

Single Family Residence **RESIDENTIAL**

# 8205 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

**\$429,333** TopHap Estimate · \$198 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,173 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1950**

YEAR BUILT

## VALUATION

**\$429K**

\$406K low

\$452K high

Last Sale

**\$285,000 · Jul 25, 2018**

Est. Owner Equity

**\$155,333**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,149 (2025) |
| Assessed Value        | \$167,042      |
| Previous Assessed     | \$162,177      |
| Assessor Market Value | \$529,829      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Clackamas               |
| Heating       | None                    |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Jan 25, 2022 | Financing | Intrafamily Transfer |           |                    | \$274K |
| Jul 17, 2018 | Resale    | Warranty Deed        | \$285,000 | \$131              | \$228K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Lewelling Elementary School | Elementary | KG–5   | 1.6 mi   |
| Wilbur Rowe Middle School   | Middle     | 6–8    | 3.0 mi   |
| Milwaukie High School       | High       | 9–12   | 3.2 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<br>CRIME INDEX | 107<br>AIR POLLUTION | 32,639<br>POPULATION | \$105K<br>MEDIAN IN-COME | 52°F<br>AVG TEMP | 48%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|