

Single Family Residence

RESIDENTIAL

8331 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$315,571 TopHap Estimate · \$330 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

956 ft²

LIVING AREA

0.16 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$316K

\$294K low

\$337K high

Last Sale

\$55,000 · Feb 4, 2003

Est. Owner Equity

\$172,571

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$2,866 (2025)
Assessed Value	\$152,036
Previous Assessed	\$147,608
Assessor Market Value	\$361,538

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
Mar 1, 1990	Non-arms-length	Grant Deed	\$55,000	\$58	

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	3.2 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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