

Single Family Residence **RESIDENTIAL**

16483 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$849,825 TopHap Estimate · \$366 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.3

BATHS

2,325 ft²

LIVING AREA

0.69 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$850K

\$790K low

\$909K high

Last Sale

\$616,000 · Dec 16, 2020

Est. Owner Equity

\$699,825

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$7,456 (2025)
Assessed Value	\$680,111
Previous Assessed	\$666,776
Assessor Market Value	\$545,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.69
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

49
FLOOD

85
WILDFIRE

65
HEAT

5
STORM

39
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 2, 2020	Quitclaim	Quit Claim Transfer			
Dec 2, 2020	Resale	Grant Deed	\$616,000	\$265	
Nov 5, 2003	Non-arms-length	Grant Deed	\$385,909	\$166	\$280K
Nov 22, 1996	Quitclaim	Quit Claim Transfer			
Apr 13, 1994	Quitclaim	Quit Claim Transfer			
Mar 29, 1994	Quitclaim	Quit Claim Transfer			
Jan 1, 1991	Non-arms-length	Grant Deed	\$250,000	\$108	\$224K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	2.8 mi
Frank Augustus Miller Middle School	Middle	7–8	2.9 mi
Harrison Elementary School	Elementary	KG–6	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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------