

Single Family Residence **RESIDENTIAL**

13022 APRIL DR

RIVERSIDE, CA 92503

\$776,233 TopHap Estimate · \$352 / ft² · confidence 92 · 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

2

PARKING

VALUATION

\$776K

\$710K low

\$842K high

Last Sale

\$385,000 · Dec 15, 2025

Est. Owner Equity

\$83,233

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$5,002 (2025)
Assessed Value	\$770,000
Previous Assessed	\$346,572
Assessor Market Value	\$659,610

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
Nov 13, 2025	Resale	Grant Deed	\$770,000	\$349	\$693K
Oct 31, 2022	Financing	Intrafamily Transfer			
Jun 3, 2016	Quitclaim	Quit Claim Transfer			\$324K
May 13, 2015	Quitclaim	Quit Claim Transfer			\$304K
Jan 31, 2007	Quitclaim	Quit Claim Transfer			\$265K
Jan 11, 2000	Quitclaim	Quit Claim Transfer			
Dec 8, 1992	Resale	Grant Deed	\$189,000	\$86	\$170K
Sep 1, 1988	Resale	Grant Deed	\$157,000	\$71	\$149K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.4 mi
Hillcrest High School	High	9–12	1.5 mi
Lake Hills Elementary School	Elementary	KG–5	1.5 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.

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 NEIGHBORHOOD · ZIP 92503

57

CRIME INDEX

105

AIR POLLUTION

96,024

POPULATION

\$87K

MEDIAN IN-COME

64°F

AVG TEMP

68%

SUNSHINE

Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy

Owner occupied