

Single Family Residence **RESIDENTIAL**

8704 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$331,203 TopHap Estimate · \$460 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

1
BATHS

720 ft²
LIVING AREA

0.13 ac
LOT SIZE

1948
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$331K

\$312K low

\$351K high

Last Sale

\$399,900 · Apr 19, 2023

Est. Owner Equity

\$331,203

TAX & ASSESSMENT

Property Tax	\$2,572 (2025)
Assessed Value	\$136,439
Previous Assessed	\$132,466
Assessor Market Value	\$325,024

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.13
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2023	Resale	Warranty Deed	\$399,900	\$555	\$393K
May 23, 2022	Resale	Bargain And Sale Deed	\$280,000	\$389	
Jun 8, 2017	Quitclaim	Quit Claim Transfer			
Apr 30, 1999	Resale	Grant Deed	\$109,000	\$151	

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