

Single Family Residence **RESIDENTIAL**

871 VIA CONCEPCION

RIVERSIDE, CA 92506

\$780,087 TopHap Estimate · \$384 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,034 ft²
LIVING AREA

0.24 ac
LOT SIZE

1973
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$780K

\$734K low

\$826K high

Last Sale

\$275,000 · Feb 16, 2001

Est. Owner Equity

\$364,087

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,655 (2025)
Assessed Value	\$422,636
Previous Assessed	\$414,350
Assessor Market Value	\$622,080

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RIVERSIDE
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

Golf frontage

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 4, 2020	Recorded document	Warranty Deed			
Aug 30, 2013	Quitclaim	Quit Claim Transfer			
Jul 28, 2006	Quitclaim	Quit Claim Transfer			\$208K
Jul 28, 2006	Quitclaim	Quit Claim Transfer			
Jul 16, 2001	Quitclaim	Quit Claim Transfer			
Feb 16, 2001	Resale	Grant Deed	\$275,000	\$135	\$220K
Sep 29, 2000	Resale	Trustees Deed	\$192,125	\$94	
Nov 18, 1993	Resale	Grant Deed	\$172,500	\$85	\$177K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Emerson Elementary School	Elementary	KG–6	1.7 mi
John W. North High School	High	9–12	2.4 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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