

Rural Residence **RESIDENTIAL**

CA

\$151,602 TopHap Estimate · confidence 80 · as of Jul 14, 2026

20.47 ac
LOT SIZE

VALUATION

\$152K

\$121K low

\$182K high

Est. Owner Equity

\$151,602

TAX & ASSESSMENT

Property Tax	\$545 (2025)
Assessed Value	\$54,502
Previous Assessed	\$53,434

PROPERTY FACTS

Property Type	Rural Residence
County	MODOC
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Modoc Middle School	Middle	6–8	2.7 mi
Alturas Elementary School	Elementary	KG–5	2.9 mi
Modoc High School	High	9–12	3.3 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
-----------	----------------