

Rural Residence

RESIDENTIAL

CA

\$77,748 TopHap Estimate · confidence 88 · as of Jul 14, 2026

80 ac

LOT SIZE

VALUATION

\$78K

\$68K low

\$87K high

Last Sale

\$51,000 · Jul 17, 2009

Est. Owner Equity

\$77,748

TAX & ASSESSMENT

Property Tax

\$1,013 (2025)

Assessed Value

\$78,734

Previous Assessed

\$77,834

PROPERTY FACTS

Property Type

Rural Residence

County

MODOC

Pool

No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 19, 2009	Resale	Grant Deed	\$51,000		
Nov 4, 2003	Resale	Grant Deed	\$40,000		\$30K
Apr 16, 1999	Resale	Grant Deed	\$32,000		\$24K

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	2.4 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
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