.4	10,415	1,505	1,512	13,432
Diamond Bar	11,071,239,114	11,593,019,820	521,780,706	4.7	18,011	21	727	18,759
Downey	13,508,947,065	14,316,099,988	807,152,923	6.0	19,992	2,058	1,336	23,386
Duarte	2,710,869,928	2,948,233,345	237,363,417	8.8	5,642	81	338	6,061
El Monte	9,121,412,979	9,653,377,024	531,964,045	5.8	13,155	2,900	2,265	18,320
El Segundo	15,247,422,820	16,096,386,488	848,963,668	5.6	3,512	774	1,028	5,314
Gardena	7,508,295,733	8,073,960,494	565,664,761	7.5	11,096	1,807	1,928	14,831
Glendale	36,608,833,009	38,599,864,977	1,991,031,968	5.4	34,485	5,854	3,354	43,693
Glendora	8,576,766,121	9,116,055,782	539,289,661	6.3	14,638	488	1,270	16,396
Hawaiian Gardens	1,030,737,799	1,121,718,657	90,980,858	8.8	1,795	478	335	2,608
Hawthorne	9,401,326,344	10,070,715,793	669,389,449	7.1	8,760	3,042	1,291	13,093
Hermosa Beach	8,835,420,067	9,379,146,851	543,726,784	6.2	5,150	1,304	638	7,092



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Hidden Hills	2,238,667,855	2,495,675,929	257,008,074	11.5	706	0	6	712
Huntington Park	3,398,910,665	3,729,772,049	330,861,384	9.7	3,628	2,340	1,220	7,188
Industry	10,072,037,682	10,543,015,653	470,977,971	4.7	20	2	1,454	1,476
Inglewood	14,282,626,887	15,316,817,866	1,034,190,979	7.2	14,668	4,609	1,851	21,128
Irwindale	2,757,186,573	3,298,147,133	540,960,560	19.6	369	20	623	1,012
La Canada Flintridge	9,163,898,330	9,744,920,669	581,022,339	6.3	7,160	74	295	7,529
La Habra Heights	1,609,428,240	1,716,343,787	106,915,547	6.6	2,104	21	29	2,154
La Mirada	7,861,115,159	8,445,214,900	584,099,741	7.4	13,517	62	470	14,049
La Puente	2,654,404,805	2,806,276,449	151,871,644	5.7	6,949	238	443	7,630
La Verne	5,522,443,981	5,904,033,933	381,589,952	6.9	8,281	358	1,433	10,072
Lakewood	11,042,873,450	11,715,061,620	672,188,170	6.1	23,156	486	482	24,124
Lancaster	14,084,883,233	15,355,765,689	1,270,882,456	9.0	42,693	964	8,785	52,442
Lawndale	2,704,392,799	2,876,308,652	171,915,853	6.4	2,995	2,301	502	5,798
Lomita	2,763,852,929	2,931,538,879	167,685,950	6.1	3,863	814	591	5,268
Long Beach	65,718,159,385	70,025,829,057	4,307,669,672	6.6	79,821	17,416	10,910	108,147
Los Angeles	723,693,007,461	774,389,228,127	50,696,220,666	7.0	616,925	112,081	64,226	793,232
Lynwood	4,120,196,768	4,334,505,962	214,309,194	5.2	7,297	1,892	980	10,169
Malibu	19,566,654,634	21,446,012,134	1,879,357,500	9.6	6,163	192	480	6,835
Manhattan Beach	22,187,047,758	23,681,804,263	1,494,756,505	6.7	11,134	1,306	496	12,936
Maywood	1,199,658,891	1,264,984,016	65,325,125	5.4	1,575	1,313	359	3,247
Monrovia	6,665,064,564	7,149,547,872	484,483,308	7.3	7,810	1,615	1,007	10,432
Montebello	7,033,268,788	7,384,228,946	350,960,158	5.0	10,117	1,642	1,226	12,985
Monterey Park	8,770,787,957	9,259,333,316	488,545,359	5.6	13,938	1,443	1,042	16,423
Norwalk	8,847,091,033	9,479,652,944	632,561,911	7.1	21,414	495	1,182	23,091
Palmdale	14,973,394,020	16,205,160,157	1,231,766,137	8.2	41,613	422	6,246	48,281
Palos Verdes Estates	8,385,506,804	8,870,713,090	485,206,286	5.8	5,151	26	55	5,232
Paramount	4,739,273,019	5,070,522,727	331,249,708	7.0	5,858	1,497	1,957	9,312
Pasadena	36,081,594,573	38,057,158,274	1,975,563,701	5.5	31,833	4,097	3,115	39,045
Pico Rivera	6,087,799,752	6,538,641,863	450,842,111	7.4	13,158	462	1,023	14,643
Pomona	13,551,324,531	14,875,220,918	1,323,896,387	9.8	27,271	2,264	3,626	33,161
Rancho Palos Verdes	14,605,775,203	15,602,632,987	996,857,784	6.8	15,060	44	217	15,321
Redondo Beach	19,235,493,402	20,440,306,465	1,204,813,063	6.3	18,430	2,228	930	21,588
Rolling Hills	1,923,199,054	2,057,639,496	134,440,442	7.0	748	0	9	757



