

Single Family Residence **RESIDENTIAL**

7905 MODESTO DR

RIVERSIDE, CA 92503

\$522,233 TopHap Estimate · \$522 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,000 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1973

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$522K

\$499K low

\$546K high

Last Sale

\$82,000 · Mar 15, 1999

Est. Owner Equity

\$386,233

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$1,597 (2025)
Assessed Value	\$127,893
Previous Assessed	\$125,386
Assessor Market Value	\$355,590

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.09
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 5, 2019	Quitclaim	Quit Claim Transfer			
Sep 16, 2005	Financing	Grant Deed			\$136K
Mar 15, 1999	Resale	Grant Deed	\$82,000	\$82	\$84K
Sep 18, 1998	Recorded document	Grant Deed			
Jul 17, 1998	Non-arms-length	Trustees Deed	\$126,577	\$127	
Jan 27, 1994	Quitclaim	Quit Claim Transfer			
Sep 1, 1990	Resale	Grant Deed	\$118,000	\$118	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Foothill Elementary School	Elementary	KG–5	0.4 mi
Wells Middle School	Middle	6–8	0.7 mi
La Sierra High School	High	9–12	1.9 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



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

OWNERSHIP

Occupancy	Owner occupied
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