

Single Family Residence **RESIDENTIAL**

1404 SALMON RIVER RD

RIVERSIDE, CA 92501

\$471,180 TopHap Estimate · \$350 / ft² · confidence 90 · 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

\$471K

\$426K low

\$516K high

Last Sale

\$332,000 · Jan 9, 2013

Est. Owner Equity

\$339,930

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$2,340 (2025)
Assessed Value	\$208,491
Previous Assessed	\$204,403
Assessor Market Value	\$324,270

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
Apr 17, 2012	Resale	Grant Deed	\$166,000	\$123	
Apr 20, 2007	Financing	Intrafamily Transfer			\$336K
Jan 14, 2005	Financing	Grant Deed			\$292K
Apr 1, 2004	Resale	Grant Deed	\$250,000	\$186	\$200K
Nov 15, 2002	Quitclaim	Quit Claim Transfer			
Nov 15, 2002	Resale	Grant Deed	\$170,000	\$126	\$136K
Oct 24, 1997	Quitclaim	Quit Claim Transfer			
Apr 1, 1990	Resale	Grant Deed	\$127,000	\$94	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Patricia Beatty Elementary School	Elementary	KG–6	0.4 mi
John W. North High School	High	9–12	2.4 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	Absentee owner
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