

Single Family Residence **RESIDENTIAL**

13080 APRIL DR

RIVERSIDE, CA 92503

\$652,058 TopHap Estimate · \$338 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,928 ft²

LIVING AREA

0.18 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$652K

\$612K low

\$692K high

Last Sale

\$251,500 · Aug 30, 2011

Est. Owner Equity

\$53,058

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$4,711 (2025)
Assessed Value	\$322,201
Previous Assessed	\$315,885
Assessor Market Value	\$544,230

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.18
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 12, 2011	Resale	Grant Deed	\$251,500	\$130	\$260K
Mar 28, 2011	Foreclosure sale	Trustees Deed	\$214,524	\$111	
Dec 20, 2000	Resale	Grant Deed	\$196,500	\$102	\$177K
Apr 22, 1996	Quitclaim	Quit Claim Transfer			
Apr 12, 1994	Quitclaim	Quit Claim Transfer			
Nov 1, 1989	Resale	Grant Deed	\$189,000	\$98	\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.4 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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