

Single Family Residence **RESIDENTIAL**

7925 MODESTO DR

RIVERSIDE, CA 92503

\$544,113 TopHap Estimate · \$544 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,000 ft²

LIVING AREA

0.1 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$544K

\$522K low

\$566K high

Last Sale

\$80,000 · May 23, 1997

Est. Owner Equity

\$274,613

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$1,655 (2025)
Assessed Value	\$132,697
Previous Assessed	\$130,096
Assessor Market Value	\$310,050

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.10
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
Nov 29, 2012	Quitclaim	Quit Claim Transfer			
Oct 24, 2012	Quitclaim	Quit Claim Transfer			
Aug 31, 2012	Quitclaim	Quit Claim Transfer			
Aug 3, 2012	Quitclaim	Quit Claim Transfer			
Jun 1, 2012	Quitclaim	Quit Claim Transfer			
May 23, 2012	Quitclaim	Quit Claim Transfer			
Apr 25, 2012	Quitclaim	Quit Claim Transfer			
Sep 17, 2002	Quitclaim	Quit Claim Transfer			
May 23, 1997	Resale	Grant Deed	\$80,000	\$80	\$76K
Mar 28, 1997	Recorded document	Grant Deed			
Mar 21, 1997	Resale	Trustees Deed	\$77,000	\$77	

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

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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