

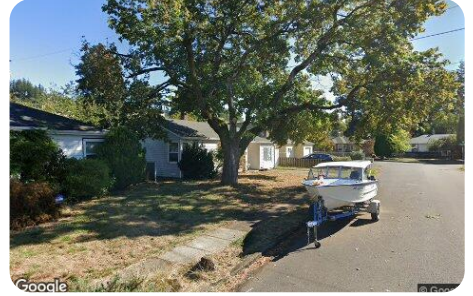
Single Family Residence

RESIDENTIAL

8714 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$342,526 TopHap Estimate · \$333 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,028 ft²

LIVING AREA

0.13 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

VALUATION

\$343K

\$322K low

\$363K high

Last Sale

\$212,400 · Feb 26, 2016

Est. Owner Equity

\$141,526

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$2,664 (2025)
Assessed Value	\$141,319
Previous Assessed	\$137,203
Assessor Market Value	\$332,874

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 4, 2016	Resale	Warranty Deed	\$212,400	\$207	\$217K
Sep 25, 2015	Foreclosure sale	Trustees Deed	\$113,800	\$111	
Jul 10, 2000	Quitclaim	Quit Claim Transfer			\$68K

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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