

Single Family Residence **RESIDENTIAL**

16005 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$1,008,344 TopHap Estimate · \$305 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,306 ft²

LIVING AREA

0.64 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1M

\$907K low

\$1.1M high

Last Sale

\$500,000 · Jun 21, 2005

Est. Owner Equity

\$558,844

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$7,913 (2025)
Assessed Value	\$710,159
Previous Assessed	\$696,236
Assessor Market Value	\$649,170

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.64
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
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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
Jan 5, 2018	Quitclaim	Quit Claim Transfer			
Jun 8, 2005	Resale	Grant Deed	\$500,000	\$151	\$400K
Dec 29, 2004	Financing	Trustees Deed			\$3.6M
Jun 6, 2003	Financing	Grant Deed			\$2.9M
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	Absentee owner
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