

Single Family Residence **RESIDENTIAL**

2012 RIDGECREST DR

MODESTO, CA 95351

\$392,651 TopHap Estimate · \$396 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

991 ft²

LIVING AREA

0.1 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$393K

\$380K low

\$405K high

Last Sale

\$390,000 · May 19, 2026

Est. Owner Equity

\$22,151

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$4,468 (2025)
Assessed Value	\$382,034
Previous Assessed	\$374,544

PROPERTY FACTS

Property Type	Single Family Residence
County	STANISLAUS
Lot (acres)	0.10
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No
View	Zero Lot Line

CLIMATE RISK

42
FLOOD

69
WILDFIRE

49
HEAT

11
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 11, 2026	Resale	Grant Deed	\$390,000	\$394	\$371K
Jun 15, 2022	Resale	Grant Deed	\$360,000	\$363	\$353K
Feb 8, 2022	Financing	Intrafamily Transfer			
Dec 28, 2008	Resale	Grant Deed	\$54,000	\$54	
Jun 26, 2008	Non-arms-length	Trustees Deed	\$124,470	\$126	
Sep 9, 2006	Recorded document	Grant Deed			
Aug 10, 2006	Resale	Individual Deed	\$279,000	\$282	\$223K
Sep 11, 2003	Quitclaim	Quit Claim Transfer			\$129K
Jan 11, 2002	Resale	Grant Deed	\$126,000	\$127	\$120K
Jan 11, 2002	Quitclaim	Quit Claim Transfer			
Jun 7, 1996	Resale	Grant Deed	\$84,000	\$85	\$83K
Mar 15, 1996	Recorded document	Grant Deed			

Mar 5, 1996	Non-arms-length	Trustees Deed	\$120,205	\$121	
May 24, 1993	Financing	Grant Deed			\$112K
Oct 30, 1990	Resale	Grant Deed	\$110,000	\$111	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Kirschen Elementary	Elementary	KG–6	0.1 mi
Mark Twain Junior High	Middle	7–8	1.2 mi
Modesto High School	High	9–12	1.4 mi

District: Modesto City Elementary 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 95351

105 CRIME INDEX	83 AIR POLLUTION	52,180 POPULATION	\$55K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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