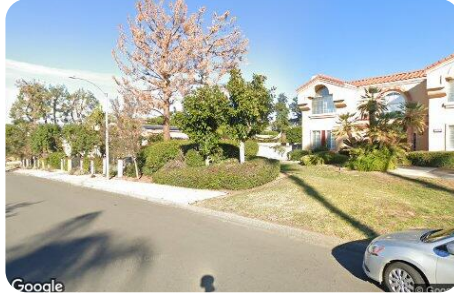


Single Family Residence **RESIDENTIAL**

16368 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$912,929 TopHap Estimate · \$266 / ft² · confidence 92 · 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

\$913K

\$840K low

\$986K high

Est. Owner Equity

\$812,929

Loan-to-Value

11%

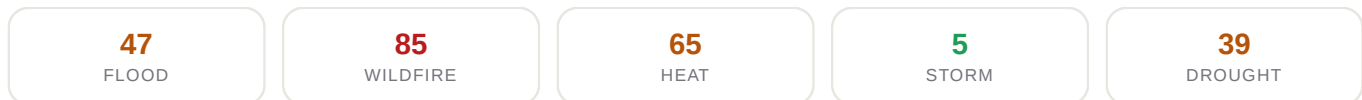
TAX & ASSESSMENT

Property Tax	\$6,263 (2025)
Assessed Value	\$577,546
Previous Assessed	\$566,222
Assessor Market Value	\$721,710

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	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 13, 2012	Quitclaim	Quit Claim Transfer			
May 31, 2007	Quitclaim	Quit Claim Transfer			
Jan 6, 2006	Quitclaim	Quit Claim Transfer			
May 4, 2001	Quitclaim	Quit Claim Transfer			
Aug 31, 2000	Quitclaim	Quit Claim Transfer			
Feb 13, 1992	Resale	Grant Deed	\$340,000	\$99	\$306K

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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