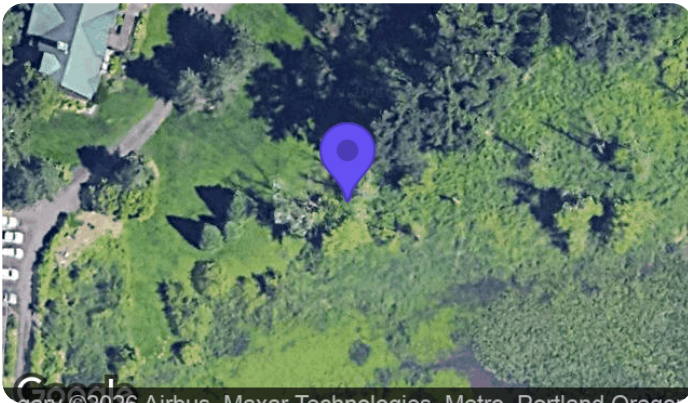


Single Family Residence **RESIDENTIAL**

16801 S CLACKAMAS RIVER DR

OREGON CITY, OR 97045

\$1,434,473 TopHap Estimate · \$429 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2.5
BATHS

3,342 ft²
LIVING AREA

2.46 ac
LOT SIZE

1997
YEAR BUILT

1
STORIES

VALUATION

\$1.4M

\$1.4M low

\$1.5M high

Last Sale

\$1,400,000 · Jun 6, 2025

Est. Owner Equity

\$314,473

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$15,312 (2025)
Assessed Value	\$899,686
Previous Assessed	\$873,482
Assessor Market Value	\$1,441,667

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	2.46
Roof	Composition Shingle
Heating	Hot Water
Fireplace	Yes
Pool	No

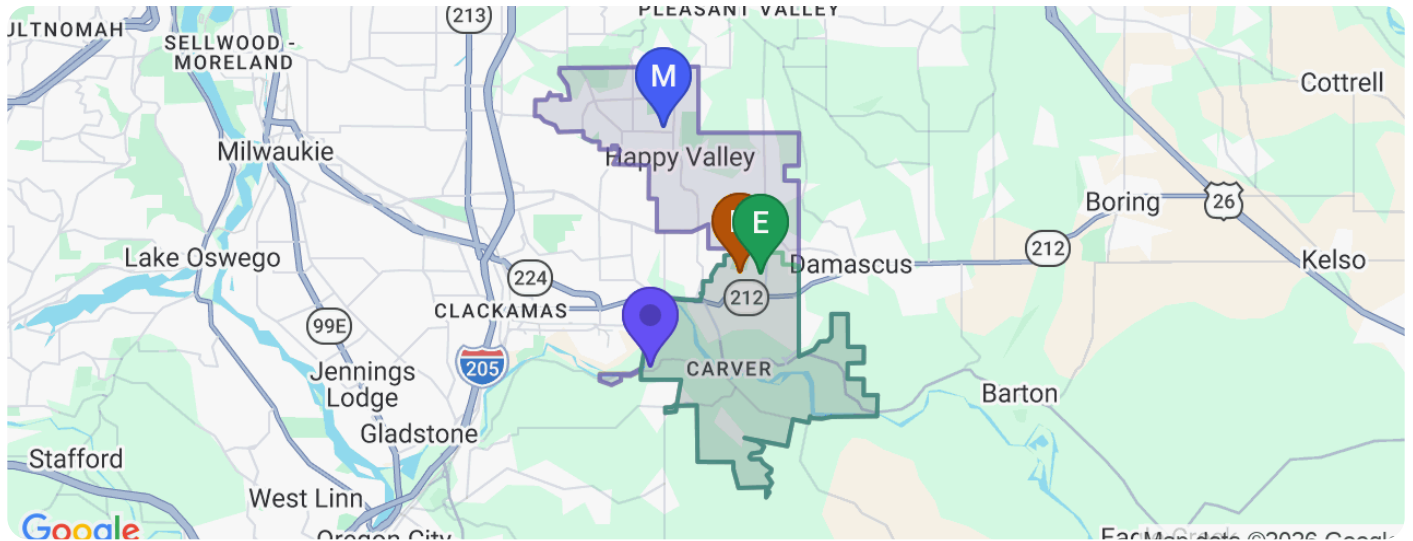
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 29, 2025	Financing	Intrafamily Transfer			
Jun 3, 2025	Resale	Warranty Deed	\$1,400,000	\$419	\$1.1M
Sep 29, 2020	Resale	Warranty Deed	\$960,000	\$287	\$816K
Jul 13, 2010	Quitclaim	Quit Claim Transfer			
Oct 5, 1999	Resale	Grant Deed	\$504,000	\$151	
Sep 24, 1997	Resale	Grant Deed	\$49,500	\$15	
Sep 30, 1996	Financing	Grant Deed			\$200K
Apr 26, 1996	Resale	Grant Deed	\$135,000	\$40	\$88K
Aug 29, 1988	Resale	Trustees Deed	\$100,000	\$30	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Adrienne C. Nelson High School	High	9–12	2.0 mi
Verne A. Duncan Elementary School	Elementary	KG–5	2.2 mi
Happy Valley Middle School	Middle	6–8	3.6 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 97045

77 CRIME INDEX	105 AIR POLLUTION	57,984 POPULATION	\$97K 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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