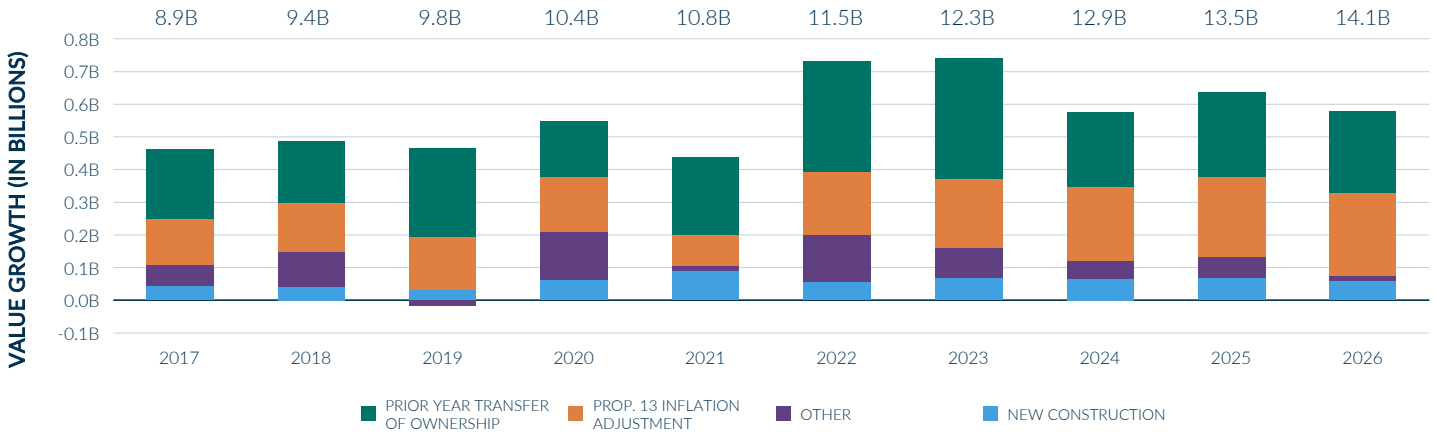
THE CITY OF UPLAND
PROPERTY TAX NEWSLETTER
TAX YEAR 2026/27

TAXABLE ASSESSED VALUE
$14.1 BILLION

+4.3%
UPLAND

4.3%
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 1012 W. Arrow Hwy which increased by $5.33 million, or 140%, due to change of ownership.

The second largest increase in secured assessed value was a parcel owned by KP Home Cal Management Services LLC which increased by $6.80 million, or 9,999%, due to formerly publicly owned land becoming taxable.

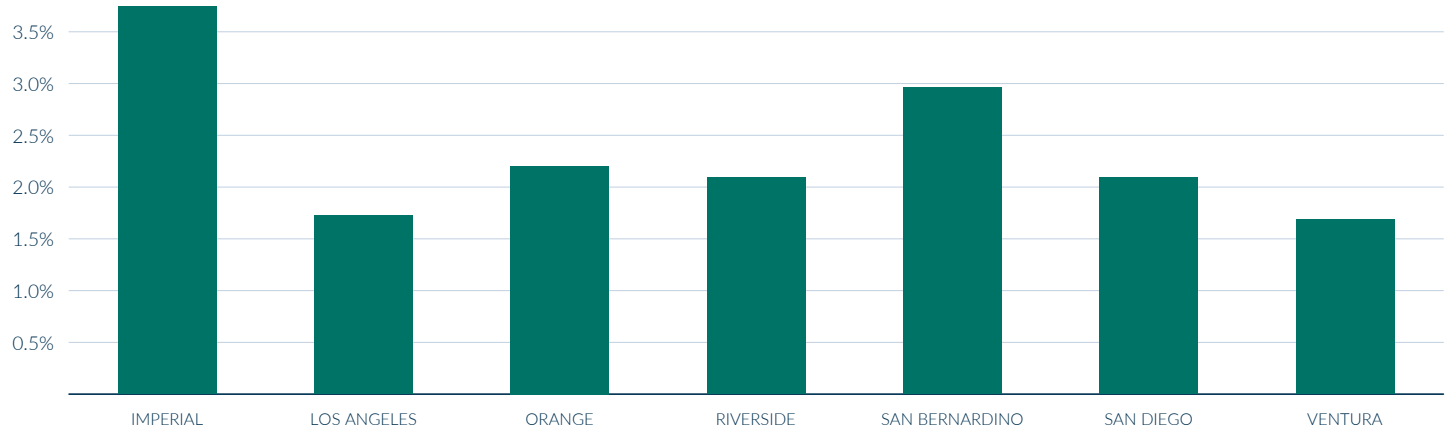
The third largest increase was 2193 W. Foothill Blvd which increased by $5.04 million, or 24%, due to an increased assessment for improvements.

The fourth largest increase was 1241 Foothill Blvd which increased by $4.84 million, or 304%, due to change of ownership.

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

1	COLONIES-PACIFIC LLC	COMMERCIAL	$186 MILLION	1.32%
2	BENSON OWNER LLC	RESIDENTIAL	$72.0 MILLION	0.51%
3	LUCAS UPLAND LLC	RESIDENTIAL	$68.4 MILLION	0.49%
4	UPLAND EVERGREEN SPE LLC	RESIDENTIAL	$66.0 MILLION	0.47%
5	COLLEGE PARK APARTMENT HOMES LP	RESIDENTIAL	$59.8 MILLION	0.43%
6	MG STONERIDGE VILLAGE GROVE LLC	RESIDENTIAL	$52.5 MILLION	0.37%
7	RANCHO MONTE VISTA APARTMENT HOMES	RESIDENTIAL	$50.9 MILLION	0.36%
8	CT RETAIL PROPERTIES FINANCE II LLC	COMMERCIAL	$49.0 MILLION	0.35%
9	HOLLIDAY ROCK COMPANY INC	MISC.	$48.2 MILLION	0.34%
10	WNG MOUNTAIN SPRINGS GP	RESIDENTIAL	$44.8 MILLION	0.32%
	TOP 10 TOTAL		**$697 MILLION**	**4.96 %**

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



PROPERTY TAX FACTS

- In 2026, 23,753 City parcels were taxable.
- 81.0% of the City's 2026 assessed values are residential use, from 86.4% of the parcels.
- Taxable values are enrolled Jan. 2026 (reflecting 2025 activity). Tax billing starts Sept./Oct. 2026. Revenue is remitted to agencies from late 2026 through mid-2027.

DETACHED SINGLE-FAMILY HOMES MEDIAN SALE PRICE HISTORY

YEAR	SALES	MEDIAN PRICE	CHG %
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	539	$797,000	12.3%
2023	376	$804,500	0.9%
2024	383	$835,000	3.8%
2025	372	$842,750	0.9%
2026*	285	$859,000	1.9%

** Year-to-Date (through September 2026)*

REAL ESTATE TRENDS

Through July, 34 of the 53 counties tracked by the California Association of Realtors (CAR) saw median price gains relative to 2025. Three of the five major regions had year-over-year gains in median home prices but these gains were modest with the largest being 2.7% in Southern California. All five regions experienced median price declines relative to June. July sales dropped 6% from June but were up 1.1% from last July. Statewide median home prices weakened in July, dropping from $904,640 in June to $887,680. This is partly due to a shift in sales toward more lower-priced homes, which lowers the median price. The median sale price of Upland detached single-family homes from January through September 2026 was $859,000, an increase of $16,250 (1.9%) from 2025's median price.

ASSESSED VALUE-BASED REVENUE HISTORY BY COMPONENT

