

Single Family Residence **RESIDENTIAL**

1315 SALMON RIVER RD

RIVERSIDE, CA 92501

\$505,701 TopHap Estimate · \$321 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,574 ft²

LIVING AREA

0.17 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$506K

\$445K low

\$566K high

Last Sale

\$99,500 · Oct 26, 1998

Est. Owner Equity

\$297,701

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$1,898 (2025)
Assessed Value	\$167,870
Previous Assessed	\$164,579
Assessor Market Value	\$485,820

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
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
Oct 26, 1998	Resale	Grant Deed	\$99,500	\$63	\$99K
Mar 3, 1998	Non-arms-length	Trustees Deed	\$152,934	\$97	
Nov 29, 1993	Resale	Grant Deed	\$149,000	\$95	\$148K
Oct 7, 1992	Non-arms-length	Trustees Deed	\$124,239	\$79	

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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