

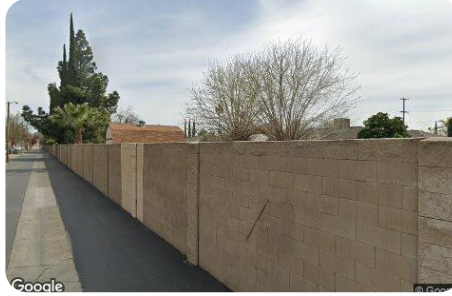
Single Family Residence

RESIDENTIAL

2209 CORNWELL AVE

MODESTO, CA 95350

\$404,468 TopHap Estimate · \$328 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,233 ft²

LIVING AREA

0.2 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$404K

\$386K low

\$423K high

Last Sale

\$174,500 · Apr 13, 2016

Est. Owner Equity

\$176,548

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$2,381 (2025)
Assessed Value	\$206,564
Previous Assessed	\$206,564

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

25 FLOOD	45 WILDFIRE	50 HEAT	12 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 5, 2016	Resale	Grant Deed	\$174,500	\$142	\$171K
Oct 19, 2011	Resale	Grant Deed	\$73,000	\$59	
Apr 19, 2011	Non-arms-length	Trustees Deed	\$104,900	\$85	
Jan 18, 2006	Quitclaim	Quit Claim Transfer			\$75K
Jan 23, 2001	Quitclaim	Quit Claim Transfer			\$43K
Jan 11, 1999	Recorded document	Trustees Deed			
Jan 11, 1999	Quitclaim	Quit Claim Transfer			

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.

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.

OWNERSHIP

Occupancy	Owner occupied
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