

Single Family Residence **RESIDENTIAL**

8321 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$345,518 TopHap Estimate · \$286 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

1
BATHS

1,210 ft²
LIVING AREA

0.19 ac
LOT SIZE

1950
YEAR BUILT

1
STORIES

VALUATION

\$346K

\$332K low

\$359K high

Est. Owner Equity

\$249,518

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$3,408 (2025)
Assessed Value	\$180,784
Previous Assessed	\$175,519
Assessor Market Value	\$376,807

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 19, 2025	Financing	Intrafamily Transfer			

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	Absentee owner
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