

Single Family Residence **RESIDENTIAL**

13085 APRIL DR

RIVERSIDE, CA 92503

\$649,421 TopHap Estimate · \$337 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,928 ft²

LIVING AREA

0.34 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$649K

\$600K low

\$699K high

Last Sale

\$440,000 · May 10, 2017

Est. Owner Equity

\$334,021

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$7,113 (2025)
Assessed Value	\$520,862
Previous Assessed	\$510,650
Assessor Market Value	\$537,930

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.34
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
Jul 9, 2021	Financing	Intrafamily Transfer			
Jul 9, 2021	Financing	Intrafamily Transfer			\$315K
Aug 9, 2019	Quitclaim	Quit Claim Transfer			
Aug 9, 2019	Financing	Intrafamily Transfer			\$284K
Jul 16, 2018	Quitclaim	Quit Claim Transfer			
Apr 5, 2017	Resale	Grant Deed	\$440,000	\$228	\$287K
Oct 29, 2004	Resale	Grant Deed	\$432,500	\$224	\$346K
Mar 5, 2001	Quitclaim	Quit Claim Transfer			
Nov 8, 2000	Resale	Grant Deed	\$207,000	\$107	\$166K
Nov 5, 1998	Resale	Grant Deed	\$95,750	\$50	\$92K
Aug 1, 1989	Resale	Grant Deed	\$199,000	\$103	\$179K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.4 mi
Lake Hills Elementary School	Elementary	KG–5	1.6 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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