

Single Family Residence **RESIDENTIAL**

16338 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$935,101 TopHap Estimate · \$273 / 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

\$935K

\$862K low

\$1M high

Est. Owner Equity

\$528,101

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$6,847 (2025)
Assessed Value	\$624,159
Previous Assessed	\$611,922
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	Yes

CLIMATE RISK

10
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
Jun 25, 2013	Quitclaim	Quit Claim Transfer			
May 14, 1992	Resale	Grant Deed	\$339,000	\$99	\$305K

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	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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