

Single Family Residence **RESIDENTIAL**

13045 APRIL DR

RIVERSIDE, CA 92503

\$632,143 TopHap Estimate · \$328 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,928 ft²

LIVING AREA

0.21 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$632K

\$579K low

\$686K high

Last Sale

\$418,000 · Jul 30, 2004

Est. Owner Equity

\$377,143

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$7,905 (2025)
Assessed Value	\$594,279
Previous Assessed	\$582,627
Assessor Market Value	\$575,640

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.21
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
May 5, 2015	Quitclaim	Quit Claim Transfer			\$255K
Apr 24, 2013	Financing	Intrafamily Transfer			\$266K
Jul 30, 2004	Resale	Grant Deed	\$418,000	\$217	\$334K
Nov 7, 1991	Quitclaim	Quit Claim Transfer			\$143K
Aug 1, 1989	Resale	Grant Deed	\$199,500	\$103	\$99K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.4 mi
Hillcrest High School	High	9–12	1.6 mi
Lake Hills Elementary School	Elementary	KG–5	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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