

Single Family Residence **RESIDENTIAL**

13065 APRIL DR

RIVERSIDE, CA 92503

\$656,687 TopHap Estimate · \$341 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,928 ft²

LIVING AREA

0.23 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$657K

\$619K low

\$694K high

Last Sale

\$395,000 · May 13, 2015

Est. Owner Equity

\$326,687

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$6,552 (2025)
Assessed Value	\$482,090
Previous Assessed	\$472,638
Assessor Market Value	\$544,950

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.23
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
Feb 23, 2021	Financing	Intrafamily Transfer			\$330K
Apr 17, 2015	Resale	Grant Deed	\$395,000	\$205	\$375K
Mar 14, 2013	Quitclaim	Quit Claim Transfer			
Mar 14, 2013	Recorded document	Affidavit Of Death			
Jul 5, 2000	Quitclaim	Quit Claim Transfer			
Sep 15, 1995	Resale	Grant Deed	\$162,000	\$84	\$121K
Aug 1, 1989	Resale	Grant Deed	\$219,000	\$114	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.4 mi
Lake Hills Elementary School	Elementary	KG–5	1.6 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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