

Single Family Residence **RESIDENTIAL**

13105 APRIL DR

RIVERSIDE, CA 92503

\$690,025 TopHap Estimate · \$313 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,205 ft²

LIVING AREA

0.18 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$690K

\$638K low

\$742K high

Last Sale

\$370,000 · Sep 5, 2013

Est. Owner Equity

\$603,625

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$6,404 (2025)
Assessed Value	\$462,627
Previous Assessed	\$453,556
Assessor Market Value	\$599,490

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.18
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
May 30, 2023	Financing	Intrafamily Transfer			
Jul 17, 2013	Resale	Grant Deed	\$370,000	\$168	\$90K
Aug 18, 2006	Quitclaim	Quit Claim Transfer			\$110K
Nov 10, 2003	Resale	Grant Deed	\$335,000	\$152	\$268K
Nov 10, 2003	Quitclaim	Quit Claim Transfer			
Dec 11, 2002	Quitclaim	Quit Claim Transfer			
Jul 24, 2002	Resale	Grant Deed	\$248,000	\$112	\$236K
Jul 24, 2002	Quitclaim	Quit Claim Transfer			
Jun 24, 1999	Quitclaim	Quit Claim Transfer			
Feb 23, 1998	Quitclaim	Quit Claim Transfer			
Feb 14, 1997	Recorded document	Grant Deed			
Jan 28, 1988	Resale	Trustees Deed	\$154,500	\$70	
Jan 1, 1988	Resale	Trustees Deed	\$154,500	\$70	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.5 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	Absentee owner
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