**JEFFREY PRANG**
ASSESSOR
**COUNTY OF LOS ANGELES**
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LOS ANGELES, CALIFORNIA 90012-2770
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ASSESSOR Los Angeles County
*Valuing People and Property*

TO: Supervisor Hilda L. Solis, Chair
Supervisor Holly J. Mitchell
Supervisor Lindsey P. Horvath
Supervisor Janice Hahn
Supervisor Kathryn Barger

FROM: JEFF PRANG
*Assessor*

DATE: July 13, 2026

SUBJECT: **2026 ASSESSMENT ROLL**

I am pleased to report that the 2026 Assessment Roll closed on June 25 with a total net local assessed value of **$2.272 trillion**, representing an increase of **$96 billion, or 4.42 percent**, over the prior year. This exceeded the **3.90 percent** growth projected in the Office's May forecast and represents the largest positive variance between the forecast and the final Assessment Roll in the history of the Assessor's Office.

The additional growth above the May forecast represents approximately **$11 billion** in assessed value that otherwise would not have been placed on the Roll this year. This exceptional result was driven by two principal factors. First, the Office implemented new workflow methodologies that significantly increased productivity, allowing staff to process a substantially greater volume of assessments while simultaneously redirecting personnel resources toward reducing the longstanding backlog of unprocessed new construction permits. Second, the Assessor Modernization Project (AMP), our new cloud-based assessment system, continues to produce operational efficiencies beyond our original expectations, enabling staff to complete work more quickly and effectively.

These improvements allowed the Office to enroll significantly more new construction value than anticipated. While this year's performance demonstrates what can be achieved through increased productivity, the Office continues to face a structural backlog of approximately **120,000** unprocessed new construction permits representing an estimated **$50 billion** in assessable value. Because existing staffing levels are insufficient to process all new construction activity in the year permits are issued, this backlog continues to grow despite substantial productivity gains. Additional investment in appraisal staff would allow the County to capture this value more quickly, accelerating the growth of the Assessment Roll and the recurring property tax revenues that support essential public services.

The 2026 Assessment Roll also marks the second consecutive year in which the entire Roll has been completed using the Assessor Modernization Project. This milestone demonstrates the reliability, resiliency, and long-term value of the Office's digital transformation and confirms that the County's investment in modernizing assessment operations is producing measurable results.

Growth in the 2026 Roll reflects continued strength in the single-family residential market, combined with increased enrollment of new construction. The two largest contributors to this year's increase were the annual inflation adjustment authorized under Proposition 13, which added approximately **$43 billion (1.89 percent)** to the Roll, and changes in ownership resulting from property transfers, which contributed approximately **$49 billion (2.17 percent)**.

I appreciate the Board's continued support of the Assessor's Office. Your investment in technology modernization and operational improvements has played an important role in this year's successful Assessment Roll and has strengthened our ability to serve both taxpayers and local governments efficiently and fairly. The results achieved this year demonstrate that investments in assessment operations produce measurable, recurring returns that benefit every local taxing agency in Los Angeles County.

Attached is the press release that will be distributed today. Should you have any questions or require additional information, please feel free to contact me directly at (213) 974-3101, or have your staff contact Assistant Assessor Scott Thornberry at the same number.

JP:SW:TO:mm

Attachment (5)

c: Edward Yen, Executive Office
Cindy Chen, Chief of Staff, First District
D'Artagnan Scorza, Ph.D., Chief of Staff, Second District
Julia Orozco, Chief of Staff, Third District
Mark Baucum, Chief of Staff, Fourth District
Anna Mouradian, Chief of Staff, Fifth District

# More Information about the 2026 Assessment Roll

The 2026 Assessment Roll for Los Angeles County reflects a 4.42% increase in value, resulting in the sixteenth consecutive year of growth. The gross assessed value reached $2.367 trillion, and the net taxable assessed value, after exemptions (charitable, homeowners, disabled veterans, etc.), is a record $2.272 trillion, which is $96 billion greater than 2025.

