

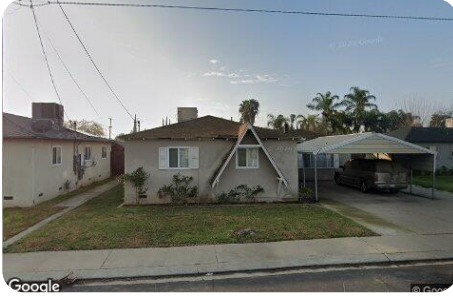
Single Family Residence

RESIDENTIAL

2142 CORNWELL AVE

MODESTO, CA 95350

\$420,838 TopHap Estimate · \$281 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,497 ft²

LIVING AREA

0.2 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$421K

\$406K low

\$436K high

Last Sale

\$412,000 · Jan 21, 2022

Est. Owner Equity

\$9,072

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$5,040 (2025)
Assessed Value	\$437,215
Previous Assessed	\$437,215

PROPERTY FACTS

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

Patio · 473 ft²

CLIMATE RISK

25
FLOOD

44
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
Jan 19, 2022	Resale	Grant Deed	\$412,000	\$275	\$404K
Jul 3, 2018	Non-arms-length	Grant Deed	\$255,000	\$170	\$250K
Apr 30, 1992	Resale	Grant Deed	\$79,000	\$53	\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Josephine Chrysler Elementary School	Elementary	KG–6	0.4 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	Owner occupied
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