

Single Family Residence **RESIDENTIAL**

12470 ROGUE RIVER WAY

OREGON CITY, OR 97045

\$642,630 TopHap Estimate · \$314 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,045 ft²
LIVING AREA

2014
YEAR BUILT

VALUATION

\$643K

\$618K low

\$667K high

Last Sale

\$353,906 · Apr 10, 2015

Est. Owner Equity

\$201,224

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$7,199 (2025)
Assessed Value	\$359,302
Previous Assessed	\$348,837
Assessor Market Value	\$703,151

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 9, 2015	Resale	Warranty Deed	\$353,906	\$173	\$259K

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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