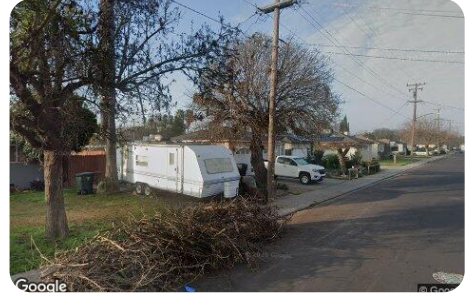
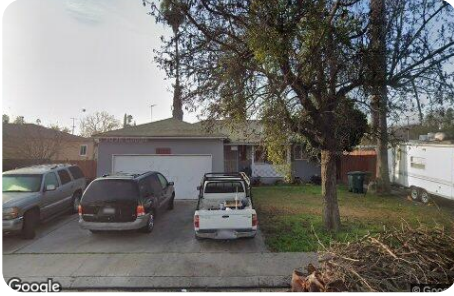


Single Family Residence **RESIDENTIAL**

2130 CORNWELL AVE

MODESTO, CA 95350

\$368,238 TopHap Estimate · \$317 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,162 ft²

LIVING AREA

0.21 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$368K

\$340K low

\$397K high

Est. Owner Equity

\$224,480

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$693 (2025)
Assessed Value	\$60,084
Previous Assessed	\$60,084

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 384 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.

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

OWNERSHIP

Occupancy	Absentee owner
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