

Single Family Residence **RESIDENTIAL**

8427 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$362,228 TopHap Estimate · \$273 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,328 ft²

LIVING AREA

0.16 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$362K

\$343K low

\$382K high

Last Sale

\$148,000 · Mar 18, 2003

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$2,914 (2025)
Assessed Value	\$154,582
Previous Assessed	\$150,080
Assessor Market Value	\$373,478

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 18, 2003	Resale	Grant Deed	\$148,000	\$111	\$146K
Feb 21, 1996	Resale	Grant Deed	\$95,000	\$72	\$76K

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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