

Single Family Residence **RESIDENTIAL**

2105 KENNETH ST

MODESTO, CA 95351

\$225,856 TopHap Estimate · \$331 / ft² · confidence 88 · as of Jul 14, 2026



1

BEDS

1

BATHS

682 ft²

LIVING AREA

0.15 ac

LOT SIZE

1946

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$226K

\$199K low

\$252K high

Last Sale

\$145,000 · Mar 6, 2020

Est. Owner Equity

\$90,856

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$2,006 (2025)
Assessed Value	\$158,575
Previous Assessed	\$158,575

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Evaporative
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

41 FLOOD	72 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	\$/FT²	LOAN
Feb 28, 2020	Resale	Grant Deed	\$145,000	\$213	\$135K
Feb 10, 2016	Recorded document	Affidavit Of Death			
Sep 27, 2002	Resale	Grant Deed	\$73,000	\$107	\$23K
Aug 8, 1996	Resale	Grant Deed	\$28,000	\$41	\$25K
May 13, 1996	Recorded document	Grant Deed			
Feb 15, 1996	Non-arms-length	Trustees Deed	\$71,086	\$104	
Jun 28, 1990	Resale	Grant Deed	\$62,500	\$92	\$63K
Apr 30, 1990	Resale	Grant Deed	\$18,000	\$26	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kirschen Elementary	Elementary	KG–6	0.3 mi
Mark Twain Junior High	Middle	7–8	1.4 mi

Modesto High School	High	9–12	1.6 mi
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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

105 CRIME INDEX	83 AIR POLLUTION	52,180 POPULATION	\$55K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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