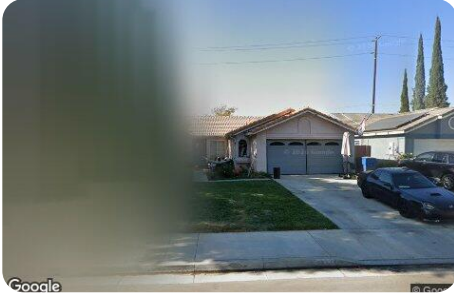


Single Family Residence **RESIDENTIAL**

1311 SALMON RIVER RD

RIVERSIDE, CA 92501

\$495,429 TopHap Estimate · \$389 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,274 ft²
LIVING AREA

0.16 ac
LOT SIZE

1990
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$495K

\$452K low

\$539K high

Last Sale

\$382,000 · Nov 5, 2021

Est. Owner Equity

\$34,164

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$4,492 (2025)
Assessed Value	\$413,487
Previous Assessed	\$405,380
Assessor Market Value	\$336,690

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
Oct 26, 2021	Resale	Grant Deed	\$382,000	\$300	\$369K
Jan 19, 2000	Quitclaim	Quit Claim Transfer			
Aug 29, 1996	Resale	Grant Deed	\$97,500	\$77	\$99K
Mar 6, 1996	Recorded document	Grant Deed			
Feb 16, 1996	Non-arms-length	Trustees Deed	\$149,355	\$117	
Jun 1, 1992	Resale	Grant Deed	\$260,000	\$204	

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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