

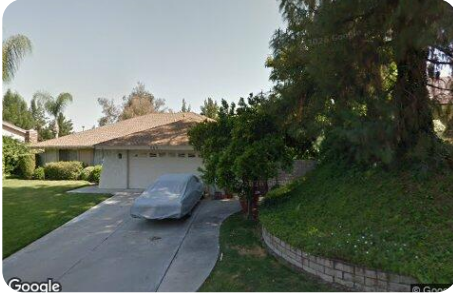
Single Family Residence

RESIDENTIAL

755 VIA CONCEPCION

RIVERSIDE, CA 92506

\$659,011 TopHap Estimate · \$287 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,300 ft²

LIVING AREA

0.22 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$659K

\$641K low

\$677K high

Last Sale

\$250,000 · Jun 17, 2014

Est. Owner Equity

\$354,581

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$5,831 (2025)
Assessed Value	\$537,909
Previous Assessed	\$527,363
Assessor Market Value	\$529,470

PROPERTY FACTS

Property Type	Single Family Residence
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 12, 2014	Resale	Grant Deed	\$250,000	\$109	\$250K
May 20, 2014	Quitclaim	Quit Claim Transfer			
Aug 2, 2012	Recorded document	Grant Deed			
Aug 3, 2012	Resale	Grant Deed	\$243,000	\$106	
Jul 28, 1998	Resale	Grant Deed	\$183,500	\$80	\$138K
Oct 1, 1989	Non-arms-length	Trustees Deed	\$103,000	\$45	\$53K

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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