

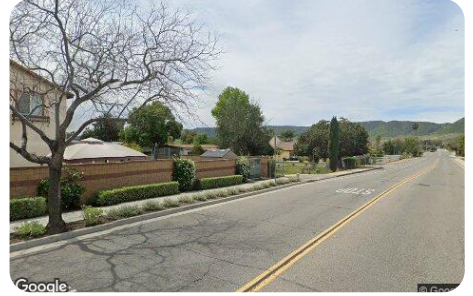
Single Family Residence

RESIDENTIAL

41697 CORNWELL PL

MURRIETA, CA 92562

\$681,912 TopHap Estimate · \$301 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,263 ft²

LIVING AREA

0.16 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$682K

\$653K low

\$711K high

Last Sale

\$635,000 · Jan 30, 2023

Est. Owner Equity

\$205,662

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$10,519 (2025)
Assessed Value	\$673,866
Previous Assessed	\$660,654
Assessor Market Value	\$472,860

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.16
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
Dec 12, 2022	Resale	Grant Deed	\$635,000	\$281	\$476K
Jan 18, 2023	Financing	Intrafamily Transfer			
Dec 30, 2020	Resale	Grant Deed	\$532,000	\$235	\$516K
May 19, 2017	Resale	Grant Deed	\$420,000	\$186	\$375K
Jun 16, 2016	Resale	Grant Deed	\$356,000	\$157	\$356K
Aug 7, 2015	Quitclaim	Quit Claim Transfer			
Mar 11, 2014	Resale	Grant Deed	\$339,000	\$150	\$271K
Aug 3, 2011	Resale	Grant Deed	\$267,000	\$118	\$273K
Jun 1, 2010	Quitclaim	Quit Claim Transfer			
Jan 5, 2010	Resale	Grant Deed	\$3,862,000	\$1707	
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	\$276	\$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

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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