

Single Family Residence **RESIDENTIAL**

12280 SE ONE ROSA DR

HAPPY VALLEY, OR 97086

\$676,584 TopHap Estimate · \$357 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,896 ft²
LIVING AREA

0.2 ac
LOT SIZE

1993
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$677K

\$651K low

\$703K high

Last Sale

\$660,000 · Jan 31, 2025

Est. Owner Equity

\$676,584

TAX & ASSESSMENT

Property Tax	\$6,812 (2025)
Assessed Value	\$357,884
Previous Assessed	\$347,461
Assessor Market Value	\$579,567

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.20
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 21, 2025	Financing	Intrafamily Transfer			
Jan 23, 2025	Resale	Warranty Deed	\$660,000	\$348	
Nov 28, 2006	Quitclaim	Quit Claim Transfer			
Apr 20, 1994	Non-arms-length	Grant Deed	\$191,400	\$101	\$113K
Feb 1, 1991	Non-arms-length	Grant Deed	\$41,500	\$22	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring Mountain Elementary School	Elementary	KG–5	0.5 mi
Clackamas High School	High	9–12	0.8 mi
Rock Creek Middle School	Middle	6–8	0.9 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
-------------------	----------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------