



CITIES AND UNINCORPORATED AREAS 2025 ASSESSED VALUES

JEFF PRANG, ASSESSOR

ASSESSED VALUATION					PARCEL COUNTS			
CITY	2024	2025	AMOUNT OF CHANGE	PERCENT CHANGE	SINGLE- FAMILY RESIDENTIAL	RESIDENTIAL INCOME	COMMERCIAL/ INDUSTRIAL	TOTAL
Agoura Hills	6,793,032,893	7,027,695,628	234,662,735	3.5	7,026	18	476	7,520
Alhambra	12,401,987,240	12,889,209,173	487,221,933	3.9	14,438	3,713	1,316	19,467
Arcadia	21,407,635,713	22,301,074,109	893,438,396	4.2	15,069	810	987	16,866
Artesia	2,288,052,034	2,422,813,014	134,760,980	5.9	3,274	266	510	4,050
Avalon	1,183,013,310	1,236,391,791	53,378,481	4.5	949	297	442	1,688
Azusa	6,824,318,077	7,152,134,978	327,816,901	4.8	9,307	768	1,257	11,332
Baldwin Park	6,619,456,069	7,229,209,945	609,753,876	9.2	13,098	940	1,105	15,143
Bell	2,412,370,463	2,481,678,599	69,308,136	2.9	2,042	1,590	546	4,178
Bell Gardens	2,441,259,163	2,652,618,458	211,359,295	8.7	1,385	2,168	657	4,210
Bellflower	7,390,232,434	7,691,037,767	300,805,333	4.1	10,194	1,870	1,509	13,573
Beverly Hills	46,832,300,172	48,591,012,301	1,758,712,129	3.8	8,236	1,116	840	10,192
Bradbury	905,072,651	939,405,056	34,332,405	3.8	400	5	9	414
Burbank	33,386,702,622	34,240,754,027	854,051,405	2.6	22,180	3,224	3,079	28,483
Calabasas	10,759,864,179	11,174,973,786	415,109,607	3.9	7,967	12	284	8,263
Carson	22,064,413,499	22,558,706,699	494,293,200	2.2	21,195	627	3,005	24,827
Cerritos	12,512,615,145	13,028,955,186	516,340,041	4.1	15,277	24	625	15,926
Claremont	7,058,419,119	7,489,911,913	431,492,794	6.1	9,539	285	502	10,326
Commerce	7,646,030,931	7,805,482,279	159,451,348	2.1	1,724	528	1,384	3,636
Compton	9,355,746,421	9,995,100,193	639,353,772	6.8	15,483	2,235	2,231	19,949
Covina	7,560,397,694	7,909,779,732	349,382,038	4.6	11,193	652	1,443	13,288
Cudahy	1,143,614,537	1,181,622,470	38,007,933	3.3	757	775	217	1,749
Culver City	17,649,417,322	18,342,071,231	692,653,909	3.9	10,431	1,502	1,488	13,421
Diamond Bar	12,548,299,084	13,027,940,158	479,641,074	3.8	18,010	22	723	18,755
Downey	15,797,734,059	16,372,035,764	574,301,705	3.6	19,989	2,059	1,335	23,383
Duarte	3,194,415,795	3,351,866,345	157,450,550	4.9	5,639	82	344	6,065
El Monte	10,663,921,511	11,072,978,784	409,057,273	3.8	13,194	2,903	2,524	18,621
El Segundo	18,408,582,584	18,890,870,969	482,288,385	2.6	3,526	766	1,024	5,316
Gardena	9,150,680,277	9,570,906,712	420,226,435	4.6	11,351	1,809	1,969	15,129
Glendale	42,129,316,519	43,674,082,968	1,544,766,449	3.7	34,353	5,861	3,341	43,555
Glendora	10,066,423,618	10,560,781,163	494,357,545	4.9	14,660	490	1,261	16,411
Hawaiian Gardens	1,240,038,737	1,301,176,955	61,138,218	4.9	1,793	477	346	2,616
Hawthorne	11,468,861,073	11,912,773,008	443,911,935	3.9	8,766	3,043	1,295	13,104
Hermosa Beach	10,673,285,822	11,242,367,194	569,081,372	5.3	5,162	1,296	641	7,099



