

Single Family Residence **RESIDENTIAL**

8633 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$254,568 TopHap Estimate · \$354 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

1
BATHS

720 ft²
LIVING AREA

0.26 ac
LOT SIZE

1948
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$255K

\$237K low

\$272K high

Est. Owner Equity

\$195,068

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$2,784 (2025)
Assessed Value	\$147,658
Previous Assessed	\$143,358
Assessor Market Value	\$356,849

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
Nov 1, 1990	Non-arms-length	Grant Deed	\$42,500	\$59	

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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