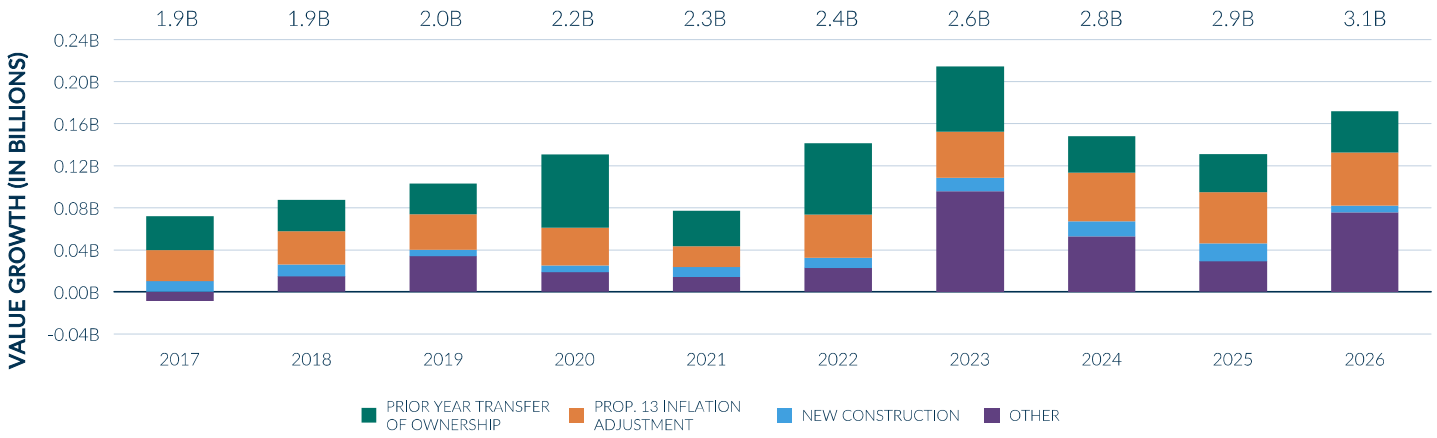
THE CITY OF SAN FERNANDO
PROPERTY TAX NEWSLETTER
TAX YEAR 2026/27

TAXABLE ASSESSED VALUE
$3.1 BILLION

+5.9%
SAN FERNANDO

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 650 Jessie Street which increased by $5.33 million, or 104%, due to change of ownership.

The second largest increase in secured assessed value was 816 San Fernando Road which increased by $3.09 million, 340%, due to change of ownership.

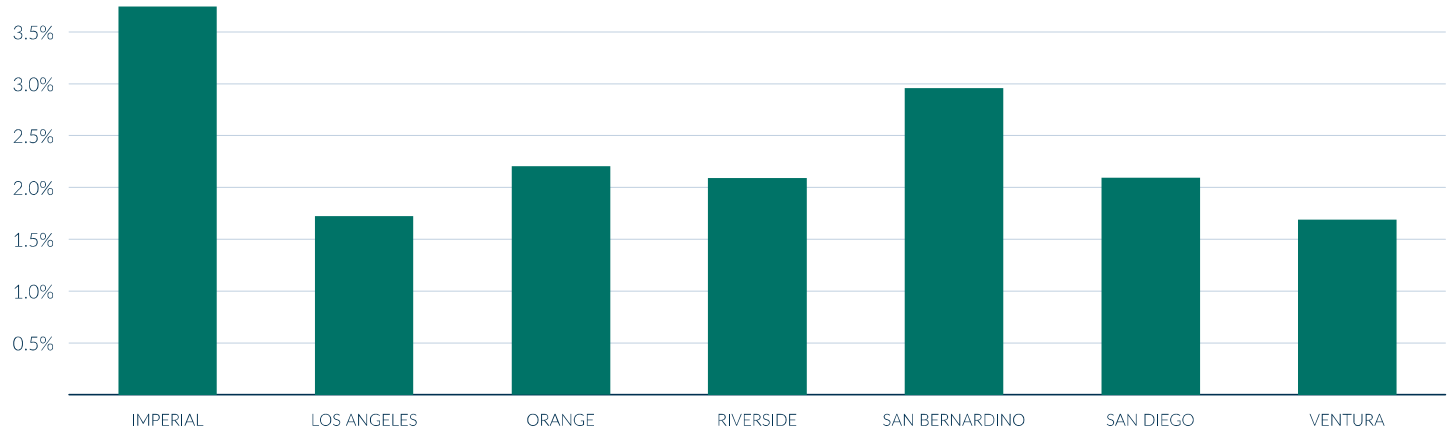
The third largest increase was 956 Griswold Avenue which increased by $2.88 million, 43%, due to change of ownership.

The fourth largest increase was 1519 Woodworth Street which increased by $2.32 million due to a dropped exemption.

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

1	AMERICAN FRUITS AND FLAVORS LLC	UNSECURED	$207 MILLION	6.75%
2	REXFORD INDUSTRIAL LLC	INDUSTRIAL	$134 MILLION	4.39%
3	PHARMAVITE LLC	UNSECURED	$39.1 MILLION	1.28%
4	GC SAN FERNANDO LLC	COMMERCIAL	$39.0 MILLION	1.27%
5	315 PARTNERS LLC	COMMERCIAL	$36.3 MILLION	1.19%
6	FOOTHILL HD RETAIL CENTER LLC	COMMERCIAL	$24.6 MILLION	0.80%
7	AHI GLENOAKS INC	INDUSTRIAL	$20.0 MILLION	0.65%
8	XENIA HOSPITALITY LLC	COMMERCIAL	$19.0 MILLION	0.62%
9	SAN FERNANDO GATEWAY LLC	INDUSTRIAL	$18.5 MILLION	0.61%
10	LIBERTY PROPERTY LP	INDUSTRIAL	$16.2 MILLION	0.53%
TOP 10 TOTAL			**$554 MILLION**	**18.10 %**

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



PROPERTY TAX FACTS

- In 2026, 5,657 City parcels were taxable.
- 54.5% of the City's 2026 assessed values are residential use, from 75.5% 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	123	$444,000	7.0%
2018	106	$470,000	5.9%
2019	104	$491,000	4.5%
2020	73	$545,000	11.0%
2021	97	$630,000	15.6%
2022	89	$670,000	6.3%
2023	61	$700,000	4.5%
2024	42	$705,500	0.8%
2025	53	$705,000	-0.1%
2026*	40	$715,000	1.4%

** 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 San Fernando detached single-family homes from January through September 2026 was $715,000, an increase of $10,000 (1.4%) from 2025's median price.

ASSESSED VALUE-BASED REVENUE HISTORY BY COMPONENT

