

Single Family Residence **RESIDENTIAL**

16008 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$933,575 TopHap Estimate · \$325 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,876 ft²

LIVING AREA

0.71 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$934K

\$862K low

\$1M high

Last Sale

\$202,500 · Sep 11, 2003

Est. Owner Equity

\$233,575

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$7,351 (2025)
Assessed Value	\$665,639
Previous Assessed	\$652,588
Assessor Market Value	\$979,650

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.71
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

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
Jul 22, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	2.5 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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