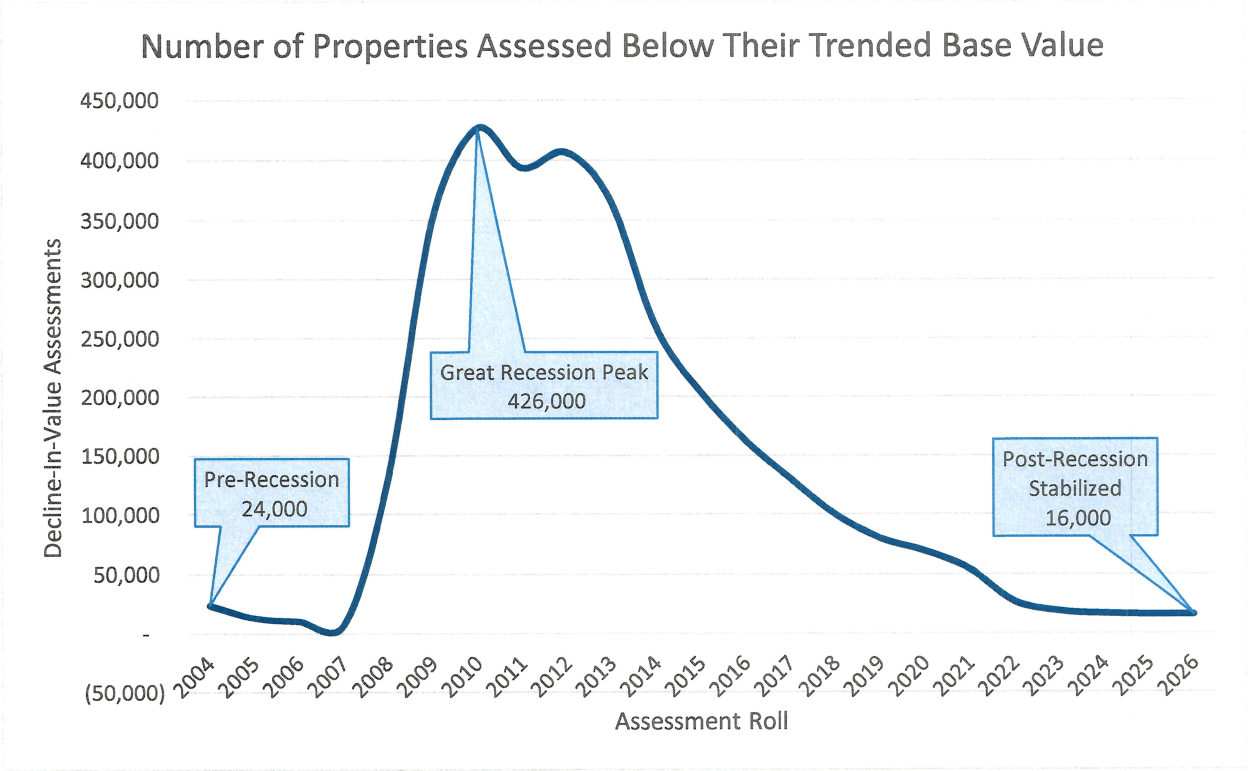
The Assessment Roll is the foundation of the County's property tax system. Local property taxes generated based on the Assessment Roll are used to fund critical government services, including education, public safety, healthcare, and infrastructure improvements.

The 2026 Assessment Roll consists of 2,399,978 taxable real property parcels, 157,195 business property assessments, 31,938 boats, and 3,566 aircraft. Transfers of real estate (e.g. sales) were the largest contributor to the Assessment Roll increase at 2.17%. New construction also contributed 0.54% to the growth of the Roll. The annual inflation-adjusted trend (also known as the Consumer Price Index) added an additional 1.89%.

Included in the 2026 Assessment Roll are nearly $95 billion in total exemptions, translating to over $948 million in tax savings for Los Angeles County property owners at the 1% tax rate. This significant benefit includes approximately 15,000 institutional exemptions (church, religious, welfare) amounting to $87 billion, more than 9,100 disabled veterans' exemptions totaling $1.6 billion, and approximately 891,000 homeowners' exemptions providing over $6.3 billion in total reductions.

