

Single Family Residence **RESIDENTIAL**

2133 CORNWELL AVE

MODESTO, CA 95350

\$370,735 TopHap Estimate · \$345 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,074 ft²

LIVING AREA

0.2 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$371K

\$348K low

\$393K high

Last Sale

\$92,000 · Sep 2, 2009

Est. Owner Equity

\$272,735

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$2,702 (2025)
Assessed Value	\$234,431
Previous Assessed	\$229,835

PROPERTY FACTS

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

Patio · 280 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, 2025	Financing	Intrafamily Transfer			
Dec 1, 2016	Recorded document	Grant Deed			
Mar 30, 2010	Recorded document	Grant Deed			
Jul 30, 2009	Resale	Grant Deed	\$92,000	\$86	\$90K
Jun 1, 2009	Non-arms-length	Trustees Deed	\$98,800	\$92	
Nov 19, 2004	Resale	Grant Deed	\$257,000	\$239	\$206K
Oct 21, 2003	Resale	Grant Deed	\$207,000	\$193	\$166K
Sep 27, 2001	Resale	Grant Deed	\$140,000	\$130	\$112K
Sep 27, 2001	Quitclaim	Quit Claim Transfer			
Sep 12, 2000	Quitclaim	Quit Claim Transfer			
Dec 17, 1990	Resale	Grant Deed	\$106,500	\$99	\$85K

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	Absentee owner
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