

Single Family Residence **RESIDENTIAL**

41764 CORNWELL PL

MURRIETA, CA 92562

\$810,358 TopHap Estimate · \$282 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,876 ft²

LIVING AREA

0.27 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$810K

\$776K low

\$845K high

Last Sale

\$680,000 · May 28, 2021

Est. Owner Equity

\$93,273

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$11,422 (2025)
Assessed Value	\$750,772
Previous Assessed	\$736,052
Assessor Market Value	\$601,470

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.27
Construction	Wood (Unspecified)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 28, 2021	Financing	Intrafamily Transfer			
Apr 23, 2021	Resale	Grant Deed	\$680,000	\$236	\$660K
May 24, 2011	Resale	Grant Deed	\$336,500	\$117	\$272K
Jun 1, 2010	Quitclaim	Quit Claim Transfer			
Jan 5, 2010	Resale	Grant Deed	\$3,862,000	\$1343	
Dec 17, 2009	Quitclaim	Quit Claim Transfer			
Oct 6, 2009	Non-arms-length	Deed In Lieu Of Foreclosure	\$625,000	\$217	\$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	0.7 mi
E. Hale Curran Elementary School	Elementary	KG–5	1.0 mi

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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