

2020 ASSESSED VALUES FOR CITIES AND UNINCORPORATED AREAS *

City	Assessed Valuation				Parcel Counts			
	2019	2020	Amount Of Change	Percent Change	Single- Family Residential	Residential Income	Commercial- Industrial	Total
Agoura Hills	5,490,329,229	5,694,941,164	204,611,935	3.7	7,048	18	478	7,544
Alhambra	10,111,001,644	10,533,327,741	422,326,097	4.2	14,260	3,703	1,343	19,306
Arcadia	17,616,632,062	18,384,704,572	768,072,510	4.4	14,854	809	995	16,658
Artesia	1,804,334,919	1,882,378,884	78,043,965	4.3	3,247	263	515	4,025
Avalon	934,169,559	999,419,586	65,250,027	7.0	944	299	430	1,673
Azusa	5,185,957,346	5,525,633,414	339,676,068	6.5	9,288	765	1,242	11,295
Baldwin Park	5,134,516,832	5,376,106,264	241,589,432	4.7	13,053	937	1,103	15,093
Bell	2,014,941,826	2,055,516,631	40,574,805	2.0	2,047	1,582	541	4,170
Bell Gardens	1,926,664,207	2,063,235,954	136,571,747	7.1	1,390	2,154	651	4,195
Bellflower	5,731,404,538	6,054,027,600	322,623,062	5.6	10,179	1,869	1,482	13,530
Beverly Hills	36,609,184,943	39,013,436,017	2,404,251,074	6.6	8,140	1,125	846	10,111
Bradbury	783,070,577	799,257,202	16,186,625	2.1	400	5	10	415
Burbank	25,001,086,427	26,230,171,186	1,229,084,759	4.9	22,191	3,220	3,061	28,472
Calabasas	8,794,989,043	9,154,859,568	359,870,525	4.1	7,979	12	277	8,268
Carson	15,802,969,483	16,647,956,627	844,987,144	5.3	20,983	641	3,074	24,698
Cerritos	10,094,732,914	9,966,135,526	-128,597,388	-1.3	15,276	24	577	15,877
Claremont	5,460,953,963	5,602,125,232	141,171,269	2.6	9,430	285	475	10,190
Commerce	5,809,145,569	6,089,319,551	280,173,982	4.8	1,696	525	1,389	3,610
Compton	7,064,641,905	7,516,035,791	451,393,886	6.4	15,459	2,241	2,101	19,801
Covina	5,813,784,944	6,161,261,392	347,476,448	6.0	10,904	653	1,404	12,961
Cudahy	855,320,882	902,198,405	46,877,523	5.5	753	776	217	1,746
Culver City	12,010,899,883	13,209,438,889	1,198,539,006	10.0	10,398	1,507	1,483	13,388
Diamond Bar	10,419,291,476	10,838,595,807	419,304,331	4.0	18,011	21	706	18,738
Downey	12,522,738,844	13,180,876,081	658,137,237	5.3	19,994	2,056	1,334	23,384
Duarte	2,521,684,603	2,606,756,056	85,071,453	3.4	5,623	83	327	6,033
El Monte	8,380,534,678	8,820,285,340	439,750,662	5.2	13,147	2,897	2,191	18,235
El Segundo	14,192,470,440	15,403,033,842	1,210,563,402	8.5	3,508	775	999	5,282
Gardena	6,800,323,546	7,223,596,407	423,272,861	6.2	10,850	1,809	1,879	14,538
Glendale	33,959,279,674	35,557,869,979	1,598,590,305	4.7	34,446	5,850	3,361	43,657
Glendora	7,998,797,051	8,286,534,842	287,737,791	3.6	14,635	487	1,264	16,386

