

Single Family Residence **RESIDENTIAL**

1421 SALMON RIVER RD

RIVERSIDE, CA 92501

\$463,055 TopHap Estimate · \$344 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,347 ft²

LIVING AREA

0.16 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$463K

\$417K low

\$509K high

Last Sale

\$97,000 · Sep 2, 1997

Est. Owner Equity

\$313,055

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$1,790 (2025)
Assessed Value	\$157,939
Previous Assessed	\$154,843
Assessor Market Value	\$384,390

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
Sep 2, 1997	Resale	Grant Deed	\$97,000	\$72	\$96K
Apr 22, 1997	Recorded document	Grant Deed			
Mar 31, 1997	Non-arms-length	Trustees Deed	\$134,573	\$100	
Jun 1, 1990	Resale	Grant Deed	\$132,000	\$98	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Patricia Beatty Elementary School	Elementary	KG–6	0.4 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
-----------	-----------------------