



CITIES AND UNINCORPORATED AREAS 2023 ASSESSED VALUES

JEFF PRANG, ASSESSOR

CITY	ASSESSED VALUATION				PARCEL COUNTS			
	2022	2023	AMOUNT OF CHANGE	PERCENT CHANGE	SINGLE- FAMILY RESIDENTIAL	RESIDENTIAL INCOME	COMMERCIAL/ INDUSTRIAL	TOTAL
Agoura Hills	6,233,917,249	6,533,109,156	299,191,907	4.8	7,028	18	478	7,524
Alhambra	11,390,360,966	11,903,346,305	512,985,339	4.5	14,442	3,703	1,328	19,473
Arcadia	19,565,679,282	20,477,124,306	911,445,024	4.7	15,013	802	985	16,800
Artesia	2,056,157,961	2,189,565,390	133,407,429	6.5	3,242	264	518	4,024
Avalon	1,084,236,104	1,135,915,460	51,679,356	4.8	948	299	440	1,687
Azusa	6,022,851,208	6,427,922,081	405,070,873	6.7	9,283	767	1,261	11,311
Baldwin Park	5,933,580,886	6,290,528,211	356,947,325	6.0	13,096	942	1,088	15,126
Bell	2,209,687,867	2,385,079,231	175,391,364	7.9	2,045	1,584	543	4,172
Bell Gardens	2,274,461,607	2,357,100,409	82,638,802	3.6	1,377	2,164	656	4,197
Bellflower	6,665,861,583	7,024,614,112	358,752,529	5.4	10,195	1,868	1,494	13,557
Beverly Hills	42,734,220,528	44,985,003,719	2,250,783,191	5.3	8,177	1,120	843	10,140
Bradbury	846,922,456	879,383,088	32,460,632	3.8	400	5	9	414
Burbank	29,017,868,118	31,833,434,561	2,815,566,443	9.7	22,183	3,220	3,067	28,470
Calabasas	9,915,137,132	10,384,929,447	469,792,315	4.7	7,970	12	281	8,263
Carson	19,653,424,575	21,118,886,959	1,465,462,384	7.5	21,056	632	3,054	24,742
Cerritos	11,316,840,776	11,932,513,871	615,673,095	5.4	15,278	24	625	15,927
Claremont	6,333,168,223	6,665,144,968	331,976,745	5.2	9,467	286	502	10,255
Commerce	6,609,687,340	7,118,266,894	508,579,554	7.7	1,715	528	1,387	3,630
Compton	8,311,337,905	8,819,378,538	508,040,633	6.1	15,457	2,234	2,082	19,773
Covina	6,749,813,294	7,157,290,361	407,477,067	6.0	10,965	654	1,400	13,019
Cudahy	986,232,803	1,082,375,575	96,142,772	9.7	757	776	216	1,749
Culver City	15,560,472,940	16,460,877,936	900,404,996	5.8	10,428	1,501	1,494	13,423
Diamond Bar	11,593,019,820	12,078,972,730	485,952,910	4.2	18,012	21	721	18,754
Downey	14,316,099,988	14,981,935,411	665,835,423	4.7	19,987	2,058	1,342	23,387
Duarte	2,948,233,345	3,171,511,804	223,278,459	7.6	5,641	81	340	6,062
El Monte	9,653,377,024	10,187,556,304	534,179,280	5.5	13,182	2,901	2,274	18,357
El Segundo	16,096,386,488	17,567,148,551	1,470,762,063	9.1	3,519	771	1,022	5,312
Gardena	8,073,960,494	8,656,675,590	582,715,096	7.2	11,321	1,808	1,883	15,012
Glendale	38,599,864,977	40,246,360,275	1,646,495,298	4.3	34,353	5,852	3,341	43,546
Glendora	9,116,055,782	9,610,051,043	493,995,261	5.4	14,642	490	1,273	16,405
Hawaiian Gardens	1,121,718,657	1,185,196,016	63,477,359	5.7	1,794	479	337	2,610
Hawthorne	10,070,715,793	10,838,977,581	768,261,788	7.6	8,762	3,042	1,292	13,096
Hermosa Beach	9,379,146,851	10,174,167,650	795,020,799	8.5	5,153	1,301	638	7,092



