

Single Family Residence **RESIDENTIAL**

13185 APRIL DR

RIVERSIDE, CA 92503

\$625,825 TopHap Estimate · \$325 / 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

\$626K

\$564K low

\$688K high

Last Sale

\$235,000 · Aug 16, 2002

Est. Owner Equity

\$39,325

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$5,450 (2025)
Assessed Value	\$390,638
Previous Assessed	\$382,979
Assessor Market Value	\$521,550

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	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 16, 2002	Resale	Grant Deed	\$235,000	\$122	\$200K
Aug 16, 2002	Quitclaim	Quit Claim Transfer			
May 17, 2002	Quitclaim	Quit Claim Transfer			
May 17, 2002	Resale	Grant Deed	\$176,000	\$91	\$141K
Sep 7, 1995	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.6 mi
Lake Hills Elementary School	Elementary	KG–5	1.5 mi
Hillcrest High School	High	9–12	1.7 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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