

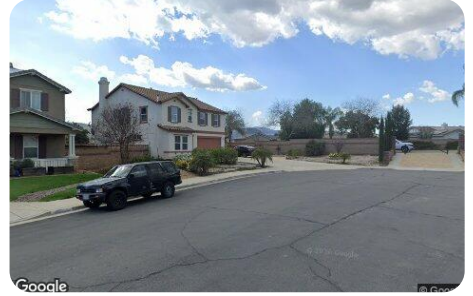
Single Family Residence

RESIDENTIAL

41705 CORNWELL PL

MURRIETA, CA 92562

\$753,033 TopHap Estimate · \$284 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,654 ft²

LIVING AREA

0.13 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$753K

\$732K low

\$774K high

Est. Owner Equity

\$158,033

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$7,215 (2025)
Assessed Value	\$359,354
Previous Assessed	\$352,309
Assessor Market Value	\$576,540

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.13
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
Jan 4, 2021	Financing	Intrafamily Transfer			\$495K
Dec 17, 2020	Quitclaim	Quit Claim Transfer			
Jun 21, 2011	Resale	Grant Deed	\$275,000	\$104	\$281K
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 12, 2009	Quitclaim	Quit Claim Transfer			
Oct 6, 2009	Non-arms-length	Deed In Lieu Of Foreclosure	\$625,000	\$235	\$650K

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

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



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

OWNERSHIP

Occupancy	Owner occupied
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