

Single Family Residence **RESIDENTIAL**

899 VIA CONCEPCION

RIVERSIDE, CA 92506

\$733,377 TopHap Estimate · \$410 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,787 ft²

LIVING AREA

0.21 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$733K

\$711K low

\$755K high

Last Sale

\$265,000 · Dec 15, 2011

Est. Owner Equity

\$433,377

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$3,672 (2025)
Assessed Value	\$339,497
Previous Assessed	\$332,841
Assessor Market Value	\$548,190

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
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	\$/FT²	LOAN
Mar 21, 2023	Financing	Intrafamily Transfer			
Nov 9, 2011	Resale	Grant Deed	\$265,000	\$148	\$212K
Apr 30, 2003	Quitclaim	Quit Claim Transfer			
Apr 29, 2003	Quitclaim	Quit Claim Transfer	\$150,000	\$84	
Sep 16, 1999	Quitclaim	Quit Claim Transfer			
Jul 8, 1993	Resale	Grant Deed	\$75,000	\$42	\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Emerson Elementary School	Elementary	KG–6	1.6 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
-------------------	----------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------