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CITY	2022	2023	AMOUNT OF CHANGE	PERCENT CHANGE	SINGLE- FAMILY RESIDENTIAL	RESIDENTIAL INCOME	COMMERCIAL/ INDUSTRIAL	TOTAL
Hidden Hills	2,495,675,929	2,687,270,121	191,594,192	7.7	707	0	6	713
Huntington Park	3,729,772,049	4,024,031,904	294,259,855	7.9	3,628	2,340	1,222	7,190
Industry	10,543,015,653	11,370,364,106	827,348,453	7.8	20	2	1,457	1,479
Inglewood	15,316,817,866	16,123,304,362	806,486,496	5.3	14,677	4,607	1,835	21,119
Irwindale	3,298,147,133	3,628,121,634	329,974,501	10.0	369	20	627	1,016
La Canada Flintridge	9,744,920,669	10,283,376,532	538,455,863	5.5	7,164	74	296	7,534
La Habra Heights	1,716,343,787	1,797,983,052	81,639,265	4.8	2,103	22	29	2,154
La Mirada	8,445,214,900	8,970,399,196	525,184,296	6.2	13,593	61	470	14,124
La Puente	2,806,276,449	2,993,349,601	187,073,152	6.7	6,952	239	443	7,634
La Verne	5,904,033,933	6,041,463,991	137,430,058	2.3	8,276	359	1,443	10,078
Lakewood	11,715,061,620	12,279,682,470	564,620,850	4.8	23,154	488	483	24,125
Lancaster	15,355,765,689	16,194,273,967	838,508,278	5.5	43,066	964	8,785	52,815
Lawndale	2,876,308,652	3,029,409,020	153,100,368	5.3	2,997	2,306	503	5,806
Lomita	2,931,538,879	3,090,826,491	159,287,612	5.4	3,868	814	591	5,273
Long Beach	70,025,829,057	74,801,791,259	4,775,962,202	6.8	79,816	17,408	10,857	108,081
Los Angeles	774,389,228,127	819,698,473,001	45,309,244,874	5.9	617,932	112,271	64,134	794,337
Lynwood	4,334,505,962	4,538,648,661	204,142,699	4.7	7,305	1,893	985	10,183
Malibu	21,446,012,134	23,155,798,056	1,709,785,922	8.0	6,164	191	483	6,838
Manhattan Beach	23,681,804,263	24,938,781,033	1,256,976,770	5.3	11,137	1,304	495	12,936
Maywood	1,264,984,016	1,331,533,103	66,549,087	5.3	1,572	1,316	359	3,247
Monrovia	7,149,547,872	7,413,787,217	264,239,345	3.7	7,810	1,612	1,014	10,436
Montebello	7,384,228,946	7,929,507,733	545,278,787	7.4	10,113	1,647	1,220	12,980
Monterey Park	9,259,333,316	9,714,260,983	454,927,667	4.9	13,938	1,444	1,045	16,427
Norwalk	9,479,652,944	10,092,195,912	612,542,968	6.5	21,430	493	1,187	23,110
Palmdale	16,205,160,157	17,299,571,712	1,094,411,555	6.8	41,722	424	6,263	48,409
Palos Verdes Estates	8,870,713,090	9,365,368,604	494,655,514	5.6	5,153	26	55	5,234
Paramount	5,070,522,727	5,264,128,385	193,605,658	3.8	5,857	1,495	1,964	9,316
Pasadena	38,057,158,274	39,596,537,053	1,539,378,779	4.0	31,925	4,089	3,115	39,129
Pico Rivera	6,538,641,863	6,876,932,484	338,290,621	5.2	13,155	463	1,024	14,642
Pomona	14,875,220,918	15,484,401,584	609,180,666	4.1	27,283	2,262	3,630	33,175
Rancho Palos Verdes	15,602,632,987	16,396,013,841	793,380,854	5.1	15,059	44	217	15,320
Redondo Beach	20,440,306,465	21,581,337,461	1,141,030,996	5.6	18,461	2,223	921	21,605
Rolling Hills	2,057,639,496	2,137,427,117	79,787,621	3.9	748	0	8	756



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Rolling Hills Estates	4,408,010,460	4,672,574,538	264,564,078	6.0	3,307	4	177	3,488
Rosemead	5,510,283,246	5,821,203,595	310,920,349	5.6	7,743	2,153	897	10,793
San Dimas	6,516,801,535	6,840,675,320	323,873,785	5.0	9,511	203	1,389	11,103
San Fernando	2,395,151,328	2,609,320,478	214,169,150	8.9	3,811	522	695	5,028
San Gabriel	6,489,280,378	6,808,107,895	318,827,517	4.9	7,636	1,047	1,121	9,804
San Marino	7,722,090,753	8,027,957,409	305,866,656	4.0	4,528	2	173	4,703
Santa Clarita	41,352,299,677	44,853,832,617	3,501,532,940	8.5	65,156	493	4,692	70,341
Santa Fe Springs	10,001,872,876	10,922,993,645	921,120,769	9.2	3,826	58	1,967	5,851
Santa Monica	46,509,915,848	48,958,244,546	2,448,328,698	5.3	16,821	4,068	2,672	23,561
Sierra Madre	2,870,807,831	3,037,071,678	166,263,847	5.8	3,571	341	192	4,104
Signal Hill	3,080,801,983	3,287,221,423	206,419,440	6.7	2,775	583	1,063	4,421
South El Monte	2,970,956,825	3,221,934,142	250,977,317	8.4	2,628	471	1,654	4,753
South Gate	7,268,283,554	7,755,896,109	487,612,555	6.7	10,647	3,493	1,819	15,959
South Pasadena	6,051,874,274	6,377,676,243	325,801,969	5.4	5,719	942	376	7,037
Temple City	6,326,204,302	6,641,578,645	315,374,343	5.0	8,855	907	462	10,224
Torrance	36,288,866,038	38,194,968,505	1,906,102,467	5.3	35,860	2,121	3,094	41,075
Vernon	7,270,299,791	7,934,861,122	664,561,331	9.1	1	1	1,310	1,312
Walnut	6,462,840,585	6,758,984,288	296,143,703	4.6	9,129	9	226	9,364
West Covina	14,202,870,934	14,928,691,521	725,820,587	5.1	24,698	500	1,056	26,254
West Hollywood	15,985,983,055	16,955,678,507	969,695,452	6.1	6,837	2,026	1,122	9,985
Westlake Village	4,163,187,000	4,439,790,229	276,603,229	6.6	3,229	197	209	3,635
Whittier	12,682,280,596	13,128,851,934	446,571,338	3.5	19,328	2,156	1,377	22,861
Total Incorporated	1,761,983,478,713	1,866,168,809,568	104,185,330,855	5.9	1,659,658	227,405	183,123	2,070,186
Total Unincorporated	130,349,919,126	137,473,056,342	7,123,137,216	5.5	232,906	23,106	65,000	321,012
Total Los Angeles County	1,892,333,397,839	2,003,641,865,910	111,308,468,071	5.9	1,892,564	250,511	248,123	2,391,198

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.