The majority of properties in Los Angeles County, approximately 2,250,000 parcels, will see an increased assessed value of only 2%, the annual inflation-adjusted trend, to account for inflation. This is consistent with Proposition 13 requirements, which limit increases to a property's base value to the lesser of 2% or the actual change in the California Consumer Price Index (CPI). Exceptions to the CPI adjustment are properties that have experienced new construction or a change in ownership, and properties that previously received a temporary decline-in-value adjustment. Under Proposition 8, adopted by California voters in 1978, the Assessor is required to reduce a property's assessment to fair market value when its market value declines below the previously established base year value adjusted by the annual inflation factor. Conversely, the Assessor is required to "restore" the trended base year value as market conditions improve.

In 2025, almost 16,000 properties were assessed below their trended base year values. After fourteen consecutive years of recovery, Proposition 8 decline-in-value assessments have stabilized at their pre-recession levels. In 2026, 0.66% of total real estate parcels, or just under 16,000 properties, continue to be assessed below their Proposition 13 trended base year value. The recovery and stabilization signal positive news for property owners, who are generally experiencing continued growth in their property values.




In order to create the 2026 Assessment Roll, the hardworking and dedicated staff of the Assessor's Office processed 220,000 deeds, assessed 105,000 transfers, enrolled over 32,000 new construction events, reviewed approximately 9,000 decline-in-value parcels, and prepared over 15,000 Assessment Appeals Board cases. In the last year, Assessor business personal property staff canvassed over 243,000 business locations and processed over 118,000 property statements.

Property owners who disagree with their new assessed value may file an assessment appeal application before the November 30, 2026 deadline. Applications may be filed online at https://lacaab.lacounty.gov/Home.aspx.

# 2026 Assessment Roll Forecast

## Summary

The 2026 assessment roll increased by 4.42% from the prior year.

## Inflation Adjustment (CCPI)

The inflation adjustment remained one of the largest contributors to roll growth. This year, the California Consumer Price Index exceeded the maximum allowable 2% inflation factor, adding $43 billion to the 2026 assessment roll.

## Property Transfers

Property transfers served as the largest contributor to the growth of the 2026 assessment roll. Single-family sales volume remained flat in 2025 compared to 2024. Home prices were also stable, with the median single-family home value reaching $982,000, a modest increase from the prior-year peak. The ongoing strength of the single-family market was tempered by significant losses in the downtown office market, with many properties losing more than 50% of their value upon sale. In total, transfers added more than $49 billion.

## New Construction

Our Office continued to improve efficiency in enrolling new construction assessments. As a result, new construction added more than $12 billion to the 2026 assessment roll.

## Personal Property & Fixtures

Our Office recently acquired new software to help identify taxable aircraft, discovering more than 1,000 aircraft that have escaped assessment. In addition, resilient consumer demand and GDP growth created an environment for ongoing acquisitions in personal property and fixtures. As a result, personal property and fixtures contributed more than $11 billion to the 2026 assessment roll.

## Special Property Use Types

Special property use types include a range of uses such as oil refineries, mining rights, water rights, water distribution systems, possessory interests, and mobile homes. This component added over $1 billion to the 2026 assessment roll.

## Decline-in-Value and Other Adjustments

Significant declines in value in the downtown office market resulted in lost assessed value. Additionally, our Office continued to identify victims of the 2025 wildfires who were eligible for assessment relief. Consequently, this component removed more than $9 billion from the 2026 assessment roll.

# 2026 Actual Roll Change from 2025 Year-End

| Components of Change | $ Change in Billions | % Roll Change+ |
|---|---|---|
| Annual Inflation-Adjusted Trend (Prop. 13 Max. of 2%) | $42.737 | 1.89% |
| Transfers | $49.085 | 2.17% |
| Construction | $12.126 | 0.54% |
| Personal Property & Fixtures | $11.624 | 0.51% |
| *Special Property Use Types | $1.223 | 0.05% |
| Decline-in-Value and Other Adjustments | -$9.803 | -0.43% |
| **TOTAL GROSS ROLL** | **$106.992** | **4.73%** |
| Major Exemptions | -$10.934 | |
| **TOTAL LOCAL ROLL** (After Major Exemptions) | **$96.058** | **4.40%** |
| Homeowners' Exemptions | $0.117 | |
| **NET LOCAL ROLL** (After all Exemptions) | **$96.175** | **4.42%** |

+ Percentage breakdown might not add up to total percentage due to rounding.

