

Single Family Residence **RESIDENTIAL**

12425 ROGUE RIVER WAY

OREGON CITY, OR 97045

\$767,759 TopHap Estimate · \$327 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,347 ft²
LIVING AREA

0.21 ac
LOT SIZE

2007
YEAR BUILT

VALUATION

\$768K

\$742K low

\$793K high

Last Sale

\$755,000 · Sep 10, 2024

Est. Owner Equity

\$767,759

TAX & ASSESSMENT

Property Tax	\$8,129 (2025)
Assessed Value	\$405,727
Previous Assessed	\$393,910
Assessor Market Value	\$782,465

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.21
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 6, 2024	Resale	Warranty Deed	\$755,000	\$322	
Sep 13, 2017	Quitclaim	Quit Claim Transfer			
May 12, 2008	Resale	Warranty Deed	\$445,000	\$190	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gardiner Middle School	Middle	6–8	0.8 mi
John McLoughlin Elementary School	Elementary	KG–5	0.9 mi
Oregon City High School	High	9–12	2.5 mi

District: Oregon City School District 62

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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