

Single Family Residence **RESIDENTIAL**

2126 CORNWELL AVE

MODESTO, CA 95350

\$327,730 TopHap Estimate · \$313 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,047 ft²

LIVING AREA

0.2 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$328K

\$301K low

\$355K high

Last Sale

\$82,000 · Aug 4, 1999

Est. Owner Equity

\$222,730

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$1,372 (2025)
Assessed Value	\$126,010
Previous Assessed	\$126,010

PROPERTY FACTS

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

Patio · 160 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
Aug 4, 1999	Resale	Grant Deed	\$82,000	\$78	\$81K
Jun 11, 1998	Quitclaim	Quit Claim Transfer			

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	1.3 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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