

Single Family Residence **RESIDENTIAL**

13220 APRIL DR

RIVERSIDE, CA 92503

\$720,339 TopHap Estimate · \$327 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,205 ft²

LIVING AREA

0.25 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$720K

\$679K low

\$762K high

Last Sale

\$4,432 · Dec 6, 2010

Est. Owner Equity

\$720,339

TAX & ASSESSMENT

Property Tax	\$10,283 (2025)
Assessed Value	\$784,392
Previous Assessed	\$769,013
Assessor Market Value	\$568,530

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.25
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 2, 2010	Non-arms-length	Trustees Deed	\$4,432	\$2	
Aug 25, 2006	Resale	Grant Deed	\$574,000	\$260	\$459K
Sep 6, 2006	Recorded document	Grant Deed			
Dec 30, 2004	Quitclaim	Quit Claim Transfer			
May 13, 2004	Quitclaim	Quit Claim Transfer			\$270K
Feb 3, 2004	Quitclaim	Quit Claim Transfer			
May 16, 1996	Resale	Grant Deed	\$185,000	\$84	\$176K
Apr 6, 1992	Quitclaim	Quit Claim Transfer			\$34K
Apr 25, 1991	Resale	Grant Deed	\$200,000	\$91	\$160K
Apr 1, 1991	Non-arms-length	Grant Deed	\$200,000	\$91	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.6 mi
Lake Hills Elementary School	Elementary	KG–5	1.5 mi
Hillcrest High School	High	9–12	1.7 mi

District: Alvord 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 92503

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K 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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