

Single Family Residence **RESIDENTIAL**

12461 ROGUE RIVER WAY

OREGON CITY, OR 97045

\$783,298 TopHap Estimate · \$256 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

3,054 ft²
LIVING AREA

0.24 ac
LOT SIZE

2007
YEAR BUILT

VALUATION

\$783K

\$745K low

\$822K high

Last Sale

\$485,000 · Apr 3, 2008

Est. Owner Equity

\$417,098

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$9,416 (2025)
Assessed Value	\$469,968
Previous Assessed	\$456,280
Assessor Market Value	\$907,680

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 21, 2008	Resale	Warranty Deed	\$485,000	\$159	\$388K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gardiner Middle School	Middle	6–8	0.8 mi
John McLoughlin 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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