

Single Family Residence

RESIDENTIAL

715 VIA CONCEPCION

RIVERSIDE, CA 92506

\$721,669 TopHap Estimate · \$361 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.3

BATHS

2,000 ft²

LIVING AREA

0.41 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$722K

\$681K low

\$763K high

Last Sale

\$382,500 · Jul 31, 2013

Est. Owner Equity

\$446,669

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$5,890 (2025)
Assessed Value	\$543,355
Previous Assessed	\$532,702
Assessor Market Value	\$582,030

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.41
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Golf frontage

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 12, 2021	Financing	Intrafamily Transfer			
Mar 12, 2021	Financing	Intrafamily Transfer			\$275K
May 7, 2019	Quitclaim	Quit Claim Transfer			
Nov 24, 2014	Quitclaim	Quit Claim Transfer			
Jul 10, 2013	Resale	Grant Deed	\$382,500	\$191	\$306K
Dec 6, 2005	Quitclaim	Quit Claim Transfer			

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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