

Single Family Residence **RESIDENTIAL**

13092 APRIL DR

RIVERSIDE, CA 92503

\$694,550 TopHap Estimate · \$315 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,205 ft²

LIVING AREA

0.19 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$695K

\$669K low

\$720K high

Last Sale

\$237,000 · Apr 28, 2011

Est. Owner Equity

\$273,550

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$5,396 (2025)
Assessed Value	\$386,162
Previous Assessed	\$378,591
Assessor Market Value	\$566,640

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
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
Oct 14, 2018	Quitclaim	Quit Claim Transfer			
Nov 21, 2013	Quitclaim	Quit Claim Transfer			\$231K
Feb 25, 2011	Recorded document	Grant Deed			
Feb 24, 2011	Resale	Grant Deed	\$237,000	\$107	\$231K
Mar 15, 2007	Recorded document	Grant Deed			
Mar 15, 2007	Quitclaim	Quit Claim Transfer			
Nov 3, 2003	Quitclaim	Quit Claim Transfer			\$245K
Feb 13, 2003	Quitclaim	Quit Claim Transfer			
Dec 17, 2002	Quitclaim	Quit Claim Transfer			
Jul 19, 2001	Resale	Grant Deed	\$226,500	\$103	\$181K
Jul 27, 1994	Quitclaim	Quit Claim Transfer			
Jul 14, 1994	Resale	Trustees Deed	\$167,000	\$76	\$159K
Jul 14, 1994	Quitclaim	Quit Claim Transfer			

Mar 18, 1994	Foreclosure sale	Trustees Deed	\$144,453	\$66	
Oct 1, 1989	Resale	Grant Deed	\$199,000	\$90	\$139K

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	Owner occupied
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