

Single Family Residence **RESIDENTIAL**

13145 APRIL DR

RIVERSIDE, CA 92503

\$667,941 TopHap Estimate · \$303 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,205 ft²

LIVING AREA

0.17 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$668K

\$631K low

\$705K high

Last Sale

\$435,000 · Nov 27, 2017

Est. Owner Equity

\$282,941

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$7,013 (2025)
Assessed Value	\$513,184
Previous Assessed	\$503,123
Assessor Market Value	\$542,880

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	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 24, 2019	Quitclaim	Quit Claim Transfer			
Jun 24, 2019	Financing	Intrafamily Transfer			\$385K
Nov 13, 2017	Resale	Grant Deed	\$435,000	\$197	\$386K
Apr 24, 2009	Resale	Grant Deed	\$260,000	\$118	\$252K
Jun 17, 2008	Foreclosure sale	Trustees Deed	\$363,750	\$165	
Sep 24, 2004	Quitclaim	Quit Claim Transfer			
Sep 13, 2004	Resale	Grant Deed	\$430,000	\$195	\$344K
Jan 1, 1988	Resale	Grant Deed	\$156,000	\$71	\$140K

ASSIGNED SCHOOLS

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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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