

Single Family Residence

RESIDENTIAL

8727 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$295,058 TopHap Estimate · \$410 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

720 ft²

LIVING AREA

0.16 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$295K

\$275K low

\$315K high

Last Sale

\$179,900 · Dec 27, 2006

Est. Owner Equity

\$115,158

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$2,639 (2025)
Assessed Value	\$139,984
Previous Assessed	\$135,907
Assessor Market Value	\$348,768

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Concrete
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2022	Financing	Intrafamily Transfer			\$210K
Oct 5, 2020	Quitclaim	Quit Claim Transfer			
Dec 22, 2006	Resale	Warranty Deed	\$179,900	\$250	\$144K
Mar 3, 2004	Quitclaim	Quit Claim Transfer			
Jul 1, 1997	Resale	Grant Deed	\$102,500	\$142	\$63K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lewelling Elementary School	Elementary	KG–5	1.7 mi
Wilbur Rowe Middle School	Middle	6–8	3.1 mi
Milwaukie High School	High	9–12	3.3 mi

District: North Clackamas School District 12

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 97086

72 CRIME INDEX	107 AIR POLLUTION	32,639 POPULATION	\$105K MEDIAN IN-COME	52°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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