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GPO Member Guide)

Rep. Maxine Waters (D-CA)

House · Democrat (most recent term) · CA-43 · in Congress 1991–present ·
Bioguide ID W000187

Party history: D 1991–present. Source: term data in unitedstates/congress-legislators (CC0);
party shown is as recorded per term there.

Estimated net worth (from public disclosures)

Estimate	Report year	Low	Mid	High
(a) Estimated net worth at the earliest available report (2014); the member entered office earlier, in 1991	2014	– \$4,349,986	\$255,505	\$4,860,996
(b) Latest net worth estimate	2025	–\$138,989	\$2,558,004	\$5,254,997
(c) Estimated gain / loss, nominal dollars, 2014 → 2025 (11 years spanned)	2014– 2025	– \$4,999,985	+ \$2,302,499	+ \$9,604,983

Gain Low = latest Low – earliest High; Gain High = latest High – earliest Low (widest possible spread); Mid = latest Mid – earliest Mid.

Reliability flags (net worth): none for these two endpoints. **Included in the recommended dollar-gain ranking.**

Net worth by report year (mid; Low–High)

Report year	Assets (mid)	Liabilities (mid)	Net worth mid	Low ... High	Status / flags
2014	\$3,838,007	\$3,582,502	\$255,505	–\$4,349,986 ... \$4,860,996	computed
2015	\$3,838,007	\$3,562,502	\$275,506	–\$4,314,986 ... \$4,865,997	computed
2016	\$3,838,007	\$3,562,502	\$275,506	–\$4,314,986 ... \$4,865,997	computed
2017	\$3,805,506	\$3,562,502	\$243,005	–\$4,329,987 ... \$4,815,997	computed
2018	\$3,805,506	\$3,562,502	\$243,005	–\$4,329,987 ... \$4,815,997	computed

2019	\$3,805,506	\$3,562,502	\$243,005	-\$4,329,987 ... \$4,815,997	computed
2020	\$3,980,507	\$1,312,502	\$2,668,006	-\$229,986 ... \$5,565,997	computed
2021	\$3,780,507	\$1,312,502	\$2,468,006	-\$329,986 ... \$5,265,997	computed
2022	\$3,738,007	\$1,312,502	\$2,425,506	-\$364,986 ... \$5,215,997	computed
2023	\$3,738,007	\$1,312,502	\$2,425,506	-\$364,986 ... \$5,215,997	computed
2024	\$3,738,007	\$1,312,502	\$2,425,506	-\$364,986 ... \$5,215,997	computed
2025	\$3,670,506	\$1,112,502	\$2,558,004	-\$138,989 ... \$5,254,997	computed

- **What this is:** Net worth = Schedule A assets (each value range at its midpoint; low-high range shown) minus Schedule D liabilities (midpoints / ranges). **Low** = assets at range floors minus liabilities at range ceilings; **Mid** = midpoints; **High** = assets at ceilings minus liabilities at floors. Low and High are outer bounds of the reported ranges, not likely outcomes.
- **What it excludes / understates:** exact values (only ranges are reported); a **personal residence is not reported as an asset** (although a mortgage on it may be listed as a liability, which then lowers the estimate); retirement and federal accounts (e.g. Thrift Savings Plan, defined-benefit pensions) are only partly or not reported; assets of excepted/blind trusts, cash held below reporting thresholds, vehicles, household goods and most spouse/dependent items exempt from reporting are not included; liabilities on a personal residence, revolving credit under thresholds and loans to family may be omitted by filers.
- **Open-ended top ranges** (e.g. "Over \$50,000,000") are counted at their **lower bound** and flagged, so such values are understated.
- The change is a change in **estimated net worth in nominal dollars** (no inflation adjustment). It includes salary, gifts, inheritances, business income and re-valuation as well as investment results, and it is subject to range-bracket noise; it is **not** an investment return and implies nothing about conduct.

Read this first. Members report asset values only as *ranges* (e.g. "\$15,001 – \$50,000"), never exact dollars. Every figure below is an **estimate** computed from range midpoints, not a measured return. Figures cannot be interpreted as investment performance, and they do not show wrongdoing or skill. Methodology and limitations are at the end and in the project README. Sources: public financial disclosure reports filed with the Clerk of the U.S. House of Representatives and/or the Secretary of the Senate (Senate eFD), linked below.

