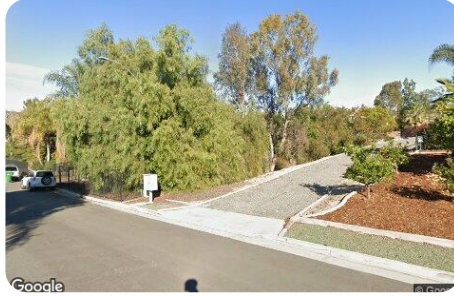


Single Family Residence **RESIDENTIAL**

16138 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$1,099,023 TopHap Estimate · \$332 / ft² · confidence 92 · as of Jul 14, 2026



6

BEDS

3.5

BATHS

3,309 ft²

LIVING AREA

0.86 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$560,000 · May 14, 2004

Est. Owner Equity

\$83,323

Loan-to-Value

111%

TAX & ASSESSMENT

Property Tax	\$9,460 (2025)
Assessed Value	\$859,493
Previous Assessed	\$842,642
Assessor Market Value	\$673,830

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.86
Construction	Wood (Unspecified)
Roof	Wood Shingle
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
May 31, 2017	Financing	Intrafamily Transfer			\$424K
May 14, 2004	Resale	Grant Deed	\$560,000	\$169	\$420K
Aug 8, 2003	Recorded document	Grant Deed			
Apr 11, 2003	Non-arms-length	Trustees Deed	\$1,000,000	\$302	
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	2.9 mi

Frank Augustus Miller Middle School	Middle	7–8	2.9 mi
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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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