

Single Family Residence

RESIDENTIAL

8614 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$265,544 TopHap Estimate · \$369 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

720 ft²

LIVING AREA

0.15 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$266K

\$246K low

\$285K high

Last Sale

\$65,500 · Aug 1, 1993

Est. Owner Equity

\$174,544

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,672 (2025)
Assessed Value	\$141,706
Previous Assessed	\$137,579
Assessor Market Value	\$354,338

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 30, 1993	Resale	Grant Deed	\$65,500	\$91	\$62K
Dec 8, 1989	Resale	Grant Deed	\$41,000	\$57	\$42K

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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