

Single Family Residence **RESIDENTIAL**

1312 SALMON RIVER RD

RIVERSIDE, CA 92501

\$532,210 TopHap Estimate · \$338 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,574 ft²

LIVING AREA

0.16 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$532K

\$521K low

\$544K high

Last Sale

\$171,000 · Jun 24, 2009

Est. Owner Equity

\$282,210

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$2,437 (2025)
Assessed Value	\$224,592
Previous Assessed	\$220,189
Assessor Market Value	\$337,950

PROPERTY FACTS

Property Type	Single Family Residence
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
Aug 12, 2021	Financing	Intrafamily Transfer			
Aug 21, 2012	Financing	Intrafamily Transfer			\$129K
Jun 19, 2009	Quitclaim	Quit Claim Transfer			
Jun 19, 2009	Quitclaim	Quit Claim Transfer			
Jun 16, 2009	Resale	Grant Deed	\$171,000	\$109	\$137K
Dec 19, 2008	Non-arms-length	Trustees Deed	\$340,793	\$217	
Mar 27, 1997	Resale	Grant Deed	\$102,000	\$65	\$102K
Oct 25, 1996	Non-arms-length	Trustees Deed	\$102,005	\$65	
Jul 26, 1993	Quitclaim	Quit Claim Transfer			\$133K
Apr 1, 1990	Resale	Grant Deed	\$135,000	\$86	\$137K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Patricia Beatty Elementary School	Elementary	KG–6	0.5 mi
John W. North High School	High	9–12	2.5 mi
Central Middle School of Arts and Innovation	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 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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