

Single Family Residence

RESIDENTIAL

2125 CORNWELL AVE

MODESTO, CA 95350

\$377,820 TopHap Estimate · \$343 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,100 ft²

LIVING AREA

0.2 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$378K

\$356K low

\$400K high

Est. Owner Equity

\$112,820

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$2,345 (2025)
Assessed Value	\$203,400
Previous Assessed	\$203,400

PROPERTY FACTS

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

Patio · 360 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
Apr 17, 2002	Quitclaim	Quit Claim Transfer			\$119K
Mar 28, 2001	Resale	Grant Deed	\$135,000	\$123	\$133K
Mar 28, 2001	Quitclaim	Quit Claim Transfer			
Mar 29, 1993	Resale	Grant Deed	\$87,000	\$79	\$61K

ASSIGNED SCHOOLS

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

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

OWNERSHIP

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