

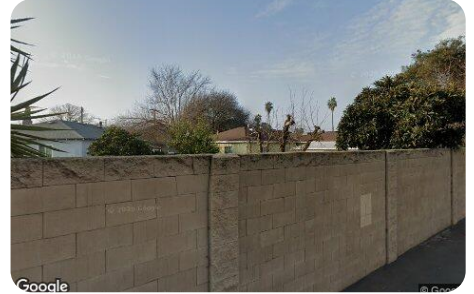
Single Family Residence

RESIDENTIAL

2109 CORNWELL AVE

MODESTO, CA 95350

\$398,206 TopHap Estimate · \$315 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,265 ft²

LIVING AREA

0.29 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$398K

\$372K low

\$424K high

Last Sale

\$237,000 · Jun 12, 2018

Est. Owner Equity

\$188,206

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$3,109 (2025)
Assessed Value	\$269,659
Previous Assessed	\$269,659

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.29
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

Patio · 375 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
Jun 5, 2018	Resale	Grant Deed	\$237,000	\$187	
Apr 2, 2018	Non-arms-length	Trustees Deed	\$257,000	\$203	

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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