

Single Family Residence

RESIDENTIAL

750 VIA CONCEPCION

RIVERSIDE, CA 92506

\$781,062 TopHap Estimate · \$306 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.3

BATHS

2,552 ft²

LIVING AREA

0.24 ac

LOT SIZE

1971

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$781K

\$726K low

\$836K high

Last Sale

\$270,000 · Jun 22, 2012

Est. Owner Equity

\$781,062

TAX & ASSESSMENT

Property Tax	\$3,742 (2025)
Assessed Value	\$345,904
Previous Assessed	\$339,122
Assessor Market Value	\$583,110

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 4, 2012	Resale	Grant Deed	\$270,000	\$106	
Oct 31, 2011	Non-arms-length	Trustees Deed	\$472,237	\$185	
Oct 7, 2009	Quitclaim	Quit Claim Transfer			
Apr 9, 2007	Resale	Grant Deed	\$460,000	\$180	\$414K
Oct 25, 2002	Resale	Grant Deed	\$280,000	\$110	\$224K
Sep 11, 1991	Quitclaim	Quit Claim Transfer			\$184K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Emerson Elementary School	Elementary	KG–6	1.8 mi
John W. North High School	High	9–12	2.6 mi
University Heights Middle School	Middle	7–8	2.8 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 92506

65 CRIME INDEX	104 AIR POLLUTION	47,695 POPULATION	\$109K 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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