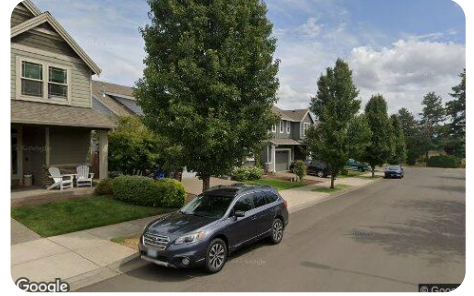


Single Family Residence **RESIDENTIAL**

12476 ROGUE RIVER WAY

OREGON CITY, OR 97045

\$684,997 TopHap Estimate · \$254 / ft² · confidence 88 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,692 ft²
LIVING AREA

0.16 ac
LOT SIZE

2014
YEAR BUILT

VALUATION

\$685K

\$600K low

\$770K high

Last Sale

\$680,000 · Aug 21, 2025

Est. Owner Equity

\$208,997

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$8,818 (2025)
Assessed Value	\$440,147
Previous Assessed	\$427,328
Assessor Market Value	\$799,331

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 13, 2025	Resale	Warranty Deed	\$680,000	\$253	\$476K
Jun 1, 2020	Financing	Intrafamily Transfer			\$328K
Feb 2, 2015	Resale	Warranty Deed	\$395,000	\$147	\$356K
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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