

Single Family Residence **RESIDENTIAL**

7901 MODESTO DR

RIVERSIDE, CA 92503

\$528,799 TopHap Estimate · \$529 / ft² · confidence 96 · 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

1

PARKING

VALUATION

\$529K

\$506K low

\$551K high

Last Sale

\$73,000 · Apr 6, 1998

Est. Owner Equity

\$383,799

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$1,869 (2025)
Assessed Value	\$150,465
Previous Assessed	\$147,516
Assessor Market Value	\$355,590

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.09
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 15, 2010	Financing	Intrafamily Transfer			\$130K
Mar 18, 2002	Quitclaim	Quit Claim Transfer			
Apr 12, 2000	Quitclaim	Quit Claim Transfer			
Apr 6, 1998	Resale	Grant Deed	\$73,000	\$73	\$72K
Apr 28, 1997	Recorded document	Grant Deed			
Jan 15, 1997	Non-arms-length	Trustees Deed	\$129,953	\$130	
Mar 29, 1996	Quitclaim	Quit Claim Transfer			
Nov 1, 1990	Resale	Grant Deed	\$123,000	\$123	\$123K

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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