

Single Family Residence **RESIDENTIAL**

1302 SALMON RIVER RD

RIVERSIDE, CA 92501

\$617,316 TopHap Estimate · \$313 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3.3

BATHS

1,970 ft²

LIVING AREA

0.16 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$617K

\$603K low

\$632K high

Last Sale

\$500,000 · May 17, 2021

Est. Owner Equity

\$112,571

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$6,077 (2025)
Assessed Value	\$552,037
Previous Assessed	\$541,214
Assessor Market Value	\$443,160

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 26, 2022	Financing	Intrafamily Transfer			
Mar 31, 2021	Resale	Grant Deed	\$500,000	\$254	\$453K
Mar 26, 2009	Resale	Grant Deed	\$183,000	\$93	\$180K
Oct 3, 2008	Non-arms-length	Trustees Deed	\$215,475	\$109	
Oct 24, 2003	Recorded document	Grant Deed			
Oct 24, 2003	Resale	Grant Deed	\$220,000	\$112	\$176K
Jun 16, 1999	Resale	Grant Deed	\$108,000	\$55	\$107K
Jun 22, 1998	Recorded document	Grant Deed			
Jun 17, 1998	Non-arms-length	Trustees Deed	\$90,332	\$46	
Nov 17, 1997	Recorded document	Grant Deed			
May 1, 1990	Resale	Grant Deed	\$135,000	\$69	\$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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