

Single Family Residence **RESIDENTIAL**

8713 SE CORNWELL AVE

HAPPY VALLEY, OR 97086

\$365,402 TopHap Estimate · \$373 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

1
BATHS

980 ft²
LIVING AREA

0.16 ac
LOT SIZE

1948
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$365K

\$355K low

\$376K high

Last Sale

\$275,000 · Sep 8, 2017

Est. Owner Equity

\$365,402

TAX & ASSESSMENT

Property Tax	\$3,009 (2025)
Assessed Value	\$159,586
Previous Assessed	\$154,938
Assessor Market Value	\$363,178

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 29, 2017	Resale	Warranty Deed	\$275,000	\$281	\$220K
Jun 13, 2003	Non-arms-length	Grant Deed	\$143,500	\$146	\$115K
Apr 14, 1999	Non-arms-length	Grant Deed	\$117,000	\$119	\$111K
Oct 1, 1992	Non-arms-length	Grant Deed	\$64,800	\$66	\$52K
Mar 31, 1989	Non-arms-length	Grant Deed	\$38,500	\$39	\$37K

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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