

Single Family Residence **RESIDENTIAL**

12482 ROGUE RIVER WAY

OREGON CITY, OR 97045

\$637,235 TopHap Estimate · \$285 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,237 ft²
LIVING AREA

0.16 ac
LOT SIZE

2014
YEAR BUILT

VALUATION

\$637K

\$598K low

\$676K high

Last Sale

\$630,000 · Mar 14, 2025

Est. Owner Equity

\$587,235

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$7,321 (2025)
Assessed Value	\$365,422
Previous Assessed	\$354,779
Assessor Market Value	\$727,581

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 7, 2025	Resale	Warranty Deed	\$630,000	\$282	\$50K
Jan 22, 2021	Quitclaim	Quit Claim Transfer			
Jan 22, 2021	Financing	Intrafamily Transfer			\$237K
May 27, 2015	Quitclaim	Quit Claim Transfer			
Apr 9, 2015	Resale	Warranty Deed	\$369,900	\$165	\$259K

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	2.5 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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