

Single Family Residence **RESIDENTIAL**

8414 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$398,471 TopHap Estimate · \$350 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,140 ft²
LIVING AREA

0.15 ac
LOT SIZE

1948
YEAR BUILT

1
STORIES

VALUATION

\$398K

\$374K low

\$423K high

Last Sale

\$399,000 · Mar 12, 2024

Est. Owner Equity

\$6,698

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$3,333 (2025)
Assessed Value	\$176,793
Previous Assessed	\$171,644
Assessor Market Value	\$405,558

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.15
Roof	Composition Shingle
Heating	Baseboard
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 8, 2024	Resale	Warranty Deed	\$399,000	\$350	\$392K
Jan 30, 2019	Resale	Warranty Deed	\$314,500	\$276	\$265K
May 16, 2018	Resale	Warranty Deed	\$224,000	\$196	\$234K
Dec 26, 2017	Resale	Warranty Deed	\$175,000	\$154	
Dec 11, 2017	Non-arms-length	Trustees Deed	\$175,000	\$154	
May 22, 2017	Non-arms-length	Trustees Deed	\$175,000	\$154	
May 20, 2017	Resale	Grant Deed	\$1,000	\$1	
Jun 1, 1992	Non-arms-length	Grant Deed	\$50,000	\$44	\$11K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lewelling Elementary School	Elementary	KG–5	1.6 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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