

Single Family Residence **RESIDENTIAL**

41772 CORNWELL PL

MURRIETA, CA 92562

\$654,499 TopHap Estimate · \$289 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,263 ft²

LIVING AREA

0.19 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$654K

\$623K low

\$686K high

Last Sale

\$440,000 · Jul 29, 2019

Est. Owner Equity

\$108,697

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$8,856 (2025)
Assessed Value	\$519,075
Previous Assessed	\$508,898
Assessor Market Value	\$522,000

PROPERTY FACTS

Property Type	Single Family Residence
County	RIVERSIDE
Lot (acres)	0.19
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
Dec 27, 2024	Financing	Intrafamily Transfer			
Jul 8, 2019	Resale	Grant Deed	\$440,000	\$194	\$390K
Aug 1, 2018	Quitclaim	Quit Claim Transfer			
Dec 5, 2011	Resale	Grant Deed	\$269,000	\$119	\$262K
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
--------------------------------------	---	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

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