* Special Property Use Types comprise properties of various use, such as mining rights, water rights, water distribution, possessory interest, and mobile homes.

# CITIES AND UNINCORPORATED AREAS
# 2026 ASSESSED VALUES

**JEFF PRANG, ASSESSOR**

| | ASSESSED VALUATION | | | | PARCEL COUNTS | | | |
|---|---|---|---|---|---|---|---|---|
| CITY | 2025 | 2026 | AMOUNT OF CHANGE | PERCENT CHANGE | SINGLE-FAMILY RESIDENTIAL | RESIDENTIAL INCOME | COMMERCIAL/ INDUSTRIAL | TOTAL |
| Agoura Hills | 7,027,695,628 | 7,220,475,026 | 192,779,398 | **2.7** | 7,024 | 18 | 478 | 7,520 |
| Alhambra | 12,889,209,173 | 13,478,251,513 | 589,042,340 | **4.6** | 14,438 | 3,708 | 1,371 | 19,517 |
| Arcadia | 22,301,074,109 | 23,321,118,949 | 1,020,044,840 | **4.6** | 15,072 | 816 | 988 | 16,876 |
| Artesia | 2,422,813,014 | 2,537,650,022 | 114,837,008 | **4.7** | 3,276 | 267 | 504 | 4,047 |
| Avalon | 1,236,391,791 | 1,301,999,886 | 65,608,095 | **5.3** | 949 | 297 | 447 | 1,693 |
| Azusa | 7,152,134,978 | 7,686,934,585 | 534,799,607 | **7.5** | 9,315 | 769 | 1,254 | 11,338 |
| Baldwin Park | 7,229,209,945 | 7,110,241,578 | -118,968,367 | **-1.6** | 13,099 | 941 | 1,103 | 15,143 |
| Bell | 2,481,678,599 | 2,621,817,586 | 140,138,987 | **5.6** | 2,041 | 1,592 | 553 | 4,186 |
| Bell Gardens | 2,652,618,458 | 2,727,342,266 | 74,723,808 | **2.8** | 1,385 | 2,168 | 658 | 4,211 |
| Bellflower | 7,691,037,767 | 8,018,972,659 | 327,934,892 | **4.3** | 10,200 | 1,869 | 1,516 | 13,585 |
| Beverly Hills | 48,591,012,301 | 50,774,246,575 | 2,183,234,274 | **4.5** | 8,274 | 1,114 | 835 | 10,223 |
| Bradbury | 939,405,056 | 975,991,297 | 36,586,241 | **3.9** | 400 | 5 | 9 | 414 |
| Burbank | 34,240,754,027 | 36,115,805,422 | 1,875,051,395 | **5.5** | 22,234 | 3,228 | 3,070 | 28,532 |
| Calabasas | 11,174,973,786 | 11,596,647,087 | 421,673,301 | **3.8** | 7,973 | 13 | 276 | 8,262 |
