

Single Family Residence **RESIDENTIAL**

12997 APRIL DR

RIVERSIDE, CA 92503

\$767,843 TopHap Estimate · \$300 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,556 ft²

LIVING AREA

0.19 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$768K

\$735K low

\$801K high

Last Sale

\$235,000 · Jul 10, 2001

Est. Owner Equity

\$517,843

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$5,250 (2025)
Assessed Value	\$366,892
Previous Assessed	\$359,699
Assessor Market Value	\$603,630

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.19
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 17, 2003	Quitclaim	Quit Claim Transfer			\$244K
Jul 10, 2001	Quitclaim	Quit Claim Transfer			
Jul 10, 2001	Resale	Grant Deed	\$235,000	\$92	\$188K
May 17, 1991	Resale	Grant Deed	\$205,500	\$80	\$155K
Sep 1, 1988	Resale	Grant Deed	\$162,000	\$63	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.3 mi
Hillcrest High School	High	9–12	1.5 mi
Lake Hills Elementary School	Elementary	KG–5	1.5 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
-------------------	----------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------