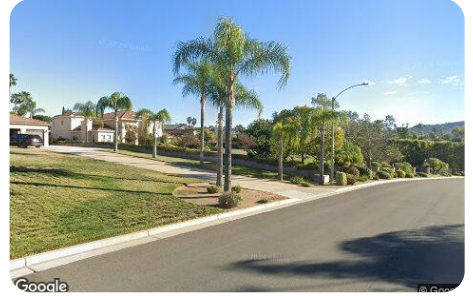
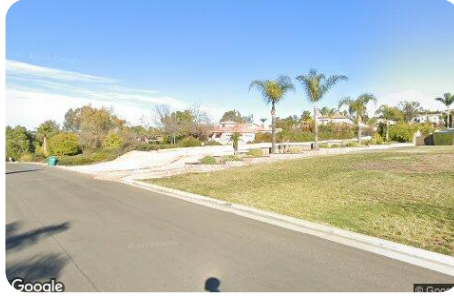


Single Family Residence **RESIDENTIAL**

16210 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$1,017,420 TopHap Estimate · \$307 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,309 ft²

LIVING AREA

0.82 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$1M

\$937K low

\$1.1M high

Last Sale

\$428,000 · Aug 15, 2002

Est. Owner Equity

\$33,420

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$7,535 (2025)
Assessed Value	\$682,487
Previous Assessed	\$669,106
Assessor Market Value	\$813,690

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.82
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

35
FLOOD

85
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
Apr 7, 2025	Financing	Intrafamily Transfer			
Mar 20, 2025	Financing	Intrafamily Transfer			
Aug 15, 2002	Resale	Grant Deed	\$428,000	\$129	\$342K

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

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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