

Single Family Residence **RESIDENTIAL**

725 VIA CONCEPCION

RIVERSIDE, CA 92506

\$767,331 TopHap Estimate · \$346 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

1.8

BATHS

2,219 ft²

LIVING AREA

0.24 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$767K

\$712K low

\$823K high

Last Sale

\$689,000 · May 5, 2023

Est. Owner Equity

\$216,131

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$8,011 (2025)
Assessed Value	\$731,170
Previous Assessed	\$716,835
Assessor Market Value	\$556,560

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 13, 2023	Resale	Grant Deed	\$689,000	\$311	\$551K
Aug 29, 2013	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Emerson Elementary School	Elementary	KG–6	1.9 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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