

Single Family Residence **RESIDENTIAL**

16413 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$841,243 TopHap Estimate · \$331 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

2,541 ft²

LIVING AREA

0.69 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$841K

\$715K low

\$967K high

Last Sale

\$445,000 · Oct 15, 2015

Est. Owner Equity

\$436,943

Loan-to-Value

45%

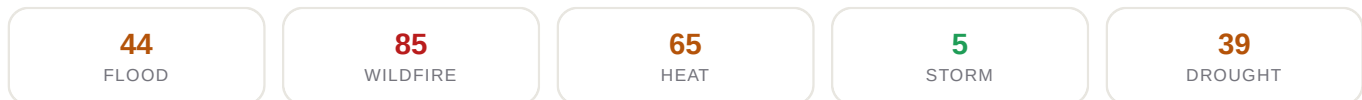
TAX & ASSESSMENT

Property Tax	\$5,903 (2025)
Assessed Value	\$537,315
Previous Assessed	\$526,780
Assessor Market Value	\$616,680

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.69
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 22, 2015	Resale	Grant Deed	\$445,000	\$175	\$401K
Jul 14, 2008	Resale	Grant Deed	\$425,000	\$167	\$417K
Apr 2, 2008	Non-arms-length	Trustees Deed	\$459,000	\$181	
Jun 6, 2007	Quitclaim	Quit Claim Transfer			
Apr 26, 2007	Resale	Grant Deed	\$660,000	\$260	\$528K
Oct 14, 2004	Resale	Grant Deed	\$400,500	\$158	\$324K
May 10, 2004	Quitclaim	Quit Claim Transfer			
Feb 7, 2003	Recorded document	Grant Deed			
Sep 25, 1998	Quitclaim	Quit Claim Transfer			

Jul 14, 1997	Recorded document	Trustees Deed			
Jul 10, 1992	Resale	Grant Deed	\$127,500	\$50	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	2.7 mi
Harrison Elementary School	Elementary	KG–6	2.9 mi
Frank Augustus Miller Middle School	Middle	7–8	3.0 mi

District: Riverside Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 92504

90 CRIME INDEX	105 AIR POLLUTION	56,759 POPULATION	\$80K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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