

Single Family Residence **RESIDENTIAL**

7956 MODESTO DR

RIVERSIDE, CA 92503

\$664,812 TopHap Estimate · \$458 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

1,450 ft²

LIVING AREA

0.2 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$665K

\$581K low

\$748K high

Last Sale

\$390,000 · Oct 9, 2019

Est. Owner Equity

\$198,812

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$5,300 (2025)
Assessed Value	\$434,934
Previous Assessed	\$426,407
Assessor Market Value	\$431,730

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	RIVERSIDE
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 18, 2019	Quitclaim	Quit Claim Transfer			
Sep 18, 2019	Resale	Grant Deed	\$390,000	\$269	\$378K
Sep 11, 2009	Resale	Grant Deed	\$169,000	\$117	\$166K
Jun 12, 2009	Non-arms-length	Trustees Deed	\$106,250	\$73	
Nov 4, 2004	Resale	Grant Deed	\$310,000	\$214	\$279K
Dec 18, 2001	Quitclaim	Quit Claim Transfer			
Aug 8, 1994	Quitclaim	Quit Claim Transfer			
Feb 1, 1989	Quitclaim	Quit Claim Transfer			
Feb 1, 1989	Resale	Trustees Deed	\$113,000	\$78	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Foothill Elementary School	Elementary	KG–5	0.4 mi
Wells Middle School	Middle	6–8	0.7 mi
La Sierra High School	High	9–12	1.8 mi

District: Alvord 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.

NEIGHBORHOOD · ZIP 92503

57 CRIME INDEX	105 AIR POLLUTION	96,024 POPULATION	\$87K MEDIAN IN-COME	64°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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