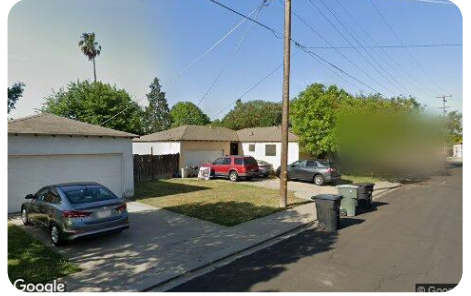


Single Family Residence **RESIDENTIAL**

2208 CORNWELL AVE

MODESTO, CA 95350

\$464,000 TopHap Estimate · \$432 / ft² · confidence 90 · 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

Pre-foreclosure (NTS)

Auction scheduled for Aug 22, 2025.

VALUATION

\$464K

\$418K low

\$510K high

Est. Owner Equity **\$464,000**

TAX & ASSESSMENT

Property Tax **\$583 (2025)**
Assessed Value **\$57,562**
Previous Assessed **\$57,562**

PROPERTY FACTS

Property Type **Single Family Residence**
County **Stanislaus**
Lot (acres) **0.20**
Construction **Wood (Unspecified)**
Heating **Floor/Wall Furnace**
Cooling **Central**
Pool **No**

Patio · 450 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	\$/FT²	LOAN
Sep 15, 2025	Non-arms-length	Trustees Deed	\$364,800	\$340	
May 11, 2006	Financing	Affidavit Of Death Of Joint Tenant			\$440K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Josephine Chrysler Elementary School	Elementary	KG–6	0.4 mi
Prescott Junior High School	Middle	7–8	0.5 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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