

Single Family Residence

RESIDENTIAL

2205 CORNWELL AVE

MODESTO, CA 95350

\$365,795 TopHap Estimate · \$341 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,074 ft²

LIVING AREA

0.2 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$366K

\$340K low

\$392K high

Last Sale

\$245,000 · Mar 6, 2018

Est. Owner Equity

\$240,795

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$3,133 (2025)
Assessed Value	\$278,763
Previous Assessed	\$278,763

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 180 ft²

CLIMATE RISK

25
FLOOD

45
WILDFIRE

50
HEAT

12
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 27, 2018	Resale	Grant Deed	\$245,000	\$228	\$125K
Aug 20, 2008	Non-arms-length	Grant Deed	\$170,000	\$158	\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Josephine Chrysler Elementary School	Elementary	KG–6	0.4 mi
Prescott Junior High School	Middle	7–8	0.4 mi
Grace M. Davis High School	High	9–12	1.4 mi

District: Stanislaus Union Elementary 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.

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 NEIGHBORHOOD · ZIP 95350

124 CRIME INDEX	86 AIR POLLUTION	55,189 POPULATION	\$68K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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