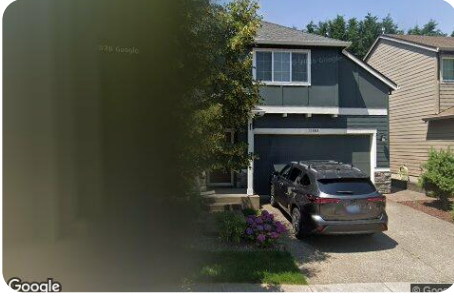


Single Family Residence **RESIDENTIAL**

13869 SE FALCON CT

CLACKAMAS, OR 97015

\$632,140 TopHap Estimate · \$245 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,583 ft²
LIVING AREA

4,065 ft²
LOT SIZE

2014
YEAR BUILT

VALUATION

\$632K

\$608K low

\$656K high

Last Sale

\$620,000 · Oct 24, 2024

Est. Owner Equity

\$297,140

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$8,677 (2025)
Assessed Value	\$430,028
Previous Assessed	\$417,503
Assessor Market Value	\$688,525

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.09
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 24, 2026	Financing	Transfer On Death Deed			
Oct 13, 2024	Non-arms-length	Warranty Deed	\$620,000	\$240	
Nov 24, 2014	Resale	Warranty Deed	\$397,093	\$154	\$235K
Aug 7, 2013	Resale	Grant Deed	\$14,310,392	\$5540	
Mar 22, 2012	Recorded document	Deed In Lieu Of Foreclosure			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Adrienne C. Nelson High School	High	9–12	0.9 mi
Beatrice Morrow Cannady Elementary School	Elementary	KG–5	1.4 mi
Happy Valley Middle School	Middle	6–8	1.8 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.

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 NEIGHBORHOOD · ZIP 97015

72 CRIME INDEX	104 AIR POLLUTION	24,454 POPULATION	\$83K MEDIAN IN-COME	53°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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