

Single Family Residence **RESIDENTIAL**

16053 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$875,575 TopHap Estimate · \$345 / ft² · confidence 88 · as of Jul 14, 2026

4
BEDS

2.8
BATHS

2,541 ft²
LIVING AREA

0.82 ac
LOT SIZE

1991
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$876K

\$768K low

\$984K high

Last Sale

\$370,000 · Nov 7, 2002

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$6,591 (2025)
Assessed Value	\$607,706
Previous Assessed	\$595,791
Assessor Market Value	\$756,360

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.82
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

35 FLOOD	87 WILDFIRE	65 HEAT	5 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 7, 2002	Resale	Grant Deed	\$370,000	\$146	\$296K
Feb 14, 1992	Resale	Grant Deed	\$260,000	\$102	\$202K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	2.5 mi
Harrison Elementary School	Elementary	KG–6	2.8 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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