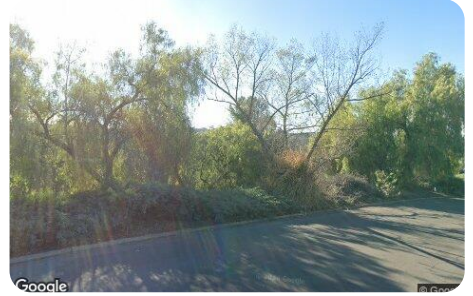


Single Family Residence **RESIDENTIAL**

16353 REGENCY RANCH RD

RIVERSIDE, CA 92504

\$979,973 TopHap Estimate · \$286 / ft² · confidence 90 · as of Jul 14, 2026



5
BEDS

4.3
BATHS

3,426 ft²
LIVING AREA

1.84 ac
LOT SIZE

1991
YEAR BUILT

2
STORIES

4
PARKING

VALUATION

\$980K

\$885K low

\$1.1M high

Last Sale

\$510,000 · Sep 8, 2009

Est. Owner Equity

\$526,673

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$7,873 (2025)
Assessed Value	\$717,728
Previous Assessed	\$703,656
Assessor Market Value	\$854,280

PROPERTY FACTS

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

CLIMATE RISK

10 FLOOD	85 WILDFIRE	65 HEAT	5 STORM	39 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 22, 2020	Financing	Intrafamily Transfer			\$453K
Jul 2, 2009	Resale	Grant Deed	\$510,000	\$149	\$424K
May 16, 2003	Quitclaim	Quit Claim Transfer			
May 15, 1992	Resale	Grant Deed	\$185,000	\$54	\$277K

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	3.0 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	Absentee owner
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