AVG. ANNUAL
CHANGE
(GEOMETRIC, EST.)
+0.9%

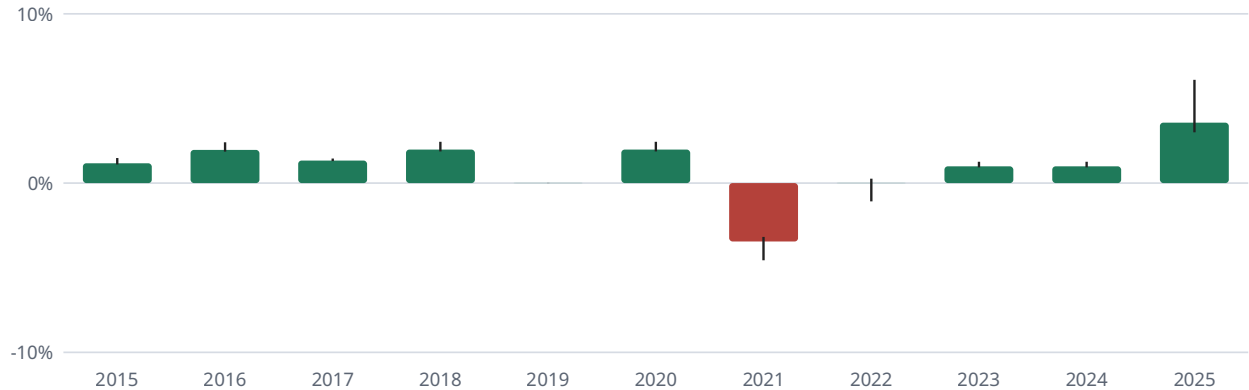
SIMPLE AVERAGE OF
YEARS
+1.0%

YEARS ESTIMATED
11

BEST / WORST
SINGLE YEAR
2025 +4%
2021 -3%

Sensitivity band for the average (all ranges at floor vs. all at ceiling, same holdings both years): +1.2% to +0.9%. This band is narrow because it moves both years together; the true uncertainty is larger — see the per-year “strict envelope” column and the limitations.

Estimated year-over-year change



Bars: midpoint estimate; whisker: same-position floor/ceiling band. Axis clipped to -100%...+150%. Years with insufficient traceable holdings are omitted.

Year (t-1 → t)	Opening value (mid)	Closing value (mid)	Income (mid)	Buys (mid)	Sales (mid)	Est. gain	Same-position band	Strict envelope	Traced coverage	Status / flags
2014→2015	\$3,663,006	\$3,663,006	\$42,903	\$0	\$0	+1.2%	+1.1% ... +1.5%	-126% ... +128%	95%	counted
2015→2016	\$3,838,007	\$3,838,007	\$75,404	\$0	\$0	+2.0%	+1.9% ... +2.4%	-124% ... +127%	100%	counted
2016→2017	\$3,830,006	\$3,805,506	\$75,404	\$0	\$0	+1.3%	+1.3% ... +1.4%	-124% ... +126%	100%	counted
2017→2018	\$3,805,506	\$3,805,506	\$75,202	\$0	\$0	+2.0%	+1.9% ... +2.4%	-124% ... +128%	100%	counted
2018→2019	\$3,097,004	\$3,097,004	\$201	\$0	\$0	+0.0%	+0.0% ... +0.0%	-133% ... +133%	81%	counted
2019→2020	\$3,805,506	\$3,805,506	\$75,303	\$0	\$0	+2.0%	+1.9% ... +2.4%	-124% ... +128%	100%	counted

2020→2021	\$3,980,507	\$3,780,507	\$62,804	\$0	\$0	-3.4%	-4.6% ... -3.2%	-125% ... +118%	100%	counted
2021→2022	\$3,705,506	\$3,663,006	\$42,802	\$0	\$0	+0.0%	-1.1% ... +0.3%	-126% ... +126%	98%	counted
2022→2023	\$3,738,007	\$3,738,007	\$37,153	\$0	\$0	+1.0%	+0.9% ... +1.3%	-125% ... +127%	100%	counted
2023→2024	\$3,738,007	\$3,738,007	\$37,153	\$0	\$0	+1.0%	+0.9% ... +1.3%	-125% ... +127%	100%	counted
2024→2025	\$3,546,505	\$3,638,005	\$34,952	\$0	\$0	+3.6%	+3.0% ... +6.1%	-125% ... +132%	95%	counted

Filings used

Each annual-report year uses one filing (most recently filed version among originals/amendments whose Schedule A row count is $\geq 40\%$ of the largest). Electronic (text) PDFs are parsed. Scanned/image-only filings are OCR-read and used **only** if they pass the explicit validation gates described in the project README (value/income coverage, two-engine agreement, exact bracket snapping, page completeness, year-to-year position continuity); such years are labelled **OCR-derived** below. Scanned filings that fail validation are listed as “insufficient data – scanned”.

