

Single Family Residence **RESIDENTIAL**

801 VIA CONCEPCION

RIVERSIDE, CA 92506

\$809,241 TopHap Estimate · \$317 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.3

BATHS

2,552 ft²

LIVING AREA

0.23 ac

LOT SIZE

1974

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$809K

\$785K low

\$834K high

Est. Owner Equity

\$809,241

TAX & ASSESSMENT

Property Tax	\$1,548 (2025)
Assessed Value	\$144,257
Previous Assessed	\$141,429
Assessor Market Value	\$662,310

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.23
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	\$/FT ²	LOAN
Mar 9, 2010	Recorded document	Affidavit Of Death			
Mar 9, 2010	Quitclaim	Quit Claim Transfer			

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

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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