

Single Family Residence **RESIDENTIAL**

8517 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$342,693 TopHap Estimate · \$476 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

1
BATHS

720 ft²
LIVING AREA

0.16 ac
LOT SIZE

1948
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$343K

\$319K low

\$367K high

Est. Owner Equity

\$57,916

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$3,545 (2025)
Assessed Value	\$188,034
Previous Assessed	\$182,558
Assessor Market Value	\$407,628

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 14, 2020	Financing	Special Warranty Deed			\$273K
Sep 10, 2018	Non-arms-length	Trustees Deed	\$182,715	\$254	
Feb 28, 2018	Non-arms-length	Trustees Deed	\$182,715	\$254	
Jun 13, 2005	Quitclaim	Quit Claim Transfer			
Oct 4, 2004	Resale	Grant Deed	\$133,800	\$186	\$114K
Jun 30, 1998	Quitclaim	Quit Claim Transfer			\$22K

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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