Hawaiian Gardens	946,420,103	1,017,781,886	71,361,783	7.5	1,793	479	325	2,597
Hawthorne	8,628,036,930	9,173,226,872	545,189,942	6.3	8,748	3,044	1,278	13,070
Hermosa Beach	7,988,712,788	8,459,218,243	470,505,455	5.9	5,119	1,321	635	7,075
Hidden Hills	1,880,960,996	2,054,851,053	173,890,057	9.2	707	0	6	713
Huntington Park	3,141,494,552	3,322,367,388	180,872,836	5.8	3,631	2,339	1,219	7,189
Industry	9,282,543,495	9,655,981,667	373,438,172	4.0	20	2	1,458	1,480
Inglewood	11,848,239,555	13,460,368,582	1,612,129,027	13.6	14,409	4,606	1,852	20,867
Irwindale	2,681,023,406	2,792,939,516	111,916,110	4.2	368	20	612	1,000
La Canada Flintridge	8,453,016,772	8,862,622,903	409,606,131	4.8	7,165	74	300	7,539
La Habra Heights	1,505,027,447	1,570,764,147	65,736,700	4.4	2,103	21	29	2,153
La Mirada	7,060,631,524	7,636,074,607	575,443,083	8.2	13,501	61	468	14,030
La Puente	2,444,373,178	2,576,627,852	132,254,674	5.4	6,955	234	439	7,628
La Verne	4,892,367,116	5,213,196,298	320,829,182	6.6	8,283	357	1,411	10,051
Lakewood	10,128,689,534	10,618,315,291	489,625,757	4.8	23,156	486	481	24,123
Lancaster	12,715,300,227	13,321,754,167	606,453,940	4.8	42,502	956	8,832	52,290
Lawndale	2,489,396,183	2,596,908,036	107,511,853	4.3	2,997	2,298	503	5,798
Lomita	2,514,269,367	2,653,562,437	139,293,070	5.5	3,849	809	581	5,239
Long Beach	60,195,045,323	63,475,102,643	3,280,057,320	5.4	79,831	17,396	9,563	106,790
Los Angeles	652,916,219,958	695,947,035,925	43,030,815,967	6.6	615,057	111,862	65,059	791,978
Lynwood	3,607,689,540	3,859,049,146	251,359,606	7.0	7,297	1,892	975	10,164
Malibu	17,719,544,011	18,526,924,367	807,380,356	4.6	6,171	191	471	6,833
Manhattan Beach	19,822,800,094	21,235,867,296	1,413,067,202	7.1	11,104	1,325	506	12,935
Maywood	1,111,085,531	1,171,355,992	60,270,461	5.4	1,576	1,312	359	3,247
Monrovia	6,006,434,153	6,452,193,392	445,759,239	7.4	7,793	1,615	1,002	10,410
Montebello	6,371,381,069	6,692,278,630	320,897,561	5.0	10,021	1,638	1,285	12,944
Monterey Park	8,088,352,792	8,482,178,379	393,825,587	4.9	13,916	1,445	1,049	16,410
Norwalk	8,131,447,943	8,550,259,608	418,811,665	5.2	21,400	494	1,164	23,058
Palmdale	13,667,137,837	14,693,312,135	1,026,174,298	7.5	41,439	419	6,227	48,085
Palos Verdes Estates	7,783,416,760	8,111,558,837	328,142,077	4.2	5,153	26	54	5,233
Paramount	4,339,023,456	4,623,511,985	284,488,529	6.6	5,862	1,493	1,945	9,300
Pasadena	32,830,096,817	34,782,038,007	1,951,941,190	5.9	31,724	4,110	3,097	38,931
Pico Rivera	5,471,506,037	5,739,743,954	268,237,917	4.9	13,158	460	1,022	14,640
Pomona	12,434,982,682	13,339,555,256	904,572,574	7.3	27,259	2,264	3,652	33,175
Rancho Palos Verdes	13,546,364,627	14,173,112,132	626,747,505	4.6	15,064	43	218	15,325
Redondo Beach	17,514,657,593	18,594,058,499	1,079,400,906	6.2	18,356	2,244	942	21,542

Rolling Hills	1,762,018,253	1,846,889,104	84,870,851	4.8	748	0	9	757
Rolling Hills Estates	3,625,376,878	3,876,727,724	251,350,846	6.9	3,304	2	180	3,486
Rosemead	4,881,126,459	5,110,089,281	228,962,822	4.7	7,725	2,141	890	10,756
San Dimas	5,611,631,660	5,867,919,867	256,288,207	4.6	9,556	201	1,344	11,101
San Fernando	2,045,518,696	2,176,474,230	130,955,534	6.4	3,813	521	693	5,027
San Gabriel	5,693,295,903	5,931,401,542	238,105,639	4.2	7,594	1,048	1,090	9,732
San Marino	6,851,089,175	7,135,993,695	284,904,520	4.2	4,529	2	176	4,707
Santa Clarita	35,170,533,778	37,218,389,788	2,047,856,010	5.8	62,603	492	4,657	67,752
Santa Fe Springs	8,578,607,805	9,183,718,323	605,110,518	7.1	3,826	58	1,974	5,858
Santa Monica	39,521,345,611	42,272,100,207	2,750,754,596	7.0	16,744	4,073	2,692	23,509
Sierra Madre	2,452,164,728	2,568,962,003	116,797,275	4.8	3,573	341	190	4,104
Signal Hill	2,728,619,123	2,841,195,017	112,575,894	4.1	2,762	583	1,063	4,408
South El Monte	2,510,118,639	2,626,608,353	116,489,714	4.6	2,567	468	1,662	4,697
South Gate	6,231,299,363	6,603,327,681	372,028,318	6.0	10,662	3,481	1,802	15,945
South Pasadena	5,126,775,641	5,408,029,556	281,253,915	5.5	5,719	943	383	7,045
Temple City	5,524,096,786	5,770,146,303	246,049,517	4.5	8,841	910	463	10,214
Torrance	32,504,077,118	33,358,587,376	854,510,258	2.6	35,831	2,113	3,083	41,027
Vernon	6,013,785,956	6,317,238,216	303,452,260	5.0	1	1	1,325	1,327
Walnut	5,796,260,647	5,973,694,699	177,434,052	3.1	9,074	9	233	9,316
West Covina	12,471,757,957	12,945,037,418	473,279,461	3.8	24,600	501	1,058	26,159
West Hollywood	13,614,622,285	14,466,191,401	851,569,116	6.3	6,649	2,048	1,146	9,843
Westlake Village	3,714,323,430	3,849,994,142	135,670,712	3.7	3,230	197	208	3,635
Whittier	10,632,783,154	11,082,265,039	449,481,885	4.2	18,705	2,153	1,375	22,233
Total Incorporated Areas	1,500,064,771,448	1,589,645,713,643	89,580,942,195	6.0	1,650,276	227,013	182,470	2,059,759
Total Unincorporated Areas	111,393,852,709	117,484,433,247	6,090,580,538	5.5	231,845	23,076	65,092	320,013
Total Los Angeles County	1,611,458,624,157	1,707,130,146,890	95,671,522,733	5.9	1,882,121	250,089	247,562	2,379,772

*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.