

Single Family Residence **RESIDENTIAL**

1429 SALMON RIVER RD

RIVERSIDE, CA 92501

\$504,496 TopHap Estimate · \$396 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,274 ft²

LIVING AREA

0.17 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$504K

\$447K low

\$562K high

Last Sale

\$159,500 · Dec 22, 2017

Est. Owner Equity

\$439,496

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$4,161 (2025)
Assessed Value	\$382,987
Previous Assessed	\$375,478
Assessor Market Value	\$406,260

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 14, 2017	Resale	Grant Deed	\$159,500	\$125	\$65K
May 26, 2017	Financing	Intrafamily Transfer			\$50K
May 26, 2017	Quitclaim	Quit Claim Transfer			
May 26, 2017	Quitclaim	Quit Claim Transfer			
Apr 10, 2002	Quitclaim	Quit Claim Transfer			
Jun 19, 2001	Recorded document	Grant Deed			
Jan 27, 1994	Quitclaim	Quit Claim Transfer			
Jul 1, 1990	Resale	Grant Deed	\$128,000	\$100	\$129K

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



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

OWNERSHIP

Occupancy	Owner occupied
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