

Single Family Residence **RESIDENTIAL**

12422 ROGUE RIVER WAY

OREGON CITY, OR 97045

\$710,706 TopHap Estimate · \$330 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,153 ft²
LIVING AREA

2014
YEAR BUILT

VALUATION

\$711K

\$667K low

\$755K high

Last Sale

\$512,000 · Dec 10, 2020

Est. Owner Equity

\$440,706

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$7,881 (2025)
Assessed Value	\$393,348
Previous Assessed	\$381,892
Assessor Market Value	\$728,441

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 22, 2020	Resale	Warranty Deed	\$512,000	\$238	\$270K
Jun 26, 2018	Resale	Warranty Deed	\$459,900	\$214	\$391K
Jul 14, 2014	Resale	Warranty Deed	\$349,912	\$163	\$319K

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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