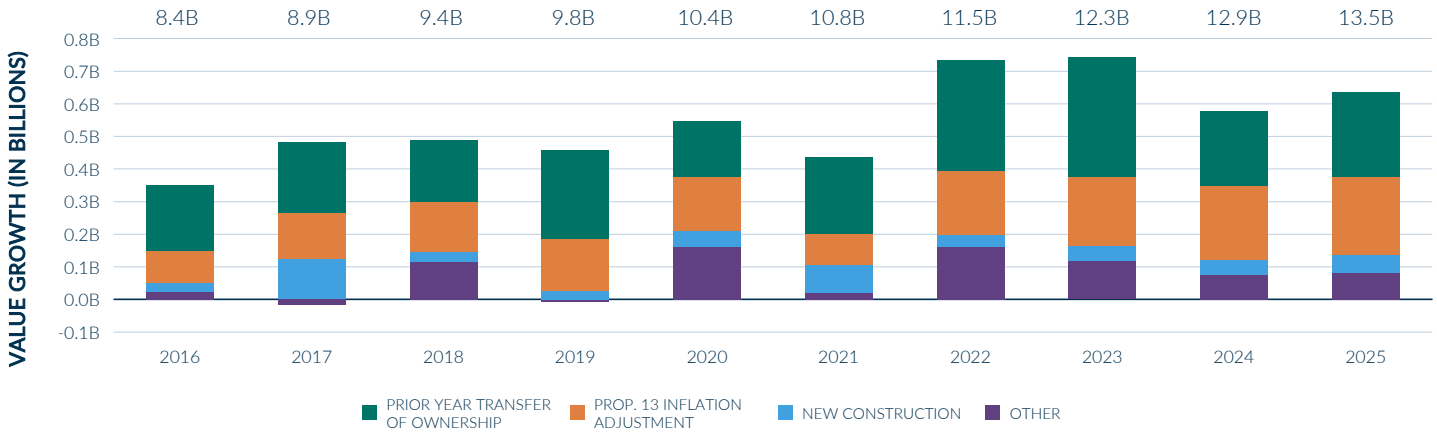
THE CITY OF UPLAND
PROPERTY TAX NEWSLETTER
TAX YEAR 2025/26

TAXABLE ASSESSED VALUE
$13.5 BILLION

+4.9%
UPLAND

5.9%
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 1460 W. Foothill Blvd which increased by $13.85 million, or 347%, as a result of change of ownership.

The second largest increase in secured assessed value was 1785 Arrow Highway which increased by $10.66 million, or 294%, as a result of change of ownership.

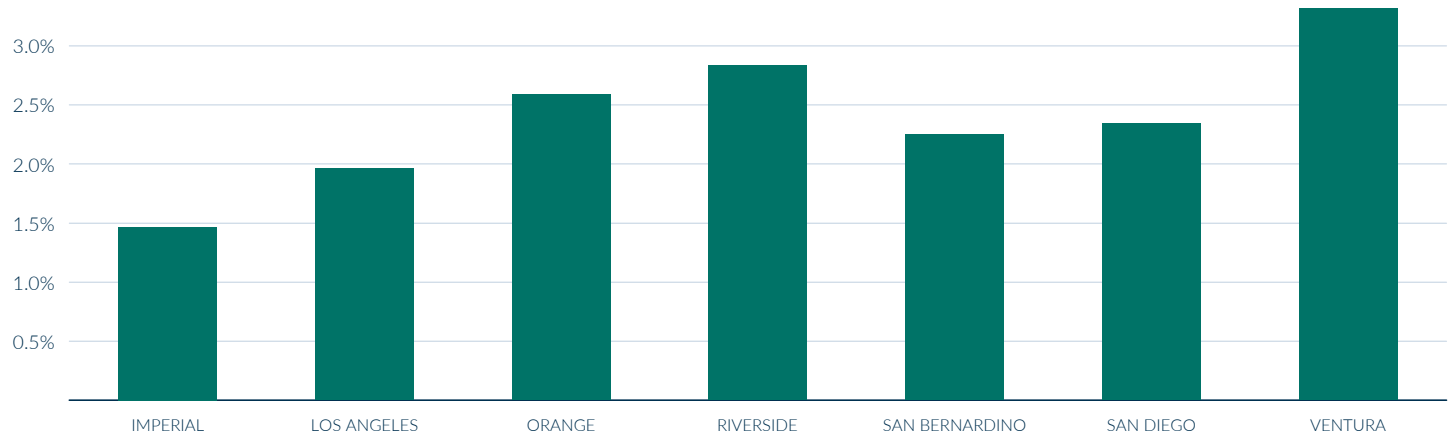
The third largest increase was 1369 W. 9th Street which increased by $10.5 million, or 347%, as a result of change of ownership.

The fourth largest increase was 2074 W. 11th Street which increased by $8.1 million, or390%, as a result of increased improvements.

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

1	COLONIES-PACIFIC LLC	COMMERCIAL	$184 MILLION	1.37%
2	BENSON OWNER LLC	RESIDENTIAL	$85.7 MILLION	0.64%
3	LUCAS UPLAND LLC	RESIDENTIAL	$74.3 MILLION	0.55%
4	UPLAND EVERGREEN SPE LLC	RESIDENTIAL	$64.8 MILLION	0.48%
5	COLLEGE PARK APARTMENT HOMES LP	RESIDENTIAL	$58.8 MILLION	0.44%
6	MG STONERIDGE VILLAGE GROVE LLC	RESIDENTIAL	$51.5 MILLION	0.38%
7	RANCHO MONTE VISTA APARTMENT HOMES	RESIDENTIAL	$49.9 MILLION	0.37%
8	CT RETAIL PROPERTIES FINANCE II LLC	COMMERCIAL	$48.0 MILLION	0.36%
9	WNG MOUNTAIN SPRINGS GP	RESIDENTIAL	$43.9 MILLION	0.33%
10	COLLEGE BUSINESS PARK LLC	INDUSTRIAL	$41.1 MILLION	0.30%
TOP 10 TOTAL			**$702 MILLION**	**5.21 %**

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



PROPERTY TAX FACTS

- In 2025, 23,768 City parcels were taxable.
- 81.0% of the City's 2025 assessed values are residential use, from 86.3% of the parcels.
- Taxable values are enrolled Jan. 2025 (reflecting 2024 activity). Tax billing starts Sept./Oct. 2025. Revenue is remitted to agencies from late 2025 through mid-2026.

DETACHED SINGLE-FAMILY HOMES MEDIAN SALE PRICE HISTORY

YEAR	SALES	MEDIAN PRICE	CHG %
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	553	$620,000	9.7%
2021	663	$710,000	14.5%
2022	534	$796,000	12.1%
2023	375	$806,000	1.3%
2024	383	$835,000	3.6%
2025*	242	$840,000	0.6%

** Year-to-Date (through August 2025)*

REAL ESTATE TRENDS

Through June 2025, about one-third of the 43 counties where we purchase sales data are still experiencing declines in median sale prices. In many areas, however, home sales rebounded in June ending three months of median price declines. The mostly modest year-over-year median sales price changes for June 2025 showed the State's Far North area having the strongest price growth at 13.7%; the Central Coast grew by 11.4%; Southern California grew by 1.9%; and, the San Francisco Bay area grew by 1.0%. The Central Valley area posted a median sales price decline, slipping down by 0.8 %. The median sale price of Upland detached single-family homes from January through August 2025 was $840,000, an increase of $5,000 (0.6%) from 2024's median price.

ASSESSED VALUE-BASED REVENUE HISTORY BY COMPONENT

