

Single Family Residence **RESIDENTIAL**

8326 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$383,227 TopHap Estimate · \$342 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,120 ft²

LIVING AREA

0.16 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$383K

\$371K low

\$395K high

Last Sale

\$196,500 · Apr 30, 2015

Est. Owner Equity

\$333,227

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$3,210 (2025)
Assessed Value	\$170,277
Previous Assessed	\$165,318
Assessor Market Value	\$370,536

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 24, 2015	Resale	Warranty Deed	\$196,500	\$175	
May 15, 2007	Resale	Warranty Deed	\$205,000	\$183	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lewelling Elementary School	Elementary	KG–5	1.6 mi
Wilbur Rowe Middle School	Middle	6–8	3.0 mi
Milwaukie High School	High	9–12	3.2 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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