

Single Family Residence **RESIDENTIAL**

12437 ROGUE RIVER WAY

OREGON CITY, OR 97045

\$749,786 TopHap Estimate · \$256 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,928 ft²
LIVING AREA

0.21 ac
LOT SIZE

2007
YEAR BUILT

VALUATION

\$750K

\$716K low

\$784K high

Last Sale

\$750,000 · Jun 15, 2021

Est. Owner Equity

\$112,286

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$8,877 (2025)
Assessed Value	\$443,100
Previous Assessed	\$430,195
Assessor Market Value	\$854,185

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2021	Resale	Warranty Deed	\$750,000	\$256	\$638K
Sep 13, 2017	Quitclaim	Quit Claim Transfer			
Aug 14, 2014	Resale	Warranty Deed	\$422,000	\$144	\$401K
Mar 23, 2012	Resale	Warranty Deed	\$359,999	\$123	\$372K
Apr 4, 2008	Resale	Warranty Deed	\$490,000	\$167	\$212K

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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