

Single Family Residence **RESIDENTIAL**

13152 APRIL DR

RIVERSIDE, CA 92503

\$631,704 TopHap Estimate · \$328 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,928 ft²

LIVING AREA

0.17 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$632K

\$568K low

\$696K high

Est. Owner Equity

\$453,954

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$4,129 (2025)
Assessed Value	\$281,096
Previous Assessed	\$275,585
Assessor Market Value	\$515,970

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
Jan 26, 2011	Quitclaim	Quit Claim Transfer			\$195K
Oct 5, 2007	Quitclaim	Quit Claim Transfer			
May 17, 2006	Financing	Intrafamily Transfer			\$210K
Oct 22, 2001	Quitclaim	Quit Claim Transfer			
Feb 1, 1988	Resale	Grant Deed	\$145,000	\$75	\$130K

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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