

Single Family Residence **RESIDENTIAL**

16383 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$879,181 TopHap Estimate · \$378 / ft² · confidence 85 · as of Jul 14, 2026



3
BEDS

2.3
BATHS

2,325 ft²
LIVING AREA

0.69 ac
LOT SIZE

1991
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$879K

\$750K low

\$1M high

Est. Owner Equity

\$233,730

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$5,489 (2025)
Assessed Value	\$506,407
Previous Assessed	\$496,478
Assessor Market Value	\$586,080

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

10
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
Apr 28, 2021	Financing	Intrafamily Transfer			
Dec 27, 2014	Financing	Intrafamily Transfer			\$400K
Mar 26, 1999	Quitclaim	Quit Claim Transfer			
Jul 1, 1992	Resale	Grant Deed	\$255,000	\$110	

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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