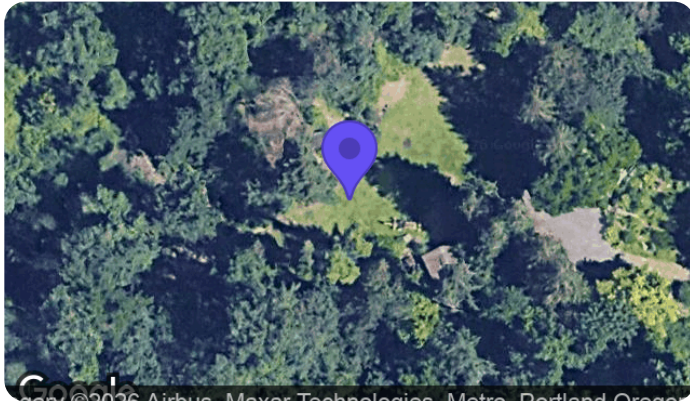


Single Family Residence **RESIDENTIAL**

16945 S CLACKAMAS RIVER DR

OREGON CITY, OR 97045

\$822,198 TopHap Estimate · \$333 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,472 ft²
LIVING AREA

1.96 ac
LOT SIZE

1930
YEAR BUILT

1
STORIES

VALUATION

\$822K

\$778K low

\$866K high

Last Sale

\$320,000 · Aug 4, 2014

Est. Owner Equity

\$566,198

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$7,100 (2025)
Assessed Value	\$417,146
Previous Assessed	\$404,997
Assessor Market Value	\$686,275

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Lot (acres)	1.96
Foundation	Concrete
Roof	Wood Shingle
Heating	Forced Air
Fireplace	Yes
Pool	No

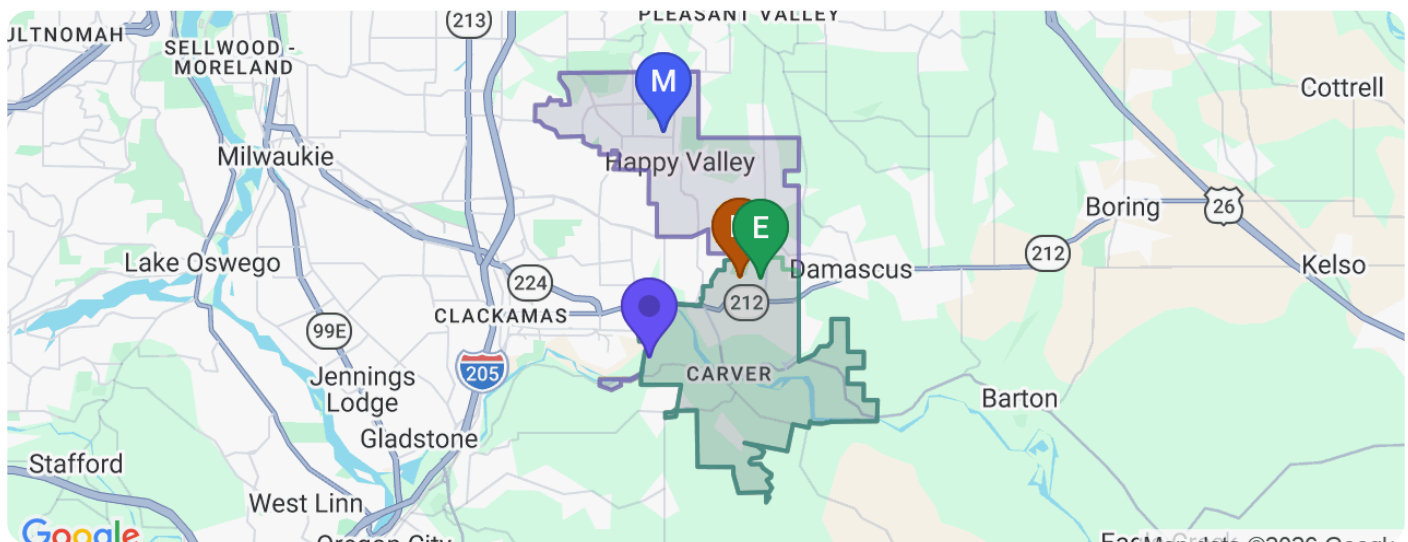
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 25, 2014	Resale	Warranty Deed	\$320,000	\$129	\$256K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Adrienne C. Nelson High School	High	9–12	1.9 mi
Verne A. Duncan Elementary School	Elementary	KG–5	2.1 mi
Happy Valley Middle School	Middle	6–8	3.4 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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