

Single Family Residence

RESIDENTIAL

1405 SALMON RIVER RD

RIVERSIDE, CA 92501

\$440,609

TopHap Estimate · \$327 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,347 ft²

LIVING AREA

0.17 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$441K

\$384K low

\$497K high

Last Sale

\$190,000 · Dec 12, 2008

Est. Owner Equity

\$176,059

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$2,787 (2025)
Assessed Value	\$249,547
Previous Assessed	\$244,655
Assessor Market Value	\$379,350

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
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 5, 2020	Financing	Intrafamily Transfer			\$168K
Dec 11, 2008	Resale	Grant Deed	\$190,000	\$141	\$188K
Jul 15, 2008	Foreclosure sale	Trustees Deed	\$334,114	\$248	
Sep 12, 2005	Resale	Grant Deed	\$525,000	\$390	\$279K
Oct 14, 2004	Resale	Grant Deed	\$150,000	\$111	\$240K
Jul 23, 2002	Resale	Grant Deed	\$175,000	\$130	\$168K
Apr 1, 1990	Resale	Grant Deed	\$129,000	\$96	\$123K

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	2.6 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------