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CITY	2024	2025	AMOUNT OF CHANGE	PERCENT CHANGE	SINGLE- FAMILY RESIDENTIAL	RESIDENTIAL INCOME	COMMERCIAL/ INDUSTRIAL	TOTAL
Hidden Hills	2,856,216,371	3,006,072,326	149,855,955	5.2	707	0	6	713
Huntington Park	4,081,944,515	4,182,056,900	100,112,385	2.5	3,623	2,341	1,223	7,187
Industry	11,841,013,996	12,768,497,479	927,483,483	7.8	19	2	1,473	1,494
Inglewood	19,383,745,247	20,058,421,363	674,676,116	3.5	14,673	4,613	1,874	21,160
Irwindale	3,856,214,876	3,981,376,901	125,162,025	3.2	370	19	628	1,017
La Canada Flintridge	10,778,567,375	11,243,458,257	464,890,882	4.3	7,159	73	294	7,526
La Habra Heights	1,874,258,888	1,928,640,407	54,381,519	2.9	2,104	22	27	2,153
La Mirada	9,326,103,320	9,908,886,638	582,783,318	6.2	13,592	62	473	14,127
La Puente	3,102,408,264	3,247,413,781	145,005,517	4.7	6,954	240	443	7,637
La Verne	6,263,381,857	6,565,278,120	301,896,263	4.8	8,392	353	1,657	10,402
Lakewood	12,826,030,452	13,308,173,488	482,143,036	3.8	23,161	490	478	24,129
Lancaster	17,088,654,354	17,912,825,684	824,171,330	4.8	43,603	974	8,909	53,486
Lawndale	3,175,477,569	3,304,977,763	129,500,194	4.1	2,998	2,307	503	5,808
Lomita	3,264,040,374	3,403,537,038	139,496,664	4.3	3,884	814	599	5,297
Long Beach	77,673,190,898	81,082,214,095	3,409,023,197	4.4	79,869	17,428	10,401	107,698
Los Angeles	856,999,135,980	887,351,105,934	30,351,969,954	3.5	618,139	112,917	64,270	795,326
Lynwood	4,846,505,304	5,116,585,397	270,080,093	5.6	7,311	1,894	982	10,187
Malibu	24,508,661,786	24,754,144,710	245,482,924	1.0	6,157	189	501	6,847
Manhattan Beach	26,227,077,038	27,613,632,196	1,386,555,158	5.3	11,159	1,288	490	12,937
Maywood	1,379,505,377	1,465,129,061	85,623,684	6.2	1,568	1,319	358	3,245
Monrovia	7,843,526,315	8,251,804,313	408,277,998	5.2	7,814	1,612	1,007	10,433
Montebello	8,318,997,129	8,982,828,644	663,831,515	8.0	10,472	1,648	1,217	13,337
Monterey Park	10,197,310,464	10,643,236,149	445,925,685	4.4	13,945	1,441	1,043	16,429
Norwalk	10,589,573,250	11,542,561,898	952,988,648	9.0	21,446	495	1,186	23,127
Palmdale	18,211,219,006	19,112,259,899	901,040,893	4.9	41,953	428	6,334	48,715
Palos Verdes Estates	9,856,870,114	10,317,364,167	460,494,053	4.7	5,153	26	55	5,234
Paramount	5,607,960,785	5,673,604,832	65,644,047	1.2	5,864	1,497	1,968	9,329
Pasadena	41,392,770,060	42,872,576,520	1,479,806,460	3.6	32,152	4,087	3,102	39,341
Pico Rivera	7,185,749,546	7,516,647,323	330,897,777	4.6	13,173	467	1,026	14,666
Pomona	16,243,668,818	17,306,914,059	1,063,245,241	6.5	27,733	2,262	3,697	33,692
Rancho Palos Verdes	17,101,464,286	17,708,651,517	607,187,231	3.6	15,057	43	216	15,316
Redondo Beach	22,799,953,701	23,626,049,999	826,096,298	3.6	18,596	2,198	938	21,732
Rolling Hills	2,234,739,365	2,325,655,588	90,916,223	4.1	748	0	8	756



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Rolling Hills Estates	4,842,227,350	5,020,878,288	178,650,938	3.7	3,296	4	179	3,479
Rosemead	6,118,532,699	6,439,733,567	321,200,868	5.2	7,744	2,150	884	10,778
San Dimas	7,182,015,106	7,455,770,768	273,755,662	3.8	9,507	203	1,406	11,116
San Fernando	2,757,406,883	2,888,597,058	131,190,175	4.8	3,810	523	694	5,027
San Gabriel	7,167,766,644	7,494,322,933	326,556,289	4.6	7,651	1,049	1,108	9,808
San Marino	8,380,736,028	8,807,652,002	426,915,974	5.1	4,528	2	172	4,702
Santa Clarita	46,377,054,348	48,514,722,984	2,137,668,636	4.6	65,755	494	4,688	70,937
Santa Fe Springs	11,604,010,760	11,900,775,040	296,764,280	2.6	3,855	59	1,973	5,887
Santa Monica	50,905,847,011	52,930,503,283	2,024,656,272	4.0	16,827	4,066	2,674	23,567
Sierra Madre	3,197,959,487	3,339,631,833	141,672,346	4.4	3,566	342	192	4,100
Signal Hill	3,430,900,801	3,549,559,667	118,658,866	3.5	2,775	581	1,064	4,420
South El Monte	3,427,645,737	3,595,616,215	167,970,478	4.9	2,625	472	1,649	4,746
South Gate	8,062,741,596	8,375,891,445	313,149,849	3.9	10,647	3,494	1,827	15,968
South Pasadena	6,812,222,318	7,196,169,565	383,947,247	5.6	5,722	942	378	7,042
Temple City	6,925,729,843	7,229,439,686	303,709,843	4.4	8,861	905	465	10,231
Torrance	40,220,289,043	42,074,093,361	1,853,804,318	4.6	35,925	2,129	3,068	41,122
Vernon	8,223,230,429	8,496,125,319	272,894,890	3.3	1	1	1,303	1,305
Walnut	7,060,636,602	7,483,453,923	422,817,321	6.0	9,435	9	225	9,669
West Covina	15,641,750,206	16,360,646,285	718,896,079	4.6	24,973	500	1,096	26,569
West Hollywood	18,013,115,221	18,672,152,745	659,037,524	3.7	6,887	2,022	1,106	10,015
Westlake Village	4,571,560,857	4,742,409,147	170,848,290	3.7	3,229	197	209	3,635
Whittier	13,835,583,073	14,637,022,282	801,439,209	5.8	19,560	2,166	1,441	23,167
Total Incorporated	1,955,672,409,489	2,032,607,168,197	76,934,758,708	3.9	1,664,334	228,092	183,902	2,076,328
Total Unincorporated	144,677,361,636	149,468,344,751	4,790,983,115	3.3	233,571	23,144	64,964	321,679
Total Los Angeles County	2,100,349,771,125	2,182,075,512,948	81,725,741,823	3.9	1,897,905	251,236	248,866	2,398,007

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.