

Single Family Residence

RESIDENTIAL

891 VIA CONCEPCION

RIVERSIDE, CA 92506

\$798,564 TopHap Estimate · \$313 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.3

BATHS

2,552 ft²

LIVING AREA

0.21 ac

LOT SIZE

1973

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$799K

\$757K low

\$841K high

Last Sale

\$629,000 · Oct 1, 2021

Est. Owner Equity

\$344,564

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$7,464 (2025)
Assessed Value	\$680,847
Previous Assessed	\$667,498
Assessor Market Value	\$582,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	RIVERSIDE
Lot (acres)	0.21
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	\$/FT ²	LOAN
Aug 2, 2021	Non-arms-length	Grant Deed	\$629,000	\$246	\$454K
May 26, 2021	Resale	Grant Deed	\$659,000	\$258	
Mar 4, 2021	Resale	Grant Deed	\$627,500	\$246	
Sep 26, 2017	Quitclaim	Quit Claim Transfer			
Sep 11, 2017	Financing	Intrafamily Transfer			\$416K
Oct 7, 2015	Quitclaim	Quit Claim Transfer			
Aug 3, 2004	Resale	Grant Deed	\$545,000	\$214	\$436K
Aug 2, 2000	Quitclaim	Quit Claim Transfer			
Apr 14, 2000	Quitclaim	Quit Claim Transfer			
Feb 18, 2000	Resale	Grant Deed	\$256,818	\$101	

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	2.6 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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