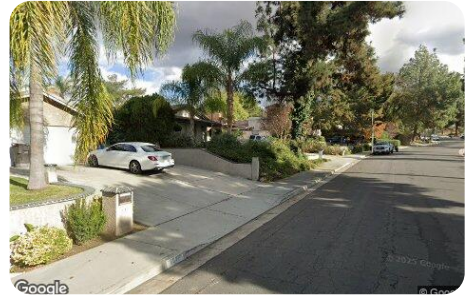
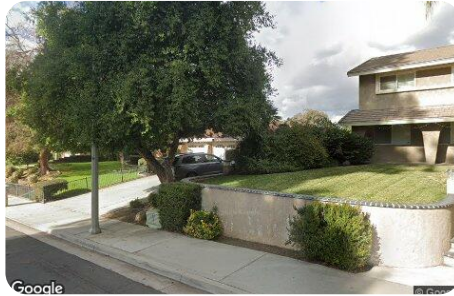


Single Family Residence **RESIDENTIAL**

851 VIA CONCEPCION

RIVERSIDE, CA 92506

\$887,475 TopHap Estimate · \$293 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.3
BATHS

3,032 ft²
LIVING AREA

0.22 ac
LOT SIZE

1973
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$887K

\$846K low

\$928K high

Last Sale

\$402,000 · Jul 2, 2009

Est. Owner Equity

\$545,582

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$5,815 (2025)
Assessed Value	\$529,270
Previous Assessed	\$518,893
Assessor Market Value	\$742,770

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	No

Golf frontage

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 10, 2009	Resale	Grant Deed	\$402,000	\$133	\$322K
Feb 6, 2008	Non-arms-length	Trustees Deed	\$728,368	\$240	
Mar 14, 2007	Recorded document	Grant Deed			
Jul 3, 2006	Resale	Grant Deed	\$828,000	\$273	\$662K
Mar 10, 2006	Quitclaim	Quit Claim Transfer			
Feb 3, 2006	Resale	Grant Deed	\$716,000	\$236	\$572K
Oct 19, 2004	Resale	Grant Deed	\$565,000	\$186	\$480K
Mar 27, 2001	Quitclaim	Quit Claim Transfer			
Oct 29, 1999	Resale	Grant Deed	\$261,000	\$86	\$209K
Aug 13, 1999	Quitclaim	Quit Claim Transfer			
Mar 18, 1999	Quitclaim	Quit Claim Transfer			

Dec 1, 1990	Resale	Trustees Deed	\$220,000	\$73	\$176K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Emerson Elementary School	Elementary	KG–6	1.7 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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