

Single Family Residence **RESIDENTIAL**

705 VIA CONCEPCION

RIVERSIDE, CA 92506

\$789,132 TopHap Estimate · \$323 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.3

BATHS

2,442 ft²

LIVING AREA

0.49 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$789K

\$766K low

\$813K high

Est. Owner Equity

\$789,132

TAX & ASSESSMENT

Property Tax	\$3,059 (2025)
Assessed Value	\$283,078
Previous Assessed	\$277,529
Assessor Market Value	\$581,130

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.49
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Golf frontage

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 27, 2017	Quitclaim	Quit Claim Transfer			
Dec 11, 2017	Recorded document	Affidavit Of Death			
Nov 22, 1999	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	2.7 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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