

Single Family Residence **RESIDENTIAL**

12496 ROGUE RIVER WAY

OREGON CITY, OR 97045

\$610,683 TopHap Estimate · \$311 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,962 ft²
LIVING AREA

2014
YEAR BUILT

VALUATION

\$611K

\$577K low

\$644K high

Last Sale

\$329,000 · Apr 27, 2015

Est. Owner Equity

\$264,683

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$6,555 (2025)
Assessed Value	\$337,287
Previous Assessed	\$327,464
Assessor Market Value	\$653,801

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 12, 2018	Financing	Intrafamily Transfer			\$344K
Apr 24, 2015	Resale	Warranty Deed	\$329,000	\$168	\$313K
Aug 27, 2014	Non-arms-length	Warranty Deed	\$260,000	\$133	\$853K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gardiner Middle School	Middle	6–8	0.8 mi
Gaffney Lane Elementary School	Elementary	KG–5	0.9 mi
Oregon City High School	High	9–12	2.4 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	Absentee owner
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