

Single Family Residence **RESIDENTIAL**

1172 SALMON RIVER RD

RIVERSIDE, CA 92501

\$535,971 TopHap Estimate · \$421 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,274 ft²

LIVING AREA

0.18 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$536K

\$514K low

\$558K high

Est. Owner Equity

\$13,994

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$5,874 (2025)
Assessed Value	\$541,007
Previous Assessed	\$530,400
Assessor Market Value	\$394,650

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.18
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
Dec 11, 2024	Financing	Intrafamily Transfer			\$522K
Aug 28, 2023	Resale	Grant Deed	\$520,000	\$408	\$511K
Apr 5, 2019	Financing	Intrafamily Transfer			\$234K
Jun 10, 2011	Resale	Grant Deed	\$180,000	\$141	\$175K
Jun 16, 2011	Recorded document	Grant Deed			
Apr 22, 2011	Foreclosure sale	Trustees Deed	\$320,410	\$251	
Dec 31, 2002	Non-arms-length	Grant Deed	\$175,000	\$137	\$140K
Apr 26, 2002	Recorded document	Grant Deed			
Apr 3, 1998	Resale	Grant Deed	\$101,818	\$80	\$101K
Jun 30, 1997	Recorded document	Grant Deed			
May 22, 1997	Non-arms-length	Trustees Deed	\$136,150	\$107	
Dec 1, 1991	Resale	Grant Deed	\$131,500	\$103	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Patricia Beatty Elementary School	Elementary	KG–6	0.6 mi
John W. North High School	High	9–12	2.5 mi
Central Middle School of Arts and Innovation	Middle	7–8	2.8 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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