

Single Family Residence **RESIDENTIAL**

16244 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$1,040,292 TopHap Estimate · \$282 / ft² · confidence 89 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

3,695 ft²
LIVING AREA

0.94 ac
LOT SIZE

2001
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$1M

\$929K low

\$1.2M high

Last Sale

\$460,000 · Aug 7, 2002

Est. Owner Equity

\$686,292

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$7,629 (2025)
Assessed Value	\$691,186
Previous Assessed	\$677,634
Assessor Market Value	\$901,260

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.94
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

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
Aug 21, 2002	Recorded document	Grant Deed			
Aug 7, 2002	Resale	Grant Deed	\$460,000	\$124	\$260K
May 24, 2002	Financing	Trustees Deed			\$750K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arlington High School	High	9–12	2.6 mi
Frank Augustus Miller Middle School	Middle	7–8	2.9 mi
Harrison Elementary School	Elementary	KG–6	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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