

Single Family Residence **RESIDENTIAL**

1420 SALMON RIVER RD

RIVERSIDE, CA 92501

\$533,944 TopHap Estimate · \$339 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,574 ft²

LIVING AREA

0.17 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$534K

\$516K low

\$552K high

Est. Owner Equity

\$313,726

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$2,811 (2025)
Assessed Value	\$258,920
Previous Assessed	\$253,844
Assessor Market Value	\$276,210

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
Mar 19, 1992	Quitclaim	Quit Claim Transfer			\$78K
Jun 1, 1990	Resale	Grant Deed	\$140,000	\$89	\$47K

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

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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