

Single Family Residence **RESIDENTIAL**

16473 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$857,977 TopHap Estimate · \$338 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

2,541 ft²

LIVING AREA

0.47 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$858K

\$800K low

\$916K high

Last Sale

\$716,000 · May 4, 2021

Est. Owner Equity

\$60,517

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$8,950 (2025)
Assessed Value	\$817,454
Previous Assessed	\$801,426
Assessor Market Value	\$630,540

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.47
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

44
FLOOD

86
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
Mar 30, 2021	Resale	Grant Deed	\$716,000	\$282	\$548K
Dec 13, 1993	Foreclosure sale	Trustees Deed	\$58,375	\$23	
Mar 11, 1991	Resale	Grant Deed	\$260,000	\$102	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	2.7 mi
Frank Augustus Miller Middle School	Middle	7–8	3.0 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
-----------	-----------------------