

Single Family Residence **RESIDENTIAL**

# 16143 REGENCY RANCH RD

RIVERSIDE, CA 92504

**\$874,696** TopHap Estimate · \$376 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**3**

BEDS

**2.3**

BATHS

**2,325 ft<sup>2</sup>**

LIVING AREA

**0.74 ac**

LOT SIZE

**1991**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$875K**

\$746K low

\$1M high

Est. Owner Equity

**\$436,289**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,692 (2025) |
| Assessed Value        | \$433,206      |
| Previous Assessed     | \$424,712      |
| Assessor Market Value | \$618,300      |

## 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          | 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 <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Aug 3, 2021  | Financing | Intrafamily Transfer |           |                    | \$383K |
| Apr 10, 2018 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Apr 10, 2018 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jul 26, 2007 | Financing | Intrafamily Transfer |           |                    | \$510K |
| Jul 26, 2007 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Dec 1, 1992  | Resale    | Grant Deed           | \$249,000 | \$107              | \$200K |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|