

Single Family Residence **RESIDENTIAL**

12414 ROGUE RIVER WAY

OREGON CITY, OR 97045

\$695,223 TopHap Estimate · \$311 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,237 ft²
LIVING AREA

2014
YEAR BUILT

VALUATION

\$695K

\$666K low

\$724K high

Last Sale

\$359,000 · Jul 24, 2014

Est. Owner Equity

\$695,223

TAX & ASSESSMENT

Property Tax	\$8,405 (2025)
Assessed Value	\$419,532
Previous Assessed	\$407,313
Assessor Market Value	\$759,221

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Heating	None
Pool	No

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
-------------------	----------------------	----------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied