

Single Family Residence

**RESIDENTIAL**

# 710 VIA CONCEPCION

RIVERSIDE, CA 92506

**\$764,098**

TopHap Estimate · \$376 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,034 ft<sup>2</sup>**

LIVING AREA

**0.46 ac**

LOT SIZE

**1974**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$764K**

**\$715K low**

**\$813K high**

Last Sale

**\$215,000 · Jun 29, 1999**

Est. Owner Equity

**\$437,098**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,719 (2025) |
| Assessed Value        | \$343,769      |
| Previous Assessed     | \$337,029      |
| Assessor Market Value | \$564,030      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.46                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Nov 29, 2023 | Financing         | Intrafamily Transfer |           |                    |        |
| Apr 16, 2007 | Financing         | Intrafamily Transfer |           |                    | \$400K |
| Oct 25, 2001 | Recorded document | Grant Deed           |           |                    |        |
| Sep 29, 1997 | Resale            | Grant Deed           | \$169,000 | \$83               | \$144K |
| Aug 5, 1997  | Non-arms-length   | Trustees Deed        | \$145,000 | \$71               |        |
| Apr 1, 1991  | Resale            | Grant Deed           | \$220,500 | \$108              | \$172K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Emerson Elementary School        | Elementary | KG–6   | 1.9 mi   |
| John W. North High School        | High       | 9–12   | 2.6 mi   |
| University Heights Middle School | Middle     | 7–8    | 2.8 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<br>CRIME INDEX | 104<br>AIR POLLUTION | 47,695<br>POPULATION | \$109K<br>MEDIAN IN-COME | 64°F<br>AVG TEMP | 68%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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