

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



TAXABLE ASSESSED VALUE
\$4.0 BILLION

+3.2%
IRWINDALE

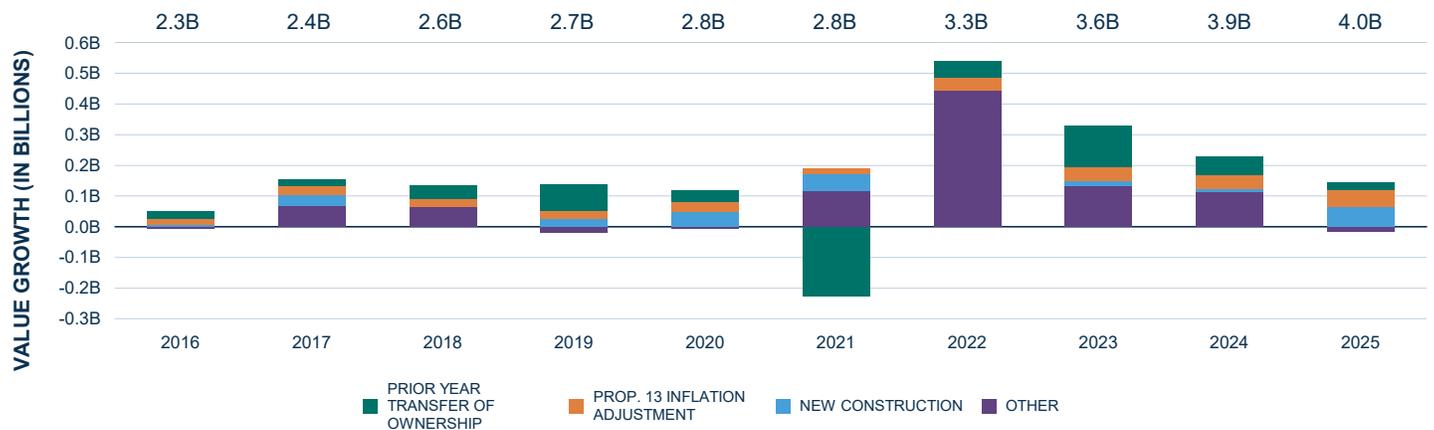


3.9%
COUNTY



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

Value growth for 2025-26 benefited from the substantial growth of Industrial values. Industrial value growth was \$238.7 million (11.2%) and accounted for all of the net value growth. The number of Industrial sales for 2024 was 12 less than that of 2023 and the value gained was \$21million (38.2%). This was much less than the \$58.5 million gained from Industrial sales in 2023. So far in 2025, there have been 6 Industrial sales that have resulted in value increases of \$70.1 million (282.1%). Value gained on all property sales through July is 267.6% and this is substantially above the value gained on sales in 2024 at 68.2%. Based on value gained on all sales through July (\$70.6 million), value to be added to the 2026-27 tax rolls from sales *(continued on next page)*