Report year	Doc ID	Type	Filed	Schedule A rows	Rows with unparsed value	Source (official filing) / SHA-256
2014	10007175	House annual	5/15/2015	15	0	10007175.pdf c1184d90a870ce32190f6cf214ff0f57ca67e80cef9daab560f19aa71519e3da
2015	10012137	House annual	5/16/2016	14	0	10012137.pdf 518a05bd66cb153df4e6e3870397ad706817b4f242b816720e53fb5d765b9bee
2016	10016846	House annual	5/15/2017	14	0	10016846.pdf 3838fe6d83007ec1e68725a1e1608b5e992af67662937ce5a7a94c14c3878d86
2017	10022927	House annual	5/15/2018	13	0	10022927.pdf 44226d94b5f188d1a9e34e681a34cfa4b0193cb31ff32fd3f084fd06b955eecd

2018	10027431	House annual	5/15/2019	13	0	10027431.pdf ed82367e462a414f476985d1aa6 d91c5ee93a70b5d8292bdf503d14 382dfb388
2019	10038229	House annual	8/13/2020	13	0	10038229.pdf d0904dfc83868ae1e465592773d3 a4fec93b1bbba4a3c6dec458f3c0 55561a12
2020	10042931	House annual	8/13/2021	14	0	10042931.pdf 73d5396667e38b006821164d1f12 091562ff43504699628bed704512 7a87f287
2021	10049580	House annual	7/21/2022	14	0	10049580.pdf 3be1868ea31b9b1f78b70bce6f09 0c06d82fc1746653d386ee9b41e4 184ac557
2022	10054694	House annual	8/30/2023	14	0	10054694.pdf 729595b9e81b70adc56d875f4712 25304b5af52069bfff5fc2dfb65c1 9a5b58e5
2023	10062261	House annual	8/6/2024	14	0	10062261.pdf fb102b7a63a96881bcda82354d9 c1bc777fe69cbbe50601a228c55 c926f155b5
2024	10068869	House annual	8/13/2025	14	0	10068869.pdf 874426b068f6a186afadd2c7dd2 fdeac7680a2dc0772a1aa251c64 d125fdede3
2025	10076919	House annual	8/13/2026	11	0	10076919.pdf 6c2cd814e0342de064f653345336 02603613a95fd4f5742d4fac296 c6c602b4d

Largest movers 2022→2023

Position (as written in filing)	Owner	Kind	Opening range(s)	Closing range(s)	Buys (mid)	Sales (mid)
Merrill Lynch: Blackrock Global [MF]	SP	held	\$15,001 - \$50,000	\$15,001 - \$50,000	\$0	\$0
Tract Unit 3357,Lot 96,CA [RP]	SP	held	\$1,001 - \$15,000	\$1,001 - \$15,000	\$0	\$0
701 W. Barstow [RP]	JT	held	\$15,001 - \$50,000	\$15,001 - \$50,000	\$0	\$0

One United Bank [BA]	SP	held	\$1,001 - \$15,000; \$100,001 - \$250,000	\$1,001 - \$15,000; \$100,001 - \$250,000	\$0	\$0
CHESAPEAKE OPERATING LLC [OT]	SP	held	\$100,001 - \$250,000	\$100,001 - \$250,000	\$0	\$0
American Golf Jt. Venture [OT]	SP	held	\$100,001 - \$250,000	\$100,001 - \$250,000	\$0	\$0
DWS CA Tax Free Fund [MF]	SP	held	\$15,001 - \$50,000	\$15,001 - \$50,000	\$0	\$0
549 S. Lucerne [RP]	JT	held	\$1,000,001 - \$5,000,000	\$1,000,001 - \$5,000,000	\$0	\$0

