

Single Family Residence

RESIDENTIAL

2113 CORNWELL AVE

MODESTO, CA 95350

\$467,342 TopHap Estimate · \$307 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,524 ft²

LIVING AREA

0.21 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$467K

\$452K low

\$482K high

Last Sale

\$440,000 · Dec 16, 2022

Est. Owner Equity

\$65,402

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$5,277 (2025)
Assessed Value	\$457,776
Previous Assessed	\$457,776

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Stanislaus
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Central
Pool	No

Patio · 150 ft²

CLIMATE RISK

25
FLOOD

43
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	\$/FT²	LOAN
Dec 8, 2022	Resale	Grant Deed	\$440,000	\$289	\$402K
Apr 30, 2013	Resale	Grant Deed	\$160,000	\$105	\$157K
Oct 24, 2012	Resale	Grant Deed	\$145,000	\$95	\$140K
Oct 24, 2012	Recorded document	Grant Deed			
Apr 17, 2012	Quitclaim	Quit Claim Transfer			
Mar 21, 2012	Resale	Grant Deed	\$70,000	\$46	
Dec 23, 2005	Quitclaim	Quit Claim Transfer			
Nov 23, 2005	Quitclaim	Quit Claim Transfer			\$195K
Feb 15, 2005	Financing	Intrafamily Transfer			\$150K
Mar 18, 1997	Resale	Trustees Deed	\$79,000	\$52	\$79K
Mar 18, 1997	Quitclaim	Quit Claim Transfer			

Mar 18, 1997	Quitclaim	Quit Claim Transfer			
Sep 17, 1996	Non-arms-length	Trustees Deed	\$63,750	\$42	
Jan 19, 1995	Resale	Trustees Deed	\$98,500	\$65	\$94K
Jan 19, 1995	Quitclaim	Quit Claim Transfer			
Jul 20, 1994	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Prescott Junior High School	Middle	7–8	0.5 mi
Josephine Chrysler Elementary School	Elementary	KG–6	0.5 mi
Grace M. Davis High School	High	9–12	1.3 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	Absentee owner
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