

Single Family Residence **RESIDENTIAL**

CA

\$294,418 TopHap Estimate · \$438 / ft² · confidence 95 · as of Jul 14, 2026

1

BATHS

672 ft²

LIVING AREA

270.41 ac

LOT SIZE

2012

YEAR BUILT

1

STORIES

VALUATION

\$294K

\$280K low

\$309K high

Last Sale

\$270,000 · Dec 27, 2024

Est. Owner Equity

\$294,418

TAX & ASSESSMENT

Property Tax

\$2,940 (2025)

Assessed Value

\$270,000

Previous Assessed

\$326,535

PROPERTY FACTS

Property Type	Single Family Residence
County	MODOC
Construction	Wood (Unspecified)
Heating	Heat Pump
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 13, 2024	Resale	Grant Deed	\$270,000	\$402	
Oct 3, 2006	Resale	Grant Deed	\$850,000	\$1265	\$650K
Feb 4, 1998	Resale	Grant Deed	\$180,000	\$268	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Modoc Middle School	Middle	6–8	2.0 mi
Alturas Elementary School	Elementary	KG–5	2.2 mi
Modoc High School	High	9–12	2.7 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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