

Rural Residence **RESIDENTIAL**

CA

**\$174,938** TopHap Estimate · confidence 79 · as of Jul 14, 2026

**23.48 ac**  
LOT SIZE

## VALUATION

**\$175K**

\$139K low

\$211K high

Est. Owner Equity

**\$174,938**

## TAX & ASSESSMENT

|                   |                     |
|-------------------|---------------------|
| Property Tax      | <b>\$596 (2025)</b> |
| Assessed Value    | <b>\$36,983</b>     |
| Previous Assessed | <b>\$36,258</b>     |

## PROPERTY FACTS

|               |                        |
|---------------|------------------------|
| Property Type | <b>Rural Residence</b> |
| County        | <b>MODOC</b>           |
| Pool          | <b>No</b>              |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|----------------------|-------|--------------------|------|
| May 5, 2024  | Financing | Intrafamily Transfer |       |                    |      |
| May 5, 2024  | Financing | Intrafamily Transfer |       |                    |      |
| Jul 15, 2022 | Financing | Intrafamily Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Modoc Middle School       | Middle     | 6–8    | 1.6 mi   |
| Alturas Elementary School | Elementary | KG–5   | 1.8 mi   |
| Modoc High School         | High       | 9–12   | 2.3 mi   |

District: Modoc Joint Unified 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.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|