

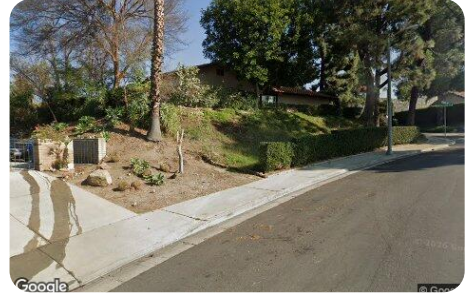
Single Family Residence

RESIDENTIAL

735 VIA CONCEPCION

RIVERSIDE, CA 92506

\$888,572 TopHap Estimate · \$333 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.3

BATHS

2,666 ft²

LIVING AREA

0.49 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$889K

\$852K low

\$925K high

Last Sale

\$510,000 · Sep 25, 2015

Est. Owner Equity

\$788,572

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$6,756 (2025)
Assessed Value	\$615,803
Previous Assessed	\$603,729
Assessor Market Value	\$694,710

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.49
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Golf frontage

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 29, 2026	Financing	Mortgage			\$100K
Aug 28, 2015	Resale	Grant Deed	\$510,000	\$191	\$408K
Dec 15, 2014	Resale	Grant Deed	\$423,000	\$159	
Jul 3, 1997	Quitclaim	Quit Claim Transfer			
Aug 21, 1995	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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