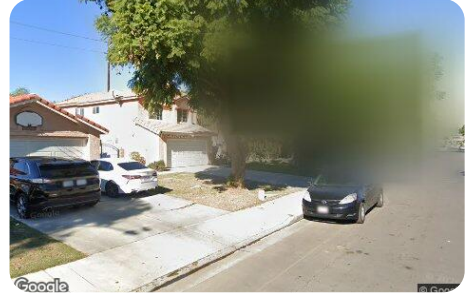


Single Family Residence **RESIDENTIAL**

1403 SALMON RIVER RD

RIVERSIDE, CA 92501

\$483,462 TopHap Estimate · \$379 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,274 ft²
LIVING AREA

0.16 ac
LOT SIZE

1990

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$483K

\$451K low

\$516K high

Est. Owner Equity

\$358,462

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$2,266 (2025)
Assessed Value	\$201,687
Previous Assessed	\$197,734
Assessor Market Value	\$635,310

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
Jun 20, 2018	Quitclaim	Quit Claim Transfer			
Aug 23, 2000	Non-arms-length	Grant Deed	\$3,636	\$3	
Jun 9, 1998	Quitclaim	Quit Claim Transfer			
Apr 1, 1990	Resale	Grant Deed	\$126,000	\$99	\$101K

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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