

Single Family Residence **RESIDENTIAL**

41745 CORNWELL PL

MURRIETA, CA 92562

\$746,222 TopHap Estimate · \$281 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,654 ft²
LIVING AREA

0.17 ac
LOT SIZE

2011
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$746K

\$731K low

\$762K high

Est. Owner Equity

\$446,022

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$5,730 (2025)
Assessed Value	\$399,864
Previous Assessed	\$392,024
Assessor Market Value	\$632,070

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 15, 2013	Quitclaim	Quit Claim Transfer			
Apr 15, 2013	Quitclaim	Quit Claim Transfer			\$300K
Oct 24, 2011	Quitclaim	Quit Claim Transfer			
May 18, 2011	Resale	Grant Deed	\$306,000	\$115	\$306K
Jun 1, 2010	Quitclaim	Quit Claim Transfer			
Jan 5, 2010	Resale	Grant Deed	\$3,862,000	\$1455	
Dec 17, 2009	Quitclaim	Quit Claim Transfer			
Oct 6, 2009	Non-arms-length	Deed In Lieu Of Foreclosure	\$625,000	\$235	\$650K
Oct 12, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Murrieta Valley High School	High	9–12	0.5 mi
Thompson Middle School	Middle	6–8	0.6 mi

E. Hale Curran Elementary School	Elementary	KG–5	1.0 mi
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District: Murrieta Valley Unified 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 92562

42 CRIME INDEX	102 AIR POLLUTION	66,406 POPULATION	\$107K MEDIAN IN-COME	63°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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