

Single Family Residence **RESIDENTIAL**

1285 ROSARIO RD

ORCAS, WA 98280

\$916,158 TopHap Estimate · \$525 / ft² · confidence 91 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,744 ft²

LIVING AREA

0.35 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

VALUATION

\$916K

\$832K low

\$1M high

Last Sale

\$875,000 · Apr 5, 2023

Est. Owner Equity

\$259,908

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax

\$5,356 (2026)

Assessed Value

\$773,740

Previous Assessed

\$785,810

Assessor Market Value

\$773,740

PROPERTY FACTS

Property Type	Single Family Residence
County	San Juan
Lot (acres)	0.35
Heating	Heat Pump
Cooling	Fan Cooling
Fireplace	Yes
Garage	Garage, Detached

Deck · 1,360 ft² Shed · 66 ft² Patio · 1,196 ft² Outdoor kitchen

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 2023	Resale	Warranty Deed	\$875,000	\$502	\$656K
Jun 19, 2015	Resale	Warranty Deed	\$385,000	\$221	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Orcas Island Elementary School	Elementary	KG–5	3.9 mi
Orcas Island Middle School	Middle	6–8	3.9 mi
Orcas Island High School	High	9–12	3.9 mi

District: Orcas Island School District

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 98280

100 CRIME INDEX	102 AIR POLLUTION	50 POPULATION	\$77K MEDIAN IN- COME	50°F AVG TEMP	33% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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