

Single Family Residence **RESIDENTIAL**

13157 APRIL DR

RIVERSIDE, CA 92503

\$648,667 TopHap Estimate · \$336 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,928 ft²

LIVING AREA

0.17 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$649K

\$599K low

\$698K high

Last Sale

\$260,000 · Jun 11, 2009

Est. Owner Equity

\$648,667

TAX & ASSESSMENT

Property Tax	\$4,944 (2025)
Assessed Value	\$341,492
Previous Assessed	\$334,797
Assessor Market Value	\$513,090

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
May 28, 2009	Recorded document	Grant Deed			
May 26, 2009	Resale	Grant Deed	\$260,000	\$135	
Apr 1, 2009	Non-arms-length	Trustees Deed	\$194,000	\$101	
Jun 24, 2004	Resale	Grant Deed	\$406,500	\$211	\$325K
Jun 24, 2004	Quitclaim	Quit Claim Transfer			
Jan 20, 1998	Resale	Grant Deed	\$138,500	\$72	\$137K
Apr 11, 1997	Non-arms-length	Trustees Deed	\$133,581	\$69	
Feb 17, 1995	Foreclosure sale	Trustees Deed	\$25,854	\$13	
Sep 21, 1994	Recorded document	Trustees Deed			
Jun 29, 1992	Resale	Grant Deed	\$13,250	\$7	
Dec 10, 1991	Non-arms-length	Grant Deed	\$19,250	\$10	

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

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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