

Single Family Residence **RESIDENTIAL**

8407 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$353,347 TopHap Estimate · \$391 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

1
BATHS

904 ft²
LIVING AREA

0.16 ac
LOT SIZE

1948
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$353K

\$318K low

\$389K high

Last Sale

\$353,625 · Jul 11, 2024

Est. Owner Equity

\$58,639

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$2,924 (2025)
Assessed Value	\$155,099
Previous Assessed	\$150,582
Assessor Market Value	\$362,938

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.16
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 10, 2024	Resale	Warranty Deed	\$353,625	\$391	\$297K
Dec 20, 2023	Financing	Intrafamily Transfer			
Feb 16, 2006	Quitclaim	Quit Claim Transfer			
Jun 23, 2005	Quitclaim	Quit Claim Transfer			

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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