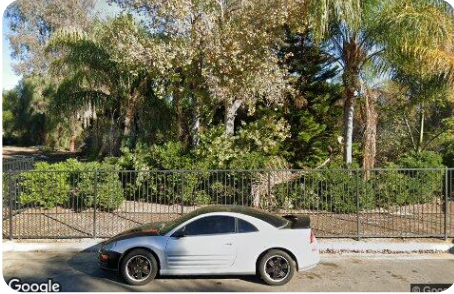


Single Family Residence **RESIDENTIAL**

# 16070 REGENCY RANCH RD

RIVERSIDE, CA 92504

**\$1,012,392** TopHap Estimate · \$274 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**  
BEDS

**4.5**  
BATHS

**3,695 ft<sup>2</sup>**  
LIVING AREA

**1.3 ac**  
LOT SIZE

**2002**  
YEAR BUILT

**2**  
STORIES

**3**  
PARKING

## VALUATION

**\$1M**

\$943K low

\$1.1M high

Last Sale

**\$435,000 · Dec 30, 2010**

Est. Owner Equity

**\$762,392**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,052 (2025) |
| Assessed Value        | \$630,671      |
| Previous Assessed     | \$618,305      |
| Assessor Market Value | \$699,300      |

## PROPERTY FACTS

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

## CLIMATE RISK

|             |                |            |            |               |
|-------------|----------------|------------|------------|---------------|
| 35<br>FLOOD | 86<br>WILDFIRE | 65<br>HEAT | 5<br>STORM | 39<br>DROUGHT |
|-------------|----------------|------------|------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|------------------|----------------------|-----------|--------------------|--------|
| Jul 10, 2024 | Financing        | Intrafamily Transfer |           |                    |        |
| Jun 23, 2017 | Quitclaim        | Quit Claim Transfer  |           |                    |        |
| Apr 25, 2013 | Quitclaim        | Quit Claim Transfer  |           |                    |        |
| Dec 28, 2010 | Resale           | Grant Deed           | \$435,000 | \$118              |        |
| Jun 3, 2009  | Resale           | Grant Deed           | \$420,000 | \$114              | \$387K |
| Jan 5, 2009  | Foreclosure sale | Trustees Deed        | \$405,000 | \$110              |        |
| Sep 19, 2006 | Quitclaim        | Quit Claim Transfer  |           |                    |        |

## 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   |

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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>56,759</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|