| Carson | 22,558,706,699 | 23,428,249,022 | 869,542,323 | **3.9** | 21,227 | 627 | 2,971 | 24,825 |
| Cerritos | 13,028,955,186 | 13,486,650,946 | 457,695,760 | **3.5** | 15,280 | 24 | 622 | 15,926 |
| Claremont | 7,489,911,913 | 7,806,324,634 | 316,412,721 | **4.2** | 9,539 | 285 | 505 | 10,329 |
| Commerce | 7,805,482,279 | 8,147,579,070 | 342,096,791 | **4.4** | 1,724 | 528 | 1,382 | 3,634 |
| Compton | 9,995,100,193 | 10,361,916,039 | 366,815,846 | **3.7** | 15,597 | 2,239 | 2,234 | 20,070 |
| Covina | 7,909,779,732 | 8,311,318,305 | 401,538,573 | **5.1** | 11,232 | 653 | 1,420 | 13,305 |
| Cudahy | 1,181,622,470 | 1,247,284,597 | 65,662,127 | **5.6** | 756 | 775 | 216 | 1,747 |
| Culver City | 18,342,071,231 | 19,207,311,991 | 865,240,760 | **4.7** | 10,439 | 1,500 | 1,482 | 13,421 |
| Diamond Bar | 13,027,940,158 | 13,481,605,693 | 453,665,535 | **3.5** | 18,010 | 22 | 757 | 18,789 |
| Downey | 16,372,035,764 | 17,008,936,974 | 636,901,210 | **3.9** | 20,032 | 2,059 | 1,333 | 23,424 |
| Duarte | 3,351,866,345 | 3,579,823,305 | 227,956,960 | **6.8** | 5,640 | 82 | 344 | 6,066 |
| El Monte | 11,072,978,784 | 11,664,651,369 | 591,672,585 | **5.3** | 13,258 | 2,910 | 2,520 | 18,688 |
| El Segundo | 18,890,870,969 | 19,598,260,744 | 707,389,775 | **3.7** | 3,526 | 766 | 1,020 | 5,312 |
| Gardena | 9,570,906,712 | 9,959,276,813 | 388,370,101 | **4.1** | 11,385 | 1,808 | 1,940 | 15,133 |
| Glendale | 43,674,082,968 | 45,161,319,281 | 1,487,236,313 | **3.4** | 34,364 | 5,887 | 3,239 | 43,490 |
| Glendora | 10,560,781,163 | 10,983,981,770 | 423,200,607 | **4.0** | 14,659 | 490 | 1,266 | 16,415 |
| Hawaiian Gardens | 1,301,176,955 | 1,349,654,354 | 48,477,399 | **3.7** | 1,792 | 478 | 349 | 2,619 |
| Hawthorne | 11,912,773,008 | 12,469,913,403 | 557,140,395 | **4.7** | 8,764 | 3,042 | 1,286 | 13,092 |
| Hermosa Beach | 11,242,367,194 | 11,859,215,656 | 616,848,462 | **5.5** | 5,177 | 1,284 | 640 | 7,101 |

