

Single Family Residence **RESIDENTIAL**

1254 SALMON RIVER RD

RIVERSIDE, CA 92501

\$456,250 TopHap Estimate · \$358 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,274 ft²

LIVING AREA

0.16 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$456K

\$406K low

\$506K high

Last Sale

\$98,000 · Jan 21, 1997

Est. Owner Equity

\$251,200

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$1,842 (2025)
Assessed Value	\$162,760
Previous Assessed	\$159,570
Assessor Market Value	\$404,010

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
Jun 25, 2015	Financing	Intrafamily Transfer			\$104K
Jan 21, 1997	Resale	Grant Deed	\$98,000	\$77	\$98K
Nov 12, 1993	Quitclaim	Quit Claim Transfer			
Apr 29, 1993	Quitclaim	Quit Claim Transfer			\$121K

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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