

Single Family Residence **RESIDENTIAL**

# 2101 KENNETH ST

MODESTO, CA 95351

**\$233,896** TopHap Estimate · \$242 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

**966 ft<sup>2</sup>**  
LIVING AREA

**0.15 ac**  
LOT SIZE

**1947**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$234K**

\$212K low

\$256K high

Last Sale

**\$41,000 · Aug 20, 1998**

Est. Owner Equity

**\$195,723**

Loan-to-Value

**16%**

## TAX & ASSESSMENT

|                   |              |
|-------------------|--------------|
| Property Tax      | \$795 (2025) |
| Assessed Value    | \$64,253     |
| Previous Assessed | \$64,253     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Stanislaus              |
| Lot (acres)   | 0.15                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Floor/Wall Furnace      |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

**41**  
FLOOD

**72**  
WILDFIRE

**49**  
HEAT

**11**  
STORM

**45**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE    | \$/FT² | LOAN  |
|--------------|-------------------|----------------------|----------|--------|-------|
| May 3, 2021  | Financing         | Intrafamily Transfer |          |        |       |
| Jul 21, 2015 | Recorded document | Affidavit Of Death   |          |        |       |
| Jul 21, 2015 | Quitclaim         | Quit Claim Transfer  |          |        |       |
| Aug 20, 1998 | Resale            | Grant Deed           | \$41,000 | \$42   | \$37K |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Kirschen Elementary    | Elementary | KG–6   | 0.3 mi   |
| Mark Twain Junior High | Middle     | 7–8    | 1.3 mi   |
| Modesto High School    | High       | 9–12   | 1.6 mi   |

District: Modesto City Elementary 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|