

Single Family Residence **RESIDENTIAL**

# 1251 SALMON RIVER RD

RIVERSIDE, CA 92501

**\$532,250** TopHap Estimate · \$338 / ft<sup>2</sup> · confidence 95 · as of Jun 23, 2026



**3**

BEDS

**2.5**

BATHS

**1,574 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$532K**

\$506K low

\$559K high

Est. Owner Equity

**\$410,250**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,909 (2025) |
| Assessed Value        | \$260,798      |
| Previous Assessed     | \$255,685      |
| Assessor Market Value | \$453,870      |

## 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 <sup>2</sup> | LOAN   |
|-------------|--------|------------|-----------|--------------------|--------|
| Apr 1, 1990 | Resale | Grant Deed | \$141,000 | \$90               | \$108K |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>98</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>22,671</b><br>POPULATION | <b>\$69K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|