

Single Family Residence **RESIDENTIAL**

16023 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$898,137 TopHap Estimate · \$353 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

2,541 ft²

LIVING AREA

0.89 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$898K

\$792K low

\$1M high

Last Sale

\$585,000 · Jun 19, 2017

Est. Owner Equity

\$453,137

Loan-to-Value

50%

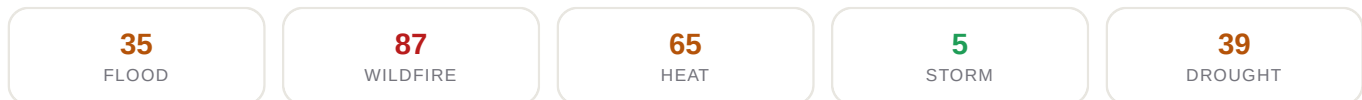
TAX & ASSESSMENT

Property Tax	\$7,591 (2025)
Assessed Value	\$692,514
Previous Assessed	\$678,936
Assessor Market Value	\$728,190

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.89
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

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
Dec 30, 2021	Financing	Intrafamily Transfer			\$445K
May 9, 2017	Resale	Grant Deed	\$585,000	\$230	\$468K
Apr 19, 2012	Resale	Grant Deed	\$395,000	\$155	\$385K
May 10, 2012	Quitclaim	Quit Claim Transfer			
Jan 23, 2012	Financing	Mortgage			\$9M
Dec 14, 2011	Non-arms-length	Trustees Deed	\$266,000	\$105	
Jul 14, 2004	Resale	Grant Deed	\$585,000	\$230	\$468K
Oct 11, 2002	Resale	Grant Deed	\$365,000	\$144	\$292K
Oct 1, 1990	Resale	Grant Deed	\$277,000	\$109	\$222K

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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