

Single Family Residence

RESIDENTIAL

8527 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$379,079 TopHap Estimate · \$352 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,076 ft²

LIVING AREA

0.16 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

VALUATION

\$379K

\$362K low

\$396K high

Last Sale

\$358,200 · Apr 7, 2021

Est. Owner Equity

\$31,629

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$2,794 (2025)
Assessed Value	\$148,220
Previous Assessed	\$143,903
Assessor Market Value	\$356,218

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
Apr 2, 2021	Resale	Warranty Deed	\$358,200	\$333	\$347K
Aug 10, 2017	Resale	Warranty Deed	\$250,000	\$232	\$200K
Apr 18, 2012	Quitclaim	Quit Claim Transfer			\$158K
Feb 10, 2005	Resale	Warranty Deed	\$149,300	\$139	\$149K
Jul 9, 2004	Non-arms-length	Grant Deed	\$120,000	\$112	\$108K
Mar 22, 2004	Recorded document	Trustees Deed			
Aug 30, 2000	Non-arms-length	Grant Deed	\$127,850	\$119	\$126K
Jul 1, 1991	Non-arms-length	Grant Deed	\$45,000	\$42	

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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