

Single Family Residence **RESIDENTIAL**

8424 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$415,108 TopHap Estimate · \$494 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

1
BATHS

840 ft²
LIVING AREA

0.15 ac
LOT SIZE

1948
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$415K

\$404K low

\$427K high

Last Sale

\$415,000 · Jun 12, 2026

Est. Owner Equity

\$119,525

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$3,707 (2025)
Assessed Value	\$196,620
Previous Assessed	\$190,894
Assessor Market Value	\$444,258

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.15
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 10, 2026	Resale	Warranty Deed	\$415,000	\$494	\$296K
Sep 27, 2023	Resale	Warranty Deed	\$409,000	\$487	\$402K
May 8, 2019	Resale	Warranty Deed	\$335,000	\$399	\$324K
Dec 21, 2018	Resale	Special Warranty Deed	\$207,600	\$247	\$236K
Feb 9, 2018	Non-arms-length	Trustees Deed	\$220,000	\$262	
Aug 1, 2017	Non-arms-length	Trustees Deed	\$220,000	\$262	
Apr 30, 2004	Resale	Grant Deed	\$149,500	\$178	\$120K
Oct 1, 2002	Quitclaim	Quit Claim Transfer			\$105K
Apr 21, 1994	Resale	Grant Deed	\$69,900	\$83	\$70K

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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