

Single Family Residence **RESIDENTIAL**

8607 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$324,471 TopHap Estimate · \$316 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,028 ft²
LIVING AREA

0.16 ac
LOT SIZE

1948
YEAR BUILT

1
STORIES

VALUATION

\$324K

\$308K low

\$341K high

Est. Owner Equity

\$324,471

TAX & ASSESSMENT

Property Tax	\$2,694 (2025)
Assessed Value	\$142,872
Previous Assessed	\$138,711
Assessor Market Value	\$323,428

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Concrete
Roof	Composition Shingle
Heating	Baseboard
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 1, 1993	Non-arms-length	Grant Deed	\$54,000	\$53	
Apr 18, 1989	Non-arms-length	Grant Deed	\$33,000	\$32	\$34K

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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