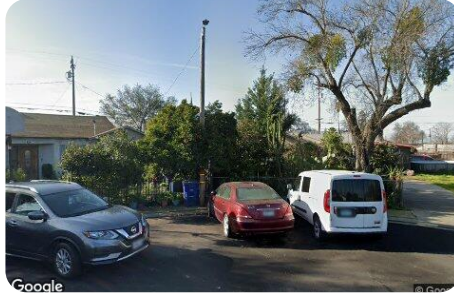


Single Family Residence **RESIDENTIAL**

# 113 RITA CT

MODESTO, CA 95351

**\$215,665** TopHap Estimate · \$267 / ft<sup>2</sup> · confidence 73 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**808 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1948**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$216K**

**\$157K low**

**\$274K high**

Last Sale

**\$61,000 · Mar 10, 1995**

Est. Owner Equity

**\$157,715**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,294 (2025) |
| Assessed Value    | \$102,443      |
| Previous Assessed | \$102,443      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Stanislaus              |
| Lot (acres)   | 0.11                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Floor/Wall Furnace      |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

## CLIMATE RISK

**43**  
FLOOD

**48**  
WILDFIRE

**49**  
HEAT

**11**  
STORM

**45**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE    | \$/FT² | LOAN  |
|--------------|--------|------------|----------|--------|-------|
| Mar 10, 1995 | Resale | Grant Deed | \$61,000 | \$75   | \$58K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Shackelford Elementary       | Elementary | KG–6   | 0.3 mi   |
| Evelyn Hanshaw Middle School | Middle     | 7–8    | 1.0 mi   |
| Thomas Downey High School    | High       | 9–12   | 3.0 mi   |

District: Modesto City High 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 95351

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>105</div> <div>CRIME INDEX</div> | <div>83</div> <div>AIR POLLUTION</div> | <div>52,180</div> <div>POPULATION</div> | <div>\$55K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|