

Single Family Residence **RESIDENTIAL**

16203 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$968,808 TopHap Estimate · \$283 / ft² · confidence 90 · as of Jul 14, 2026



5

BEDS

4.3

BATHS

3,426 ft²

LIVING AREA

0.74 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$969K

\$870K low

\$1.1M high

Est. Owner Equity

\$818,707

Loan-to-Value

16%

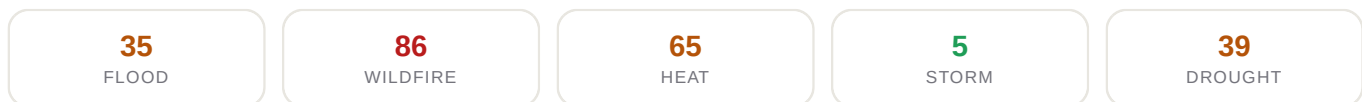
TAX & ASSESSMENT

Property Tax	\$7,267 (2025)
Assessed Value	\$669,827
Previous Assessed	\$656,694
Assessor Market Value	\$721,710

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	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
Oct 29, 2014	Recorded document	Affidavit Of Death			
Jan 18, 2002	Quitclaim	Quit Claim Transfer			
Nov 3, 2000	Quitclaim	Quit Claim Transfer			
Feb 24, 1994	Quitclaim	Quit Claim Transfer			
Dec 31, 1991	Resale	Grant Deed	\$180,250	\$53	\$288K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	2.6 mi
Harrison Elementary School	Elementary	KG–6	2.8 mi

Frank Augustus Miller Middle School	Middle	7–8	3.0 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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