Largest movers 2023→2024

Position (as written in filing)	Owner	Kind	Opening range(s)	Closing range(s)	Buys (mid)	Sales (mid)
Merrill Lynch: Blackrock Global [MF]	SP	held	\$15,001 - \$50,000	\$15,001 - \$50,000	\$0	\$0
Tract Unit 3357,Lot 96,CA [RP]	SP	held	\$1,001 - \$15,000	\$1,001 - \$15,000	\$0	\$0
701 W. Barstow [RP]	JT	held	\$15,001 - \$50,000	\$15,001 - \$50,000	\$0	\$0
One United Bank [BA]	SP	held	\$1,001 - \$15,000; \$100,001 - \$250,000	\$1,001 - \$15,000; \$100,001 - \$250,000	\$0	\$0
CHESAPEAKE OPERATING LLC [OT]	SP	held	\$100,001 - \$250,000	\$100,001 - \$250,000	\$0	\$0
American Golf Jt. Venture [OT]	SP	held	\$100,001 - \$250,000	\$100,001 - \$250,000	\$0	\$0
DWS CA Tax Free Fund [MF]	SP	held	\$15,001 - \$50,000	\$15,001 - \$50,000	\$0	\$0
549 S. Lucerne [RP]	JT	held	\$1,000,001 - \$5,000,000	\$1,000,001 - \$5,000,000	\$0	\$0

Largest movers 2024→2025

Position (as written in filing)	Owner	Kind	Opening range(s)	Closing range(s)	Buys (mid)	Sales (mid)
2201 Kirk St. Houston, TX [RP]	SP	held	\$1,001 - \$15,000	\$50,001 - \$100,000	\$0	\$0
Congressional Federal Credit Union [BA]	—	held	\$1,001 - \$15,000	\$15,001 - \$50,000	\$0	\$0

Merrill Lynch: Blackrock Global [MF]	SP	held	\$15,001 - \$50,000	\$15,001 - \$50,000	\$0	\$0
Tract Unit 3357,Lot 96,CA [RP]	SP	held	\$1,001 - \$15,000	\$1,001 - \$15,000	\$0	\$0
701 W. Barstow [RP]	JT	held	\$15,001 - \$50,000	\$15,001 - \$50,000	\$0	\$0
CHESAPEAKE OPERATING LLC [OT]	SP	held	\$100,001 - \$250,000	\$100,001 - \$250,000	\$0	\$0
American Golf Jt. Venture [OT]	SP	held	\$100,001 - \$250,000	\$100,001 - \$250,000	\$0	\$0
DWS CA Tax Free Fund [MF]	SP	held	\$15,001 - \$50,000	\$15,001 - \$50,000	\$0	\$0

Method (summary)

1. Schedule A asset rows are read from each annual report; the dollar range for each row is converted to its midpoint. Open-ended top ranges ("Over \$50,000,000") are excluded from the traced set and counted as a coverage loss.
2. Positions are matched year to year by owner code (self/SP/DC/JT) + normalised asset name. A position that appears only in year t is included only if Schedule B shows a purchase of it in year t (opening value 0); a position that disappears is included only if Schedule B shows a sale (closing value 0). Otherwise it is excluded as unexplained.
3. Estimated gain = (closing – opening + reported income – purchases + sale proceeds) ÷ opening, all at midpoints, for the traced positions. "Capital gains" income is not added again (it is already in value change and sale proceeds).
4. A year counts only if traced opening value ≥ \$50,000 and traced coverage ≥ 60% of the opening midpoint. A member is ranked only with ≥ 3 such years (exactly 2 = "limited data", shown but unranked). Average = geometric mean of (1+yearly estimate).

Limitations

- Ranges are wide (up to a factor of 5 or more, and up to \$50M+ open-ended); a holding can move between ranges without any real change in value, and stay in a range while moving materially. Yearly estimates are therefore noisy; the "strict envelope" shows the mathematical worst/best case and is typically wider than ±100%.
- Purchases and sales are only disclosed as ranges and only for transactions over \$1,000; partial sales, dividend reinvestment, spousal/dependent accounts and retirement-plan funds are reported inconsistently. Excepted/ blind trusts, personal residences and certain pensions are not reported at all.
- Filers sometimes change how they list assets (e.g. listing a brokerage account vs. its individual holdings), which can make positions untraceable across years; these are excluded rather than guessed.
- Asset values in an annual report are as of Dec 31 of the reporting year; the report year t-1→t covers that calendar year. Late or amended filings are used when filed; extensions can delay them.
- The text of these reports is machine-parsed from PDFs; parse errors are possible. Every number links back to the cited filing. This is not investment advice.
- Use of these filings is restricted by 5 U.S.C. § 105(c) (no unlawful, commercial or credit-rating purpose, and none for solicitation of money).

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Figures are estimates derived from value ranges reported in public financial disclosures; they are not exact values and are not financial advice.