

Single Family Residence **RESIDENTIAL**

7920 MODESTO DR

RIVERSIDE, CA 92503

\$558,633 TopHap Estimate · \$559 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,000 ft²

LIVING AREA

0.1 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$559K

\$527K low

\$591K high

Est. Owner Equity

\$369,633

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,095 (2025)
Assessed Value	\$169,205
Previous Assessed	\$165,888
Assessor Market Value	\$294,210

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	RIVERSIDE
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Rock / Gravel
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 12, 2016	Financing	Intrafamily Transfer			\$189K
Apr 2, 2013	Financing	Grant Deed			\$164K
Nov 8, 2010	Quitclaim	Quit Claim Transfer			
Nov 8, 2010	Financing	Grant Deed			\$148K
May 11, 2009	Resale	Grant Deed	\$138,000	\$138	\$136K
Jun 15, 2009	Recorded document	Grant Deed			
Aug 8, 2008	Non-arms-length	Trustees Deed	\$238,500	\$239	
Mar 30, 2007	Quitclaim	Quit Claim Transfer			
Nov 10, 2005	Resale	Grant Deed	\$764,000	\$764	\$306K
Nov 23, 2004	Quitclaim	Quit Claim Transfer			\$246K
Aug 15, 2003	Resale	Grant Deed	\$177,000	\$177	\$174K
Jun 7, 1996	Quitclaim	Quit Claim Transfer			
Oct 7, 1991	Quitclaim	Quit Claim Transfer			\$84K

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	1.9 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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