

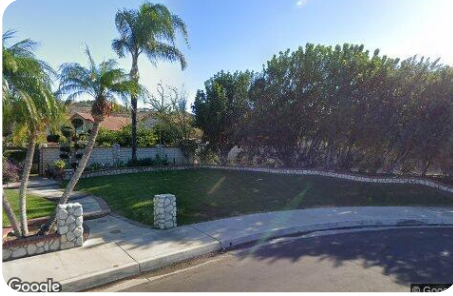
Single Family Residence

RESIDENTIAL

3523 APRIL SHOWER DR

RIVERSIDE, CA 92503

\$714,198 TopHap Estimate · \$487 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,466 ft²

LIVING AREA

0.13 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$714K

\$621K low

\$807K high

Last Sale

\$349,500 · May 28, 2025

Est. Owner Equity

\$35,173

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$3,407 (2025)
Assessed Value	\$712,775
Previous Assessed	\$209,934
Assessor Market Value	\$447,750

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.13
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
Jun 16, 2026	Financing	Mortgage			\$679K
May 12, 2025	Resale	Grant Deed	\$699,000	\$477	\$683K
May 29, 1998	Resale	Grant Deed	\$135,000	\$92	\$121K
Feb 5, 1998	Recorded document	Grant Deed			
Jan 22, 1998	Non-arms-length	Trustees Deed	\$121,000	\$83	
Mar 1, 1990	Resale	Grant Deed	\$172,000	\$117	\$154K
Dec 1, 1988	Resale	Grant Deed	\$128,500	\$88	\$116K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Villegas Middle School	Middle	6–8	0.2 mi
Hillcrest High School	High	9–12	1.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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