

Single Family Residence **RESIDENTIAL**

861 VIA CONCEPCION

RIVERSIDE, CA 92506

\$741,397 TopHap Estimate · \$365 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,034 ft²
LIVING AREA

0.24 ac
LOT SIZE

1973
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$741K

\$709K low

\$774K high

Last Sale

\$342,500 · Jul 25, 2008

Est. Owner Equity

\$288,255

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$6,339 (2025)
Assessed Value	\$577,427
Previous Assessed	\$566,106
Assessor Market Value	\$556,290

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Golf frontage

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 6, 2025	Financing	Intrafamily Transfer			
Jul 2, 2018	Financing	Intrafamily Transfer			\$399K
Dec 28, 2017	Quitclaim	Quit Claim Transfer			
Aug 30, 2013	Recorded document	Affidavit Of Death			
Aug 30, 2013	Quitclaim	Quit Claim Transfer			
Jun 16, 2008	Resale	Grant Deed	\$342,500	\$168	\$274K
Apr 28, 2008	Non-arms-length	Trustees Deed	\$374,184	\$184	
Jun 16, 2005	Quitclaim	Quit Claim Transfer			\$448K
Oct 16, 1998	Quitclaim	Quit Claim Transfer			
Sep 10, 1996	Resale	Grant Deed	\$144,000	\$71	\$108K
Mar 6, 1996	Non-arms-length	Trustees Deed	\$180,000	\$88	
Jul 17, 1991	Resale	Grant Deed	\$225,000	\$111	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Emerson Elementary School	Elementary	KG–6	1.7 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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