

Single Family Residence **RESIDENTIAL**

12430 ROGUE RIVER WAY

OREGON CITY, OR 97045

\$685,778 TopHap Estimate · \$257 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,670 ft²

LIVING AREA

0.16 ac

LOT SIZE

2014

YEAR BUILT

VALUATION

\$686K

\$602K low

\$769K high

Last Sale

\$675,000 · Oct 25, 2024

Est. Owner Equity

\$78,278

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$8,802 (2025)
Assessed Value	\$439,318
Previous Assessed	\$426,523
Assessor Market Value	\$795,391

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.16
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 25, 2024	Resale	Warranty Deed	\$675,000	\$253	\$608K
Dec 16, 2021	Financing	Intrafamily Transfer			
Sep 23, 2020	Resale	Warranty Deed	\$549,900	\$206	\$273K
Jun 25, 2019	Resale	Warranty Deed	\$535,000	\$200	\$450K
Oct 6, 2014	Resale	Warranty Deed	\$390,000	\$146	\$371K
Jun 24, 2014	Resale	Warranty Deed	\$180,000	\$67	\$602K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gardiner Middle School	Middle	6–8	0.8 mi
Gaffney Lane Elementary School	Elementary	KG–5	1.0 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.

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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