

Single Family Residence **RESIDENTIAL**

1425 SALMON RIVER RD

RIVERSIDE, CA 92501

\$589,395 TopHap Estimate · \$257 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,297 ft²

LIVING AREA

0.16 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$589K

\$556K low

\$623K high

Last Sale

\$115,500 · Oct 2, 1996

Est. Owner Equity

\$165,395

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$2,914 (2025)
Assessed Value	\$268,361
Previous Assessed	\$263,100
Assessor Market Value	\$505,170

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
May 23, 2016	Quitclaim	Quit Claim Transfer			
Oct 2, 1996	Resale	Grant Deed	\$115,500	\$50	\$113K
May 16, 1996	Recorded document	Grant Deed			
Apr 10, 1996	Non-arms-length	Trustees Deed	\$147,441	\$64	
May 1, 1990	Resale	Grant Deed	\$141,000	\$61	\$125K

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

OWNERSHIP

Occupancy	Owner occupied
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