

Single Family Residence **RESIDENTIAL**

821 VIA CONCEPCION

RIVERSIDE, CA 92506

\$752,503 TopHap Estimate · \$311 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,418 ft²

LIVING AREA

0.25 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$753K

\$720K low

\$785K high

Last Sale

\$335,000 · Mar 21, 2013

Est. Owner Equity

\$484,503

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$5,227 (2025)
Assessed Value	\$475,283
Previous Assessed	\$465,965
Assessor Market Value	\$651,870

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.25
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Golf frontage

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 4, 2012	Resale	Grant Deed	\$335,000	\$139	\$268K
Mar 22, 2007	Resale	Grant Deed	\$580,000	\$240	\$464K
Mar 6, 2007	Quitclaim	Quit Claim Transfer			
Sep 3, 1999	Quitclaim	Quit Claim Transfer			
May 28, 1997	Resale	Grant Deed	\$193,000	\$80	\$156K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Emerson Elementary School	Elementary	KG–6	1.8 mi
John W. North High School	High	9–12	2.5 mi
University Heights Middle School	Middle	7–8	2.7 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	Absentee owner
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