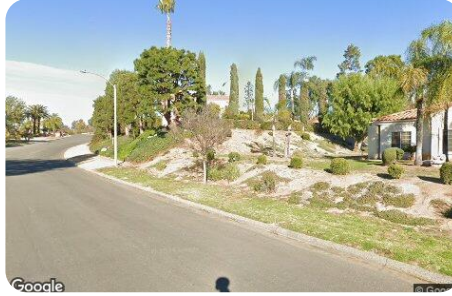


Single Family Residence **RESIDENTIAL**

16308 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$722,072 TopHap Estimate · \$311 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2.3

BATHS

2,325 ft²

LIVING AREA

0.78 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$722K

\$623K low

\$821K high

Est. Owner Equity

\$692,072

Loan-to-Value

4%

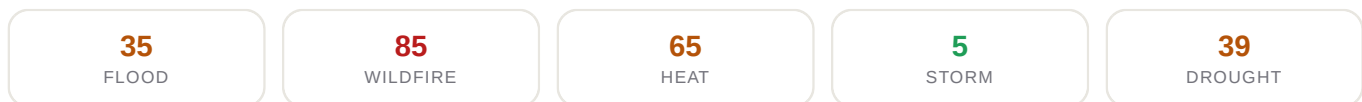
TAX & ASSESSMENT

Property Tax	\$716 (2025)
Assessed Value	\$67,735
Previous Assessed	\$66,408
Assessor Market Value	\$586,080

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.78
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 2, 2007	Recorded document	Affidavit Of Death			
Mar 13, 1998	Quitclaim	Quit Claim Transfer			
Jun 30, 1992	Resale	Grant Deed	\$107,500	\$46	\$30K

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	2.9 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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