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Rolling Hills Estates	4,091,840,319	4,408,010,460	316,170,141	7.7	3,305	2	180	3,487
Rosemead	5,233,883,370	5,510,283,246	276,399,876	5.3	7,731	2,155	896	10,782
San Dimas	6,104,129,780	6,516,801,535	412,671,755	6.8	9,512	202	1,383	11,097
San Fernando	2,253,684,203	2,395,151,328	141,467,125	6.3	3,813	520	694	5,027
San Gabriel	6,119,016,472	6,489,280,378	370,263,906	6.1	7,606	1,060	1,121	9,787
San Marino	7,325,015,855	7,722,090,753	397,074,898	5.4	4,529	2	174	4,705
Santa Clarita	38,386,285,259	41,352,299,677	2,966,014,418	7.7	63,904	491	4,651	69,046
Santa Fe Springs	9,403,113,727	10,001,872,876	598,759,149	6.4	3,825	58	1,967	5,850
Santa Monica	43,833,606,820	46,509,915,848	2,676,309,028	6.1	16,806	4,071	2,660	23,537
Sierra Madre	2,664,947,663	2,870,807,831	205,860,168	7.7	3,570	342	192	4,104
Signal Hill	2,844,288,968	3,080,801,983	236,513,015	8.3	2,775	583	1,063	4,421
South El Monte	2,772,447,817	2,970,956,825	198,509,008	7.2	2,630	468	1,652	4,750
South Gate	6,790,193,541	7,268,283,554	478,090,013	7.0	10,649	3,492	1,811	15,952
South Pasadena	5,614,928,007	6,051,874,274	436,946,267	7.8	5,721	942	380	7,043
Temple City	5,967,255,717	6,326,204,302	358,948,585	6.0	8,852	908	465	10,225
Torrance	34,425,578,580	36,288,866,038	1,863,287,458	5.4	35,856	2,119	3,089	41,064
Vernon	6,768,881,917	7,270,299,791	501,417,874	7.4	1	1	1,317	1,319
Walnut	6,117,140,418	6,462,840,585	345,700,167	5.7	9,111	9	226	9,346
West Covina	13,314,324,598	14,202,870,934	888,546,336	6.7	24,607	500	1,058	26,165
West Hollywood	15,045,648,980	15,985,983,055	940,334,075	6.2	6,767	2,035	1,121	9,923
Westlake Village	3,969,705,005	4,163,187,000	193,481,995	4.9	3,228	197	209	3,634
Whittier	11,464,820,782	12,682,280,596	1,217,459,814	10.6	19,227	2,153	1,371	22,751
<b>Total Incorporated</b>	1,648,144,725,745	1,761,983,478,713	113,838,752,968	6.9	1,656,013	227,244	183,243	2,066,500
<b>Total Unincorporated</b>	121,803,684,676	130,349,919,126	8,546,234,450	7.0	233,051	23,103	65,066	321,220
<b>Total Los Angeles County</b>	1,769,948,410,421	1,892,333,397,839	122,384,987,418	6.9	1,889,064	250,347	248,309	2,387,720

Assessed values do not include Board of Equalization valued properties (primarily public utilities) or exempt properties for which there is no State reimbursements, such as churches, most hospitals, schools, and museums. Values include homeowners' exemptions, which are reimbursed by the State.