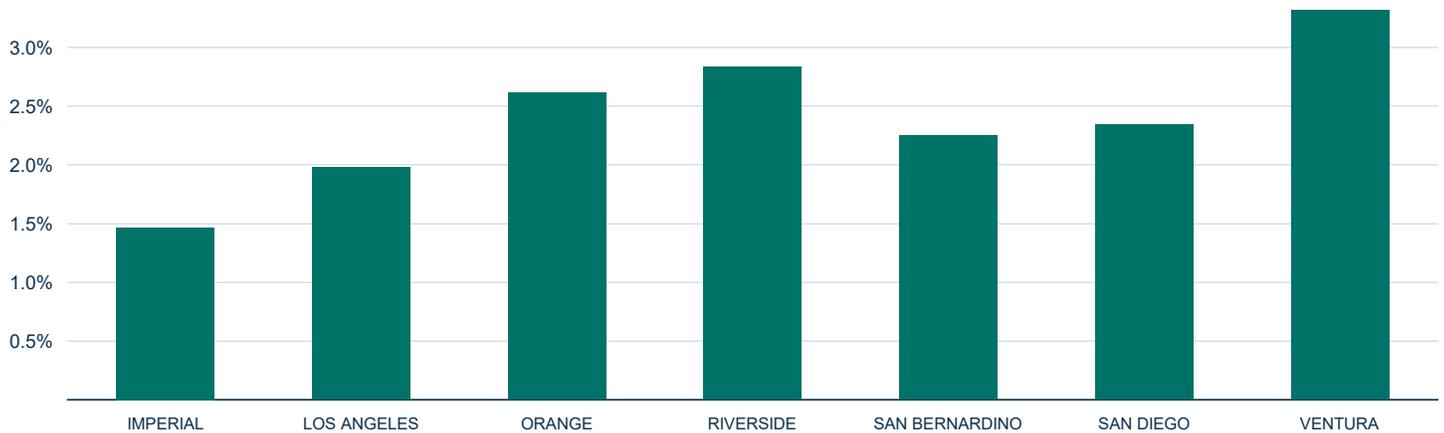


TOP 10 OWNERS

WITH PRIMARY USE CATEGORY, TOTAL VALUE AND % OF ALL VALUE

1	REXFORD INDUSTRIAL LLC	INDUSTRIAL	\$328 MILLION	8.21%
2	IBY PROPERTY OWNER LLC	INDUSTRIAL	\$287 MILLION	7.18%
3	IBY LLC	UNSECURED	\$224 MILLION	5.61%
4	LIT RELIANCE II LP	VACANT	\$206 MILLION	5.14%
5	CROW FAMILY HOLDINGS INDUSTRIAL LP	INDUSTRIAL	\$126 MILLION	3.14%
6	KAISER	COMMERCIAL	\$116 MILLION	2.91%
7	BPP PACIFIC INDUSTRIAL REIT LA REGIONAL	INDUSTRIAL	\$98.8 MILLION	2.47%
8	CALIFORNIA INDUSTRIAL PROPERTIES LLC	INDUSTRIAL	\$90.8 MILLION	2.27%
9	HUY FONG IRWINDALE LLC	INDUSTRIAL	\$77.0 MILLION	1.93%
10	CAMPUS AT SGV OWNER LLC	COMMERCIAL	\$66.6 MILLION	1.67%
TOP 10 TOTAL			\$1.62 BILLION	40.54 %

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



PROPERTY HIGHLIGHTS

(continued from previous page)

in 2025 will be much greater than the \$22.4 million added to the 2025-26 roll from sales in 2024.

Unsecured values make up 17.1% of all values in the City. Unsecured values declined by \$83.3 million (-10.9%) as a result of the loss of \$137.6 million in dropped assessments. This loss was somewhat mitigated by the addition of \$57.5 million in new assessments. The largest single change was the loss of \$71 million due to dropped assessment by Biosense Webster. Another \$58.9 million was lost by the elimination of 2 assessments for Unitek DBA. A new assessment for Solventum Orthodontics added \$49.8 million.

DETACHED SINGLE-FAMILY HOMES

YEAR	SALES	MEDIAN PRICE	CHG %
2016	8	\$432,500	17.8%
2017	4	\$444,000	2.7%
2018	1	\$93,000	-79.1%
2019	2	\$562,000	>100%
2020	6	\$432,500	-23.0%
2021	5	\$567,000	31.1%
2022	3	\$625,000	10.2%
2023	3	\$563,000	-9.9%
2024	7	\$600,000	6.6%
2025*	5	\$530,000	-11.7%

* Year-to-Date (through July 2025)



REAL ESTATE TREND

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 Irwindale detached single-family homes from January through July 2025 was \$530,000, a decrease of -\$70,000 (-11.7%) from 2024's median price.

ASSESSED VALUE-BASED REVENUE HISTORY BY COMPONENT

