

Single Family Residence **RESIDENTIAL**

1434 SALMON RIVER RD

RIVERSIDE, CA 92501

\$455,317 TopHap Estimate · \$338 / ft² · confidence 93 · 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

\$455K

\$425K low

\$486K high

Last Sale

\$96,500 · Jun 23, 1999

Est. Owner Equity

\$31,167

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$1,750 (2025)
Assessed Value	\$154,275
Previous Assessed	\$151,251
Assessor Market Value	\$404,100

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
Oct 16, 2025	Financing	Intrafamily Transfer			\$99K
Jun 23, 1999	Resale	Grant Deed	\$96,500	\$72	\$98K
Dec 18, 1998	Recorded document	Grant Deed			
Jan 20, 1998	Non-arms-length	Trustees Deed	\$131,097	\$97	
Jun 14, 1996	Resale	Grant Deed	\$119,000	\$88	\$121K
Mar 7, 1996	Recorded document	Grant Deed			
Nov 27, 1995	Non-arms-length	Trustees Deed	\$147,976	\$110	
Aug 2, 1993	Quitclaim	Quit Claim Transfer			\$129K
May 1, 1990	Resale	Grant Deed	\$130,500	\$97	\$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	2.4 mi

Central Middle School of Arts and Innovation	Middle	7–8	2.6 mi
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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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