

Single Family Residence

RESIDENTIAL

2201 CORNWELL AVE

MODESTO, CA 95350

\$355,773 TopHap Estimate · \$342 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,041 ft²

LIVING AREA

0.2 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$356K

\$336K low

\$376K high

Last Sale

\$62,000 · May 29, 2012

Est. Owner Equity

\$355,773

TAX & ASSESSMENT

Property Tax	\$817 (2025)
Assessed Value	\$77,863
Previous Assessed	\$77,863

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 435 ft²

CLIMATE RISK

25 FLOOD	44 WILDFIRE	50 HEAT	12 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 24, 2020	Quitclaim	Quit Claim Transfer			
May 25, 2012	Resale	Grant Deed	\$62,000	\$60	
May 24, 2012	Quitclaim	Quit Claim Transfer			
Feb 21, 2012	Foreclosure sale	Trustees Deed	\$123,000	\$118	
Apr 4, 2012	Recorded document	Grant Deed			
Jun 1, 2007	Recorded document	Affidavit Of Death			
May 29, 2007	Resale	Grant Deed	\$253,000	\$243	\$202K
Nov 8, 2005	Quitclaim	Quit Claim Transfer			
Sep 16, 2005	Recorded document	Affidavit Of Death			
Sep 16, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Josephine Chrysler Elementary School	Elementary	KG–6	0.4 mi
Prescott Junior High School	Middle	7–8	0.4 mi
Grace M. Davis High School	High	9–12	1.4 mi

District: Stanislaus Union 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 95350

124 CRIME INDEX	86 AIR POLLUTION	55,189 POPULATION	\$68K 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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