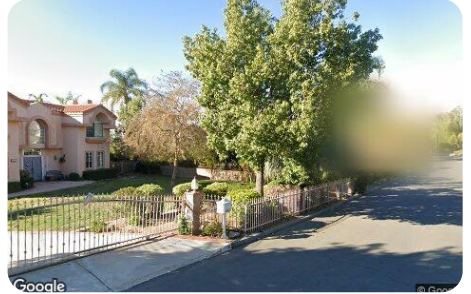
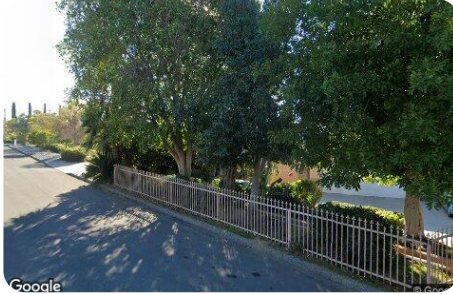


Single Family Residence **RESIDENTIAL**

16113 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$1,028,752 TopHap Estimate · \$300 / ft² · confidence 81 · as of Jul 14, 2026



5
BEDS

4.3
BATHS

3,426 ft²
LIVING AREA

0.74 ac
LOT SIZE

1990
YEAR BUILT

2
STORIES

4
PARKING

VALUATION

\$1M

\$832K low

\$1.2M high

Last Sale

\$500,000 · Nov 4, 2009

Est. Owner Equity

\$307,752

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$7,141 (2025)
Assessed Value	\$658,303
Previous Assessed	\$645,396
Assessor Market Value	\$844,020

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.74
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

35
FLOOD

86
WILDFIRE

65
HEAT

5
STORM

39
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 7, 2009	Resale	Grant Deed	\$500,000	\$146	\$400K
Apr 4, 2007	Quitclaim	Quit Claim Transfer			\$855K
Oct 1, 1990	Resale	Grant Deed	\$375,000	\$109	\$300K

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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