

Single Family Residence **RESIDENTIAL**

925 RHYTHMS DR

MODESTO, CA 95358

\$418,062 TopHap Estimate · \$321 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,304 ft²

LIVING AREA

0.13 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$418K

\$402K low

\$434K high

Last Sale

\$399,000 · Feb 19, 2025

Est. Owner Equity

\$35,648

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$2,103 (2025)
Assessed Value	\$179,397
Previous Assessed	\$179,397

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 60 ft²

CLIMATE RISK

42 FLOOD	76 WILDFIRE	49 HEAT	11 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 11, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Feb 11, 2025	Resale	Grant Deed	\$399,000	\$306	\$382K
Jan 12, 2004	Quitclaim	Quit Claim Transfer			\$106K
Nov 21, 2000	Quitclaim	Quit Claim Transfer			
Jun 28, 1996	Resale	Grant Deed	\$108,500	\$83	\$111K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Evelyn Hanshaw Middle School	Middle	7–8	0.7 mi
Fairview Elementary	Elementary	KG–6	0.8 mi
Thomas Downey High School	High	9–12	4.6 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 95358

71 CRIME INDEX	83 AIR POLLUTION	33,414 POPULATION	\$72K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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