

Single Family Residence

RESIDENTIAL

745 VIA CONCEPCION

RIVERSIDE, CA 92506

\$709,675 TopHap Estimate · \$444 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,598 ft²

LIVING AREA

0.34 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$710K

\$675K low

\$745K high

Last Sale

\$259,000 · Feb 22, 2013

Est. Owner Equity

\$359,675

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$3,518 (2025)
Assessed Value	\$325,306
Previous Assessed	\$318,929
Assessor Market Value	\$521,370

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.34
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
Oct 19, 2018	Quitclaim	Quit Claim Transfer			
Jan 18, 2013	Quitclaim	Quit Claim Transfer			
Jan 14, 2013	Quitclaim	Quit Claim Transfer			
Dec 19, 2012	Resale	Grant Deed	\$259,000	\$162	\$268K
Jun 24, 2007	Quitclaim	Quit Claim Transfer			
Jun 1, 2007	Resale	Grant Deed	\$528,000	\$330	\$422K
Feb 27, 2007	Quitclaim	Quit Claim Transfer			
Feb 27, 2007	Quitclaim	Quit Claim Transfer			\$385K
Dec 21, 2000	Quitclaim	Quit Claim Transfer			
Jul 17, 1997	Resale	Grant Deed	\$92,500	\$58	\$85K
Jun 1, 1990	Resale	Grant Deed	\$17,000	\$11	

Jun 1, 1989	Non-arms-length	Grant Deed	\$123,500	\$77
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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	Owner occupied
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