

Single Family Residence **RESIDENTIAL**

1245 SALMON RIVER RD

RIVERSIDE, CA 92501

\$495,201 TopHap Estimate · \$368 / ft² · confidence 90 · 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

\$495K

\$445K low

\$545K high

Last Sale

\$133,900 · Mar 16, 2011

Est. Owner Equity

\$495,201

TAX & ASSESSMENT

Property Tax	\$1,975 (2025)
Assessed Value	\$174,961
Previous Assessed	\$171,532
Assessor Market Value	\$418,680

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 14, 2024	Financing	Intrafamily Transfer			
Mar 2, 2011	Foreclosure sale	Trustees Deed	\$133,900	\$99	
Feb 23, 2007	Quitclaim	Quit Claim Transfer			\$302K
Aug 7, 2003	Quitclaim	Quit Claim Transfer			\$160K
Sep 1, 2000	Resale	Grant Deed	\$135,000	\$100	\$134K
Nov 18, 1994	Resale	Trustees Deed	\$107,000	\$79	\$107K
Nov 18, 1994	Quitclaim	Quit Claim Transfer			
Mar 8, 1994	Non-arms-length	Trustees Deed	\$98,579	\$73	
Aug 18, 1992	Resale	Grant Deed	\$125,000	\$93	\$125K
Mar 31, 1992	Non-arms-length	Trustees Deed	\$143,890	\$107	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Patricia Beatty Elementary School	Elementary	KG–6	0.5 mi
John W. North High School	High	9–12	2.5 mi
Central Middle School of Arts and Innovation	Middle	7–8	2.8 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	Absentee owner
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