

Single Family Residence **RESIDENTIAL**

8524 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$263,167 TopHap Estimate · \$366 / ft² · confidence 88 · 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

\$263K

\$233K low

\$294K high

Est. Owner Equity

\$223,167

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$2,495 (2025)
Assessed Value	\$132,342
Previous Assessed	\$128,488
Assessor Market Value	\$323,518

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
Aug 1, 1988	Non-arms-length	Grant Deed	\$18,060	\$25	

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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