

Single Family Residence **RESIDENTIAL**

13172 APRIL DR

RIVERSIDE, CA 92503

\$606,683 TopHap Estimate · \$377 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,608 ft²

LIVING AREA

0.17 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$607K

\$558K low

\$656K high

Last Sale

\$73,500 · Sep 20, 1994

Est. Owner Equity

\$398,683

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$3,776 (2025)
Assessed Value	\$251,810
Previous Assessed	\$246,873
Assessor Market Value	\$477,360

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
Sep 20, 1994	Resale	Grant Deed	\$147,000	\$91	\$140K
Jun 24, 1994	Non-arms-length	Trustees Deed	\$146,324	\$91	
Oct 4, 1993	Quitclaim	Quit Claim Transfer			
Jan 1, 1990	Quitclaim	Quit Claim Transfer			\$135K
May 1, 1989	Resale	Grant Deed	\$13,000	\$8	\$10K
Jun 1, 1988	Resale	Grant Deed	\$135,000	\$84	\$108K

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	1.6 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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