

Single Family Residence

RESIDENTIAL

8507 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$360,680 TopHap Estimate · \$351 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,028 ft²

LIVING AREA

0.16 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$361K

\$343K low

\$378K high

Last Sale

\$202,000 · May 20, 2015

Est. Owner Equity

\$132,880

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,584 (2025)
Assessed Value	\$137,075
Previous Assessed	\$133,083
Assessor Market Value	\$330,158

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	Baseboard
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 19, 2015	Resale	Warranty Deed	\$202,000	\$196	\$185K
Jul 7, 2014	Recorded document	Grant Deed			
Aug 13, 2012	Quitclaim	Quit Claim Transfer			
Jul 31, 2012	Resale	Warranty Deed	\$81,000	\$79	
Jul 27, 2007	Resale	Warranty Deed	\$205,000	\$199	\$205K
Apr 27, 2001	Quitclaim	Quit Claim Transfer			\$121K
Jun 21, 2000	Non-arms-length	Grant Deed	\$122,900	\$120	\$121K
Jul 1, 1990	Non-arms-length	Grant Deed	\$39,950	\$39	\$40K

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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