

Single Family Residence **RESIDENTIAL**

16176 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$1,087,489 TopHap Estimate · \$378 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,876 ft²

LIVING AREA

0.85 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$982K low

\$1.2M high

Last Sale

\$699,000 · Jun 24, 2004

Est. Owner Equity

\$102,289

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$11,048 (2025)
Assessed Value	\$985,710
Previous Assessed	\$903,215
Assessor Market Value	\$828,990

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.85
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
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 21, 2019	Quitclaim	Quit Claim Transfer			
Dec 14, 2006	Quitclaim	Quit Claim Transfer			
Jun 24, 2004	Resale	Grant Deed	\$699,000	\$243	\$559K
Jun 24, 2004	Quitclaim	Quit Claim Transfer			
Aug 9, 2002	Resale	Grant Deed	\$399,000	\$139	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	2.6 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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