

Single Family Residence

**RESIDENTIAL**

# 1316 SALMON RIVER RD

RIVERSIDE, CA 92501

**\$459,302** TopHap Estimate · \$341 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,347 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$459K**

\$407K low

\$512K high

Last Sale

**\$95,000 · Nov 26, 1997**

Est. Owner Equity

**\$313,302**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,754 (2025) |
| Assessed Value        | \$154,682      |
| Previous Assessed     | \$151,650      |
| Assessor Market Value | \$329,490      |

## 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 <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Dec 23, 2004 | Quitclaim | Quit Claim Transfer |           |                    | \$96K  |
| Nov 26, 1997 | Resale    | Grant Deed          | \$95,000  | \$71               | \$94K  |
| May 1, 1990  | Resale    | Grant Deed          | \$129,000 | \$96               | \$128K |

## 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>98</div> <div>CRIME INDEX</div> | <div>108</div> <div>AIR POLLUTION</div> | <div>22,671</div> <div>POPULATION</div> | <div>\$69K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>68%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|