

Single Family Residence **RESIDENTIAL**

2109 KENNETH ST

MODESTO, CA 95351

\$216,096 TopHap Estimate · \$230 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

939 ft²

LIVING AREA

0.15 ac

LOT SIZE

1946

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$216K

\$198K low

\$234K high

Est. Owner Equity

\$211,921

Loan-to-Value

2%

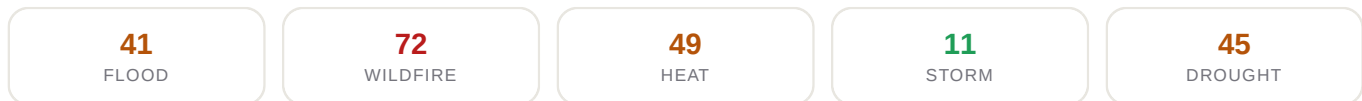
TAX & ASSESSMENT

Property Tax	\$1,070 (2025)
Assessed Value	\$87,826
Previous Assessed	\$87,826

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Stanislaus
Lot (acres)	0.15
Construction	Tilt-Up Concrete
Heating	Floor/Wall Furnace
Pool	No

CLIMATE RISK



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

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

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	Owner occupied
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