

Single Family Residence **RESIDENTIAL**

2113 KENNETH ST

MODESTO, CA 95351

\$230,216 TopHap Estimate · \$241 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

1
BATHS

955 ft²
LIVING AREA

0.15 ac
LOT SIZE

1946
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$230K

\$220K low

\$241K high

Est. Owner Equity

\$230,216

TAX & ASSESSMENT

Property Tax	\$1,622 (2025)
Assessed Value	\$128,042
Previous Assessed	\$125,533

PROPERTY FACTS

Property Type	Single Family Residence
County	STANISLAUS
Lot (acres)	0.15
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
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
Jul 6, 2026	Financing	Transfer On Death Deed			
Feb 11, 2026	Financing	Intrafamily Transfer			
Nov 27, 2002	Quitclaim	Quit Claim Transfer			\$24K
Feb 14, 2002	Quitclaim	Quit Claim Transfer			
Jan 7, 1991	Resale	Trustees Deed	\$71,000	\$74	\$57K

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	Absentee owner
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