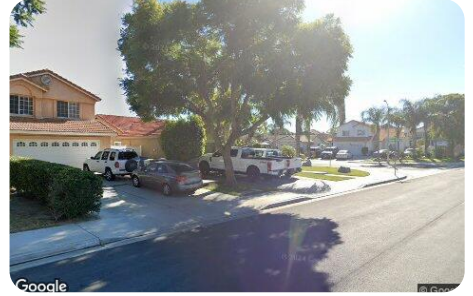


Single Family Residence **RESIDENTIAL**

1428 SALMON RIVER RD

RIVERSIDE, CA 92501

\$532,472 TopHap Estimate · \$338 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,574 ft²

LIVING AREA

0.16 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$532K

\$503K low

\$562K high

Est. Owner Equity

\$377,924

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$2,506 (2025)
Assessed Value	\$223,809
Previous Assessed	\$219,421
Assessor Market Value	\$431,910

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 10, 2016	Financing	Intrafamily Transfer			\$155K
Jan 15, 2010	Resale	Grant Deed	\$170,000	\$108	\$167K
Jul 9, 2009	Non-arms-length	Trustees Deed	\$169,900	\$108	
Nov 5, 2004	Resale	Grant Deed	\$309,000	\$196	\$247K
Aug 3, 1999	Resale	Grant Deed	\$100,500	\$64	\$100K
Jun 22, 1998	Recorded document	Trustees Deed			
Jun 22, 1998	Non-arms-length	Trustees Deed	\$88,611	\$56	
Jun 29, 1993	Quitclaim	Quit Claim Transfer			\$141K
May 1, 1990	Resale	Grant Deed	\$138,000	\$88	\$140K

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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