CITIES AND UNINCORPORATED AREAS

# 2026 ASSESSED VALUES

**JEFF PRANG, ASSESSOR**

| | ASSESSED VALUATION | | | | PARCEL COUNTS | | | |
|---|---|---|---|---|---|---|---|---|
| CITY | 2025 | 2026 | AMOUNT OF CHANGE | PERCENT CHANGE | SINGLE-FAMILY RESIDENTIAL | RESIDENTIAL INCOME | COMMERCIAL/ INDUSTRIAL | TOTAL |
| Hidden Hills | 3,006,072,326 | 3,358,951,806 | 352,879,480 | **11.7** | 707 | 0 | 6 | 713 |
| Huntington Park | 4,182,056,900 | 4,423,298,354 | 241,241,454 | **5.8** | 3,620 | 2,343 | 1,224 | 7,187 |
| Industry | 12,768,497,479 | 13,352,834,124 | 584,336,645 | **4.6** | 19 | 2 | 1,474 | 1,495 |
| Inglewood | 20,058,421,363 | 20,378,270,333 | 319,848,970 | **1.6** | 14,689 | 4,614 | 1,874 | 21,177 |
| Irwindale | 3,981,376,901 | 4,579,522,187 | 598,145,286 | **15.0** | 368 | 19 | 630 | 1,017 |
| La Canada Flintridge | 11,243,458,257 | 11,761,890,212 | 518,431,955 | **4.6** | 7,155 | 73 | 294 | 7,522 |
| La Habra Heights | 1,928,640,407 | 1,995,013,864 | 66,373,457 | **3.4** | 2,104 | 22 | 27 | 2,153 |
| La Mirada | 9,908,886,638 | 10,387,270,432 | 478,383,794 | **4.8** | 13,592 | 62 | 476 | 14,130 |
| La Puente | 3,247,413,781 | 3,384,050,230 | 136,636,449 | **4.2** | 6,955 | 239 | 439 | 7,633 |
| La Verne | 6,565,278,120 | 6,941,584,755 | 376,306,635 | **5.7** | 8,391 | 353 | 1,686 | 10,430 |
| Lakewood | 13,308,173,488 | 13,867,909,044 | 559,735,556 | **4.2** | 23,160 | 490 | 495 | 24,145 |
| Lancaster | 17,912,825,684 | 18,986,538,073 | 1,073,712,389 | **6.0** | 44,094 | 966 | 8,982 | 54,042 |
| Lawndale | 3,304,977,763 | 3,440,363,174 | 135,385,411 | **4.1** | 2,996 | 2,309 | 503 | 5,808 |
| Lomita | 3,403,537,038 | 3,595,534,490 | 191,997,452 | **5.6** | 3,899 | 819 | 597 | 5,315 |
| Long Beach | 81,082,214,095 | 84,559,398,013 | 3,477,183,918 | **4.3** | 79,984 | 17,433 | 10,357 | 107,774 |
| Los Angeles | 887,351,105,934 | 926,109,161,016 | 38,758,055,082 | **4.4** | 618,503 | 112,870 | 64,010 | 795,383 |
| Lynwood | 5,116,585,397 | 5,330,374,415 | 213,789,018 | **4.2** | 7,306 | 1,896 | 980 | 10,182 |
| Malibu | 24,754,144,710 | 25,625,145,331 | 871,000,621 | **3.5** | 6,158 | 191 | 500 | 6,849 |
| Manhattan Beach | 27,613,632,196 | 29,073,402,771 | 1,459,770,575 | **5.3** | 11,175 | 1,274 | 484 | 12,933 |
| Maywood | 1,465,129,061 | 1,607,749,465 | 142,620,404 | **9.7** | 1,571 | 1,318 | 358 | 3,247 |
| Monrovia | 8,251,804,313 | 8,601,628,044 | 349,823,731 | **4.2** | 7,811 | 1,616 | 1,009 | 10,436 |
| Montebello | 8,982,828,644 | 9,406,222,036 | 423,393,392 | **4.7** | 10,651 | 1,651 | 1,210 | 13,512 |
| Monterey Park | 10,643,236,149 | 11,096,434,107 | 453,197,958 | **4.3** | 13,944 | 1,441 | 1,045 | 16,430 |
| Norwalk | 11,542,561,898 | 11,586,260,920 | 43,699,022 | **0.4** | 21,446 | 496 | 1,190 | 23,132 |
| Palmdale | 19,112,259,899 | 20,746,983,402 | 1,634,723,503 | **8.6** | 42,033 | 428 | 6,310 | 48,771 |
| Palos Verdes Estates | 10,317,364,167 | 10,730,716,093 | 413,351,926 | **4.0** | 5,153 | 26 | 55 | 5,234 |
| Paramount | 5,673,604,832 | 5,930,639,660 | 257,034,828 | **4.5** | 5,861 | 1,501 | 1,991 | 9,353 |
| Pasadena | 42,872,576,520 | 44,404,163,941 | 1,531,587,421 | **3.6** | 32,156 | 4,081 | 3,108 | 39,345 |
| Pico Rivera | 7,516,647,323 | 7,967,504,849 | 450,857,526 | **6.0** | 13,172 | 512 | 1,021 | 14,705 |
| Pomona | 17,306,914,059 | 18,121,065,116 | 814,151,057 | **4.7** | 27,812 | 2,260 | 3,648 | 33,720 |
| Rancho Palos Verdes | 17,708,651,517 | 18,564,624,060 | 855,972,543 | **4.8** | 15,056 | 43 | 216 | 15,315 |
| Redondo Beach | 23,626,049,999 | 24,680,420,428 | 1,054,370,429 | **4.5** | 18,638 | 2,186 | 932 | 21,756 |
| Rolling Hills | 2,325,655,588 | 2,414,296,271 | 88,640,683 | **3.8** | 746 | 0 | 8 | 754 |

