

Single Family Residence **RESIDENTIAL**

## 2204 CORNWELL AVE

MODESTO, CA 95350

**\$360,575** TopHap Estimate · \$310 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,162 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1961**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$361K**

\$331K low

\$390K high

Last Sale

**\$265,000 · Mar 30, 2018**

Est. Owner Equity

**\$108,366**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,476 (2025) |
| Assessed Value    | \$301,520      |
| Previous Assessed | \$301,520      |

## PROPERTY FACTS

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

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 25<br>FLOOD | 45<br>WILDFIRE | 50<br>HEAT | 12<br>STORM | 45<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|---------------------|-----------|--------|--------|
| Mar 15, 2018 | Resale           | Grant Deed          | \$265,000 | \$228  | \$255K |
| Dec 1, 2016  | Resale           | Grant Deed          | \$163,500 | \$141  |        |
| Aug 15, 2016 | Non-arms-length  | Trustees Deed       | \$187,500 | \$161  |        |
| May 27, 2005 | Quitclaim        | Quit Claim Transfer |           |        | \$177K |
| Jun 10, 1994 | Non-arms-length  | Trustees Deed       | \$88,000  | \$76   | \$86K  |
| Jun 10, 1994 | Quitclaim        | Quit Claim Transfer |           |        |        |
| Mar 21, 1994 | Foreclosure sale | Trustees Deed       | \$50,050  | \$43   |        |
| Mar 21, 1994 | 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    | 0.5 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<br>CRIME INDEX | 86<br>AIR POLLUTION | 55,189<br>POPULATION | \$68K<br>MEDIAN IN-COME | 61°F<br>AVG TEMP | 78%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

#### OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|