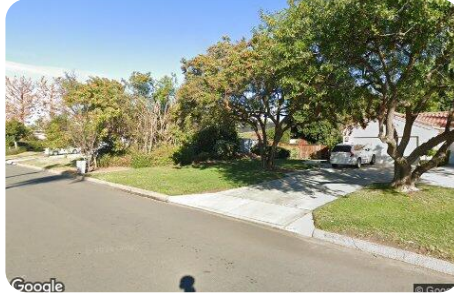


Single Family Residence **RESIDENTIAL**

16420 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$871,282 TopHap Estimate · \$254 / ft² · confidence 90 · as of Jul 14, 2026



5
BEDS

4.3
BATHS

3,426 ft²
LIVING AREA

0.69 ac
LOT SIZE

1991
YEAR BUILT

2
STORIES

4
PARKING

VALUATION

\$871K

\$785K low

\$958K high

Last Sale

\$300,000 · Nov 26, 1997

Est. Owner Equity

\$744,882

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$5,295 (2025)
Assessed Value	\$488,575
Previous Assessed	\$478,996
Assessor Market Value	\$835,830

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

44
FLOOD

87
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 20, 2002	Quitclaim	Quit Claim Transfer			
Nov 26, 1997	Resale	Grant Deed	\$150,000	\$44	\$135K
Mar 28, 1997	Non-arms-length	Trustees Deed	\$220,000	\$64	
Aug 19, 1996	Recorded document	Grant Deed			
Apr 10, 1996	Resale	Grant Deed	\$30,000	\$9	\$30K
Jan 31, 1995	Non-arms-length	Grant Deed	\$1,000	\$0	
Jan 23, 1995	Non-arms-length	Grant Deed	\$53,000	\$15	
Mar 30, 1992	Quitclaim	Quit Claim Transfer			\$28K
Feb 18, 1992	Resale	Grant Deed	\$355,000	\$104	\$319K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	2.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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