

Single Family Residence **RESIDENTIAL**

13142 APRIL DR

RIVERSIDE, CA 92503

\$618,820 TopHap Estimate · \$385 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,608 ft²

LIVING AREA

0.17 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$619K

\$597K low

\$641K high

Last Sale

\$491,500 · Oct 28, 2020

Est. Owner Equity

\$327,320

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$7,369 (2025)
Assessed Value	\$542,651
Previous Assessed	\$532,012
Assessor Market Value	\$436,590

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
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
Sep 29, 2020	Resale	Grant Deed	\$491,500	\$306	\$292K
May 6, 2007	Financing	Intrafamily Transfer			\$375K
Nov 7, 2005	Financing	Intrafamily Transfer			\$338K
Nov 18, 2005	Quitclaim	Quit Claim Transfer			
Nov 2, 2005	Quitclaim	Quit Claim Transfer			
Apr 13, 2004	Resale	Grant Deed	\$345,000	\$215	\$276K
Mar 24, 2004	Quitclaim	Quit Claim Transfer			
Nov 12, 2003	Quitclaim	Quit Claim Transfer			
Nov 12, 2003	Quitclaim	Quit Claim Transfer			
Jun 27, 2001	Resale	Grant Deed	\$185,000	\$115	\$189K
Sep 18, 1991	Resale	Grant Deed	\$172,500	\$107	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.5 mi
Lake Hills Elementary School	Elementary	KG–5	1.5 mi
Hillcrest High School	High	9–12	1.6 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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