

Single Family Residence **RESIDENTIAL**

13012 APRIL DR

RIVERSIDE, CA 92503

\$638,218 TopHap Estimate · \$397 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,608 ft²

LIVING AREA

0.17 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$638K

\$578K low

\$699K high

Last Sale

\$200,000 · Mar 16, 2012

Est. Owner Equity

\$638,218

TAX & ASSESSMENT

Property Tax	\$4,309 (2025)
Assessed Value	\$288,878
Previous Assessed	\$283,215
Assessor Market Value	\$513,720

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
Oct 3, 2012	Quitclaim	Quit Claim Transfer			
Oct 3, 2012	Recorded document	Grant Deed			
Mar 5, 2012	Foreclosure sale	Trustees Deed	\$200,000	\$124	
Sep 22, 2010	Quitclaim	Quit Claim Transfer			
Feb 14, 1997	Resale	Grant Deed	\$155,000	\$96	\$143K
Sep 1, 1988	Resale	Grant Deed	\$136,000	\$85	\$122K

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.

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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