

Single Family Residence **RESIDENTIAL**

1417 SALMON RIVER RD

RIVERSIDE, CA 92501

\$472,717 TopHap Estimate · \$371 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,274 ft²

LIVING AREA

0.16 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$473K

\$427K low

\$518K high

Last Sale

\$209,000 · Aug 7, 2008

Est. Owner Equity

\$295,517

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$3,093 (2025)
Assessed Value	\$277,764
Previous Assessed	\$272,318
Assessor Market Value	\$343,980

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 27, 2008	Resale	Grant Deed	\$209,000	\$164	\$199K
Jan 16, 2008	Non-arms-length	Trustees Deed	\$304,857	\$239	
Oct 20, 2005	Financing	Intrafamily Transfer			\$71K
Nov 18, 2005	Resale	Grant Deed	\$355,000	\$279	
Dec 31, 2001	Quitclaim	Quit Claim Transfer			
Mar 14, 1997	Resale	Trustees Deed	\$87,000	\$68	\$86K
Mar 14, 1997	Quitclaim	Quit Claim Transfer			
Oct 9, 1996	Recorded document	Grant Deed			
Sep 26, 1996	Non-arms-length	Trustees Deed	\$131,888	\$104	
Sep 17, 1993	Resale	Grant Deed	\$125,000	\$98	\$125K
Jun 1, 1990	Resale	Grant Deed	\$126,000	\$99	\$99K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Patricia Beatty Elementary School	Elementary	KG–6	0.4 mi
John W. North High School	High	9–12	2.5 mi
Central Middle School of Arts and Innovation	Middle	7–8	2.6 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 92501

98 CRIME INDEX	108 AIR POLLUTION	22,671 POPULATION	\$69K 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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