

Single Family Residence **RESIDENTIAL**

881 VIA CONCEPCION

RIVERSIDE, CA 92506

\$769,960 TopHap Estimate · \$379 / 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

\$770K

\$724K low

\$816K high

Last Sale

\$187,000 · Jan 29, 1996

Est. Owner Equity

\$544,018

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$3,504 (2025)
Assessed Value	\$324,022
Previous Assessed	\$317,669
Assessor Market Value	\$595,980

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

Golf frontage

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2016	Quitclaim	Quit Claim Transfer			
Jan 29, 1996	Resale	Grant Deed	\$187,000	\$92	\$147K
Jan 24, 1995	Quitclaim	Quit Claim Transfer			

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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