CITIES AND UNINCORPORATED AREAS

# 2026 ASSESSED VALUES

**JEFF PRANG, ASSESSOR**

| | ASSESSED VALUATION | | | | PARCEL COUNTS | | | |
|---|---|---|---|---|---|---|---|---|
| CITY | 2025 | 2026 | AMOUNT OF CHANGE | PERCENT CHANGE | SINGLE-FAMILY RESIDENTIAL | RESIDENTIAL INCOME | COMMERCIAL/ INDUSTRIAL | TOTAL |
| Rolling Hills Estates | 5,020,878,288 | 5,232,223,256 | 211,344,968 | **4.2** | 3,296 | 2 | 181 | 3,479 |
| Rosemead | 6,439,733,567 | 6,748,395,743 | 308,662,176 | **4.8** | 7,765 | 2,153 | 882 | 10,800 |
| San Dimas | 7,455,770,768 | 7,744,726,162 | 288,955,394 | **3.9** | 9,508 | 203 | 1,417 | 11,128 |
| San Fernando | 2,888,597,058 | 3,060,379,863 | 171,782,805 | **5.9** | 3,809 | 523 | 698 | 5,030 |
| San Gabriel | 7,494,322,933 | 7,823,943,478 | 329,620,545 | **4.4** | 7,691 | 1,047 | 1,075 | 9,813 |
| San Marino | 8,807,652,002 | 9,131,916,821 | 324,264,819 | **3.7** | 4,528 | 2 | 172 | 4,702 |
| Santa Clarita | 48,514,722,984 | 50,412,989,963 | 1,898,266,979 | **3.9** | 65,919 | 494 | 4,703 | 71,116 |
| Santa Fe Springs | 11,900,775,040 | 12,330,327,594 | 429,552,554 | **3.6** | 3,855 | 59 | 1,979 | 5,893 |
| Santa Monica | 52,930,503,283 | 54,959,296,599 | 2,028,793,316 | **3.8** | 16,829 | 4,070 | 2,655 | 23,554 |
| Sierra Madre | 3,339,631,833 | 3,492,082,001 | 152,450,168 | **4.6** | 3,567 | 341 | 192 | 4,100 |
| Signal Hill | 3,549,559,667 | 3,694,709,407 | 145,149,740 | **4.1** | 2,775 | 581 | 1,066 | 4,422 |
| South El Monte | 3,595,616,215 | 3,758,822,643 | 163,206,428 | **4.5** | 2,644 | 472 | 1,651 | 4,767 |
| South Gate | 8,375,891,445 | 8,700,464,861 | 324,573,416 | **3.9** | 10,648 | 3,495 | 1,827 | 15,970 |
| South Pasadena | 7,196,169,565 | 7,539,254,094 | 343,084,529 | **4.8** | 5,721 | 943 | 377 | 7,041 |
| Temple City | 7,229,439,686 | 7,532,721,794 | 303,282,108 | **4.2** | 8,862 | 908 | 465 | 10,235 |
| Torrance | 42,074,093,361 | 44,379,669,463 | 2,305,576,102 | **5.5** | 35,927 | 2,132 | 3,075 | 41,134 |
| Vernon | 8,496,125,319 | 9,630,077,899 | 1,133,952,580 | **13.3** | 1 | 1 | 1,297 | 1,299 |
| Walnut | 7,483,453,923 | 7,818,742,316 | 335,288,393 | **4.5** | 9,439 | 9 | 229 | 9,677 |
| West Covina | 16,360,646,285 | 16,912,026,359 | 551,380,074 | **3.4** | 25,013 | 500 | 1,055 | 26,568 |
| West Hollywood | 18,672,152,745 | 19,605,407,900 | 933,255,155 | **5.0** | 6,907 | 2,021 | 1,104 | 10,032 |
| Westlake Village | 4,742,409,147 | 4,859,819,367 | 117,410,220 | **2.5** | 3,229 | 197 | 208 | 3,634 |
| Whittier | 14,637,022,282 | 15,219,860,552 | 582,838,270 | **4.0** | 19,562 | 2,168 | 1,431 | 23,161 |
| **Total Incorporated** | 2,032,607,168,197 | 2,122,197,847,568 | 89,590,679,371 | **4.4** | 1,666,501 | 228,119 | 183,466 | 2,078,086 |
| **Total Unincorporated** | 149,468,344,751 | 155,936,352,999 | 6,468,008,248 | **4.3** | 233,780 | 23,162 | 64,950 | 321,892 |
| **Total Los Angeles County** | 2,182,075,512,948 | 2,278,134,200,567 | 96,058,687,619 | **4.4** | 1,900,281 | 251,281 | 248,416 | 2,399,978 |

