

Single Family Residence

RESIDENTIAL

730 VIA CONCEPCION

RIVERSIDE, CA 92506

\$674,890 TopHap Estimate · \$397 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,701 ft²

LIVING AREA

0.32 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$675K

\$581K low

\$769K high

Last Sale

\$663,000 · Sep 4, 2025

Est. Owner Equity

\$45,040

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$2,737 (2025)
Assessed Value	\$663,000
Previous Assessed	\$248,557
Assessor Market Value	\$507,420

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RIVERSIDE
Lot (acres)	0.32
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 21, 2025	Resale	Grant Deed	\$663,000	\$390	\$630K
Jan 7, 2019	Quitclaim	Quit Claim Transfer			
Apr 28, 1995	Resale	Grant Deed	\$81,000	\$48	\$85K

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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