

Single Family Residence **RESIDENTIAL**

8644 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$262,577 TopHap Estimate · \$365 / ft² · confidence 88 · as of Jul 14, 2026



2
BEDS

1
BATHS

720 ft²
LIVING AREA

0.24 ac
LOT SIZE

1948
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$263K

\$232K low

\$293K high

Last Sale

\$34,000 · Dec 1, 1986

Est. Owner Equity

\$262,577

TAX & ASSESSMENT

Property Tax	\$2,749 (2025)
Assessed Value	\$145,804
Previous Assessed	\$141,558
Assessor Market Value	\$355,279

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Concrete
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lewelling Elementary School	Elementary	KG–5	1.8 mi
Wilbur Rowe Middle School	Middle	6–8	3.2 mi
Milwaukie High School	High	9–12	3.4 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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