

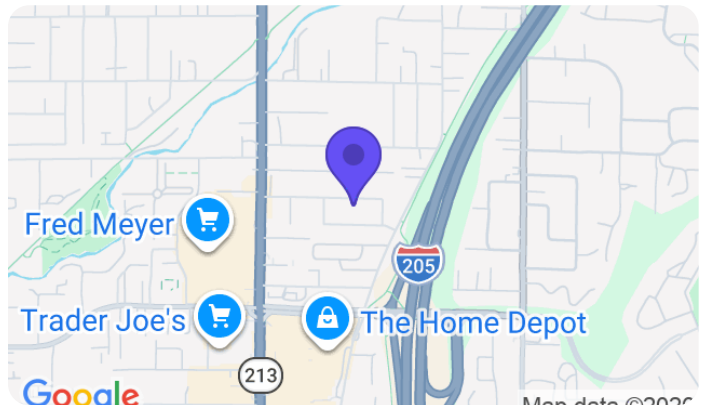
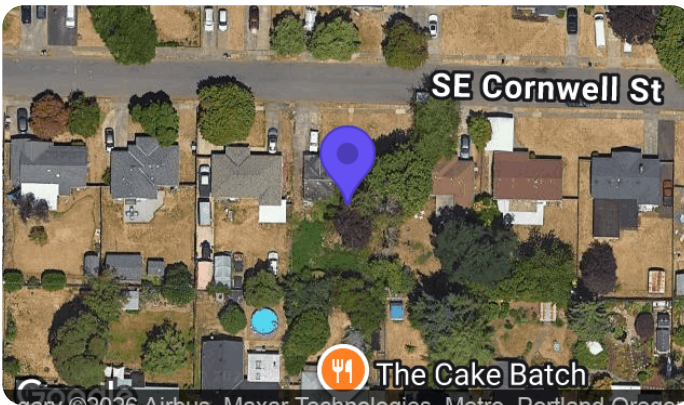
Single Family Residence

RESIDENTIAL

8514 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$215,946 TopHap Estimate · \$300 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

1

BATHS

720 ft²

LIVING AREA

0.15 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$216K

\$193K low

\$239K high

Last Sale

\$215,000 · Apr 11, 2025

Est. Owner Equity

\$215,946

TAX & ASSESSMENT

Property Tax	\$2,572 (2025)
Assessed Value	\$136,439
Previous Assessed	\$132,466
Assessor Market Value	\$326,158

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.15
Roof	Composition Shingle
Heating	Hot Water
Pool	No

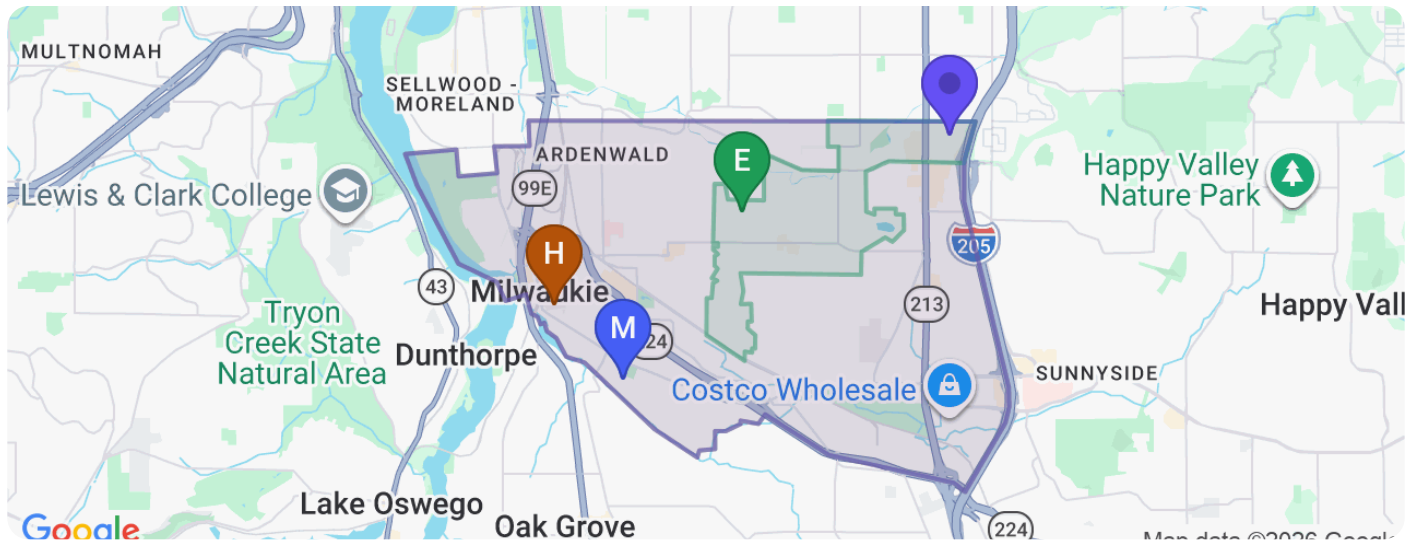
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 9, 2025	Resale	Warranty Deed	\$215,000	\$299	

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	Absentee owner
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