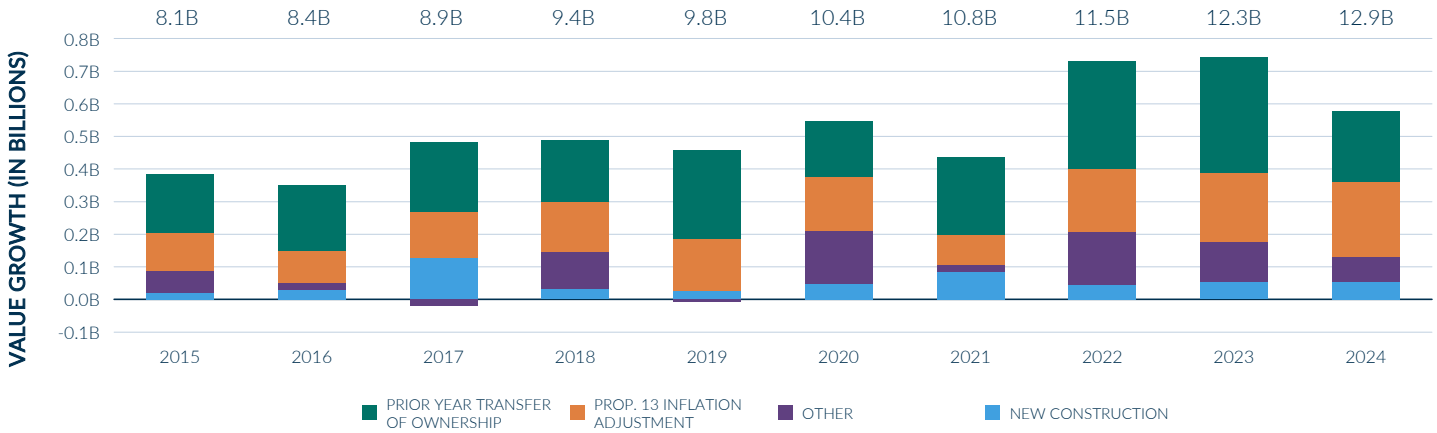
THE CITY OF UPLAND
PROPERTY TAX NEWSLETTER
TAX YEAR 2024/25

TAXABLE ASSESSED VALUE
$12.9 BILLION

+4.7%
UPLAND

+7.1%
COUNTY

HISTORY OF VALUE CHANGES BY CAUSE
INCLUDING TOTAL ASSESSED VALUE



The Other change category may include effects of assessment appeals, multi parcel sales, and changes to secured exemptions, personal property, or utility-owned property values

PROPERTY HIGHLIGHTS

* The largest increase in secured assessed value was 3519 Mercury Drive which increased by $22.7 million, or 196%, as a result of increased improvements.

* The second largest increase in secured assessed value was 2210 Preisker Lane which increased by $8.6 million, or 278%, as a result of increased improvements.

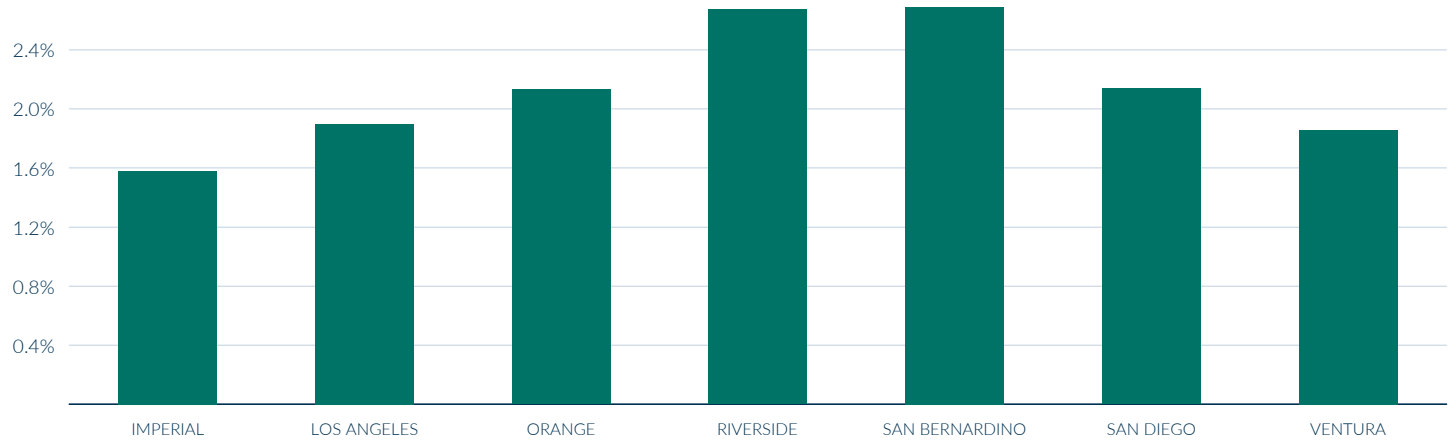
* The third largest increase in secured assessed value was a parcel at the southeast corner of W. Carmen Lane and S. Western Avenue which increased by $8.5 million, or 370%, as a result of change of ownership.

