

Single Family Residence **RESIDENTIAL**

811 VIA CONCEPCION

RIVERSIDE, CA 92506

\$946,035 TopHap Estimate · \$361 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.3

BATHS

2,622 ft²

LIVING AREA

0.22 ac

LOT SIZE

1973

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$946K

\$900K low

\$992K high

Last Sale

\$907,727 · Jun 23, 2023

Est. Owner Equity

\$105,285

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$10,274 (2025)
Assessed Value	\$939,168
Previous Assessed	\$920,754
Assessor Market Value	\$660,870

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.22
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
May 31, 2023	Resale	Grant Deed	\$885,000	\$338	\$841K
May 31, 2023	Financing	Intrafamily Transfer			
May 23, 2017	Financing	Grant Deed			\$255K
Mar 2, 2016	Quitclaim	Quit Claim Transfer			
Feb 23, 2016	Resale	Grant Deed	\$475,000	\$181	
Jan 26, 2012	Quitclaim	Quit Claim Transfer			\$219K
Jul 28, 2003	Resale	Grant Deed	\$330,000	\$126	\$264K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Emerson Elementary School	Elementary	KG–6	1.8 mi
John W. North High School	High	9–12	2.5 mi

University Heights Middle School	Middle	7–8	2.7 mi
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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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