

Single Family Residence **RESIDENTIAL**

1255 SALMON RIVER RD

RIVERSIDE, CA 92501

\$525,784 TopHap Estimate · \$296 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,774 ft²

LIVING AREA

0.16 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$526K

\$477K low

\$574K high

Last Sale

\$160,000 · Jul 11, 2000

Est. Owner Equity

\$0

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$405 (2025)
Assessed Value	\$209,453
Previous Assessed	\$205,347
Assessor Market Value	\$485,460

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	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 9, 2020	Financing	Intrafamily Transfer			\$274K
Dec 9, 2020	Quitclaim	Quit Claim Transfer			
Jul 25, 2019	Quitclaim	Quit Claim Transfer			
Jul 11, 2000	Resale	Grant Deed	\$160,000	\$90	\$152K
Mar 28, 1994	Quitclaim	Quit Claim Transfer			

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	2.7 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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