

Single Family Residence

RESIDENTIAL

740 VIA CONCEPCION

RIVERSIDE, CA 92506

\$632,357 TopHap Estimate · \$424 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

1.8
BATHS

1,490 ft²
LIVING AREA

0.29 ac
LOT SIZE

1971
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$632K

\$591K low

\$674K high

Last Sale

\$460,000 · Jul 28, 2006

Est. Owner Equity

\$117,297

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$6,895 (2025)
Assessed Value	\$628,600
Previous Assessed	\$616,275
Assessor Market Value	\$464,580

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RIVERSIDE
Lot (acres)	0.29
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
Jul 6, 2018	Quitclaim	Quit Claim Transfer			
Jul 3, 2006	Resale	Grant Deed	\$460,000	\$309	\$368K
Aug 9, 2002	Resale	Grant Deed	\$225,000	\$151	\$180K
Sep 28, 1992	Resale	Grant Deed	\$153,000	\$103	\$145K

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	Absentee owner
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