

Single Family Residence **RESIDENTIAL**

841 VIA CONCEPCION

RIVERSIDE, CA 92506

\$901,099 TopHap Estimate · \$420 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,147 ft²
LIVING AREA

0.23 ac
LOT SIZE

1973
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$901K

\$854K low

\$948K high

Last Sale

\$860,000 · Jul 18, 2024

Est. Owner Equity

\$901,099

TAX & ASSESSMENT

Property Tax	\$9,522 (2025)
Assessed Value	\$877,199
Previous Assessed	\$860,000
Assessor Market Value	\$637,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RIVERSIDE
Lot (acres)	0.23
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

[Deck](#)
[Golf frontage](#)

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 3, 2024	Resale	Grant Deed	\$860,000	\$401	
Feb 22, 2021	Resale	Grant Deed	\$725,000	\$338	\$472K
Jun 1, 2020	Resale	Grant Deed	\$509,500	\$237	\$401K

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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