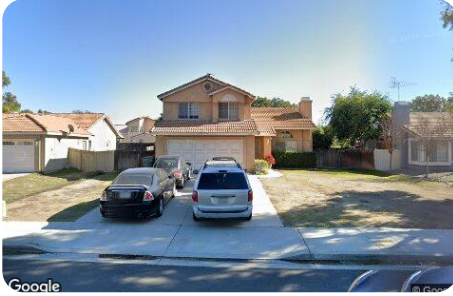


Single Family Residence **RESIDENTIAL**

1322 SALMON RIVER RD

RIVERSIDE, CA 92501

\$537,301 TopHap Estimate · \$341 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,574 ft²
LIVING AREA

0.15 ac
LOT SIZE

1990
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$537K

\$508K low

\$567K high

Last Sale

\$165,000 · Jan 8, 2002

Est. Owner Equity

\$323,301

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$2,697 (2025)
Assessed Value	\$248,442
Previous Assessed	\$243,572
Assessor Market Value	\$405,540

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.15
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
May 12, 2015	Financing	Intrafamily Transfer			\$214K
Jan 8, 2002	Resale	Grant Deed	\$165,000	\$105	\$162K
Jan 23, 1998	Resale	Grant Deed	\$105,000	\$67	\$104K
May 27, 1993	Quitclaim	Quit Claim Transfer			\$127K
Apr 1, 1990	Resale	Grant Deed	\$135,000	\$86	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Patricia Beatty Elementary School	Elementary	KG–6	0.5 mi
John W. North High School	High	9–12	2.4 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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