

Single Family Residence **RESIDENTIAL**

13052 APRIL DR

RIVERSIDE, CA 92503

\$676,200 TopHap Estimate · \$307 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,205 ft²

LIVING AREA

0.17 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$676K

\$626K low

\$727K high

Last Sale

\$617,500 · Mar 25, 2022

Est. Owner Equity

\$120,450

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$8,885 (2025)
Assessed Value	\$668,399
Previous Assessed	\$655,295
Assessor Market Value	\$541,260

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
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
Mar 16, 2022	Resale	Grant Deed	\$617,500	\$280	\$556K
Sep 8, 2021	Non-arms-length	Trustees Deed	\$721,573	\$327	
Apr 23, 2007	Quitclaim	Quit Claim Transfer			\$420K
Sep 26, 2005	Quitclaim	Quit Claim Transfer			
Sep 20, 2002	Quitclaim	Quit Claim Transfer			
Feb 6, 2001	Resale	Grant Deed	\$232,500	\$105	\$221K
Apr 11, 1994	Quitclaim	Quit Claim Transfer			
Sep 1, 1990	Resale	Grant Deed	\$204,000	\$93	\$184K
Oct 1, 1989	Resale	Grant Deed	\$199,000	\$90	\$159K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.4 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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