*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.*



**For more information or additional help, contact the Assessor today: assessor.lacounty.gov/contact**




**FOR IMMEDIATE RELEASE:**
July 13, 2026

# LA COUNTY PROPERTY VALUES SURPASS $2.2 TRILLION

*Despite Wildfires, Economic Uncertainty, Assessment Roll Posts 16th Consecutive Year of Growth*

**LOS ANGELES, CA** – Despite one of the most challenging years in recent memory, marked by the ongoing response to the devastating wildfires that swept through the Pacific Palisades and Altadena communities and a cooling real estate market, Los Angeles County Assessor Jeff Prang today announced that the 2026 Assessment Roll reached a record $2.272 trillion in total net taxable value.

The 2026 Assessment Roll increased by $96 billion, or 4.42 percent, over the previous year, extending Los Angeles County's streak of annual growth to 16 consecutive years.

The increase will generate more than $27 billion in property tax revenue to support vital public services, including public education, public safety, healthcare, libraries, parks, and other local government services throughout Los Angeles County.

"When I presented the forecast to the Board of Supervisors in May, I emphasized 2025-2026 was a challenging year, and the impact of January's devastating wildfires will be felt for years to come," Assessor Prang said. "Even so, Los Angeles County's economy continues to demonstrate remarkable resilience. Not only did we maintain value growth, we exceeded our May forecast of 3.9 percent, finishing the year at 4.42 percent."

Despite diverting significant staff resources to assist thousands of property owners affected by last year's wildfires, the Assessor's Office continued implementing innovative assessment strategies supported by recent major technology upgrades. As an example, the Office continued to improve efficiency in enrolling new construction assessments. As a result, new construction added more than $12 billion to the 2026 assessment roll.

The 2026 Assessment Roll also marks the second consecutive year the entire Roll has been completed using the Office's new digital, cloud-based assessment technology platform, demonstrating the resiliency and efficiency of its technology transformation.

The Assessment Roll reflects the assessed value of all taxable property in Los Angeles County as of January 1, 2026, as required by the California Constitution. Beyond determining property taxes, the Roll serves as an important economic benchmark that local governments rely upon when preparing annual budgets and planning essential public services.

Although the housing market showed signs of moderation during the year, property values remained strong. The median home sales price climbed to $982,000, while property transfers accounted for the largest share of this year's growth, adding $49 billion in assessed value.

The annual inflation adjustment required under Proposition 13 also contributed significantly to this year's Roll. Because the California Consumer Price Index exceeded the constitutional limit, the maximum allowable 2 percent inflation factor was applied, adding approximately $43 billion in assessed value.

**Los Angeles County Assessment Roll Highlights:**

- Total Assessed Value: $2.272 trillion dollars
- 42% increase over 2025 or an increase of $96 billion dollars
- $95 billion in property tax exemptions providing $948 million in tax savings
    - 891,00 Homeowners' Exemptions totaling more than $6.3 billion
    - 9,100 Disabled Veterans' Exemptions totaling $1.6 billion
    - 15,000 institutional exemptions totaling $87 billion (religious institutions, non-profits)

**City Value Highlights:**

- Los Angeles: $926.1 billion
- Long Beach: $84.5 billion
- Santa Monica: $54.9 billion

**City Growth Highlights:**

- Irwindale: 15.0% growth in assessed value
- Vernon: 13.3% growth in assessed value
- Hidden Hills: 11.7% growth in assessed value

While the Assessment Roll increased by 4.42 percent overall, most property owners will not see a corresponding increase in their property tax bills. Under Proposition 13, most assessed values are limited to a maximum annual inflation adjustment of 2 percent.

The 2026 Assessment Roll includes 2,399,978 taxable real property parcels, 157,195 business property assessments, 31,938 boats, and 3,566 aircraft.
To access the 2026 Assessment Roll, go to: https://assessor.lacounty.gov/news-information/annualroll

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