

Single Family Residence

RESIDENTIAL

2134 CORNWELL AVE

MODESTO, CA 95350

\$362,503 TopHap Estimate · \$330 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,100 ft²

LIVING AREA

0.2 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$363K

\$339K low

\$386K high

Last Sale

\$70,000 · Dec 29, 2009

Est. Owner Equity

\$73,622

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$1,041 (2025)
Assessed Value	\$90,341
Previous Assessed	\$90,341

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

Patio · 600 ft²

CLIMATE RISK

25
FLOOD

43
WILDFIRE

50
HEAT

12
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 18, 2009	Quitclaim	Quit Claim Transfer			
Dec 18, 2009	Quitclaim	Quit Claim Transfer			
Dec 18, 2009	Resale	Grant Deed	\$70,000	\$64	\$64K
Oct 27, 2009	Resale	Grant Deed	\$70,000	\$64	
Jul 20, 2009	Foreclosure sale	Trustees Deed	\$80,000	\$73	
Apr 2, 2003	Resale	Grant Deed	\$187,500	\$170	\$169K
Apr 2, 2003	Quitclaim	Quit Claim Transfer			
Sep 1, 1995	Resale	Grant Deed	\$80,000	\$73	\$79K
Jul 7, 1989	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Josephine Chrysler Elementary School	Elementary	KG–6	0.5 mi
Prescott Junior High School	Middle	7–8	0.5 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------