

Single Family Residence **RESIDENTIAL**

13097 APRIL DR

RIVERSIDE, CA 92503

\$639,898 TopHap Estimate · \$332 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,928 ft²

LIVING AREA

0.27 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$640K

\$578K low

\$702K high

Est. Owner Equity

\$540,598

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$4,246 (2025)
Assessed Value	\$283,050
Previous Assessed	\$277,501
Assessor Market Value	\$515,970

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.27
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
Dec 29, 1994	Quitclaim	Quit Claim Transfer			
Mar 1, 1988	Resale	Grant Deed	\$146,000	\$76	\$116K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.5 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	Absentee owner
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