* The fourth largest increase was 1335 S. Bradley Road which increased by $8.2 million, or 83%, as a result of change of ownership.

TOP 10 OWNERS
WITH PRIMARY USE CATEGORY, TOTAL VALUE AND % OF ALL VALUE

1	COLONIES-PACIFIC LLC	COMMERCIAL	$181 MILLION	1.41%
2	LUCAS UPLAND LLC	RESIDENTIAL	$85.3 MILLION	0.66%
3	BENSON OWNER LLC	RESIDENTIAL	$84.0 MILLION	0.65%
4	UPLAND EVERGREEN SPE LLC	RESIDENTIAL	$63.5 MILLION	0.49%
5	COLLEGE PARK APARTMENT HOMES LP	RESIDENTIAL	$57.8 MILLION	0.45%
6	MG STONERIDGE VILLAGE GROVE LLC	RESIDENTIAL	$50.5 MILLION	0.39%
7	RANCHO MONTE VISTA APARTMENT HOMES	RESIDENTIAL	$49.0 MILLION	0.38%
8	CT RETAIL PROPERTIES FINANCE II LLC	COMMERCIAL	$47.1 MILLION	0.37%
9	WNG MOUNTAIN SPRINGS GP	RESIDENTIAL	$43.0 MILLION	0.33%
10	COLLEGE BUSINESS PARK LLC	INDUSTRIAL	$40.3 MILLION	0.31%
TOP 10 TOTAL			**$701 MILLION**	**5.46 %**

ESTIMATED VALUE GROWTH FROM SALE TRANSFERS AS A PERCENTAGE OF TAXABLE VALUE BY COUNTY



PROPERTY TAX FACTS

- In 2024, 23,609 City parcels were taxable.
- 81.3% of the City's 2024 assessed values are residential use, from 86.3% of the parcels.
- Taxable values are enrolled Jan. 2024 (reflecting 2023 activity). Tax billing starts Sept./Oct. 2024. Revenue is remitted to agencies from late 2024 through mid-2025.

DETACHED SINGLE-FAMILY HOMES MEDIAN SALE PRICE HISTORY

YEAR	SALES	MEDIAN PRICE	CHG %
2015	644	$485,000	5.8%
2016	623	$510,000	5.2%
2017	647	$529,000	3.7%
2018	620	$570,000	7.8%
2019	589	$565,000	-0.9%
2020	552	$620,000	9.7%
2021	665	$710,000	14.5%
2022	534	$796,000	12.1%
2023	374	$806,750	1.4%
2024*	264	$849,500	5.3%

** Year-to-Date (through September 2024)*

REAL ESTATE TRENDS

Through the first half of the 2024 calendar year, counties are still experiencing declines in the number of recorded sales from 2023. Home sales pulled back in June as interest rates remained high through the end of the second quarter. All major California regions experienced a moderate increase in their median sale prices from a year ago in June. The Central Coast posted the biggest sales jump on a year-over-year basis, increasing 8.9% from a year ago. The Far North (7.6%) and Southern California (7.4%) were a close second and third, respectively, and were followed by the San Francisco Bay Area (5.8%) and the Central Valley (4.8%). The median sale price of Upland detached single-family homes from January through September 2024 was $849,500, an increase of $42,750 (5.3%) from 2023's median sale price.

ASSESSED VALUE-BASED REVENUE HISTORY BY COMPONENT

