

Single Family Residence **RESIDENTIAL**

16011 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$1,055,443 TopHap Estimate · \$319 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,309 ft²

LIVING AREA

0.75 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

2

PARKING

Pre-foreclosure (NTS)

Auction scheduled for Dec 23, 2025.

VALUATION

\$1.1M

\$963K low

\$1.1M high

Last Sale	\$576,000 · Feb 19, 2026
Est. Owner Equity	\$1,055,443

TAX & ASSESSMENT

Property Tax	\$8,993 (2025)
Assessed Value	\$1,071,000
Previous Assessed	\$729,759
Assessor Market Value	\$901,620

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.75
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
Feb 18, 2026	Non-arms-length	Trustees Deed	\$576,000	\$174	
Feb 12, 2025	Non-arms-length	Trustees Deed	\$285,319	\$86	
Jan 8, 2020	Financing	Intrafamily Transfer			
Aug 11, 2023	Financing	Intrafamily Transfer			
Jul 17, 2020	Financing	Intrafamily Transfer			
Jul 6, 2020	Quitclaim	Quit Claim Transfer			
Jun 3, 2016	Quitclaim	Quit Claim Transfer			

Nov 2, 2005	Quitclaim	Quit Claim Transfer			\$576K
Jun 24, 2005	Quitclaim	Quit Claim Transfer			
Jan 8, 2004	Resale	Grant Deed	\$534,545	\$162	\$428K
Aug 8, 2003	Recorded document	Grant Deed			
May 24, 2002	Financing	Trustees Deed			\$750K

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	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	Absentee owner
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