

Single Family Residence **RESIDENTIAL**

12413 ROGUE RIVER WAY

OREGON CITY, OR 97045

\$810,272 TopHap Estimate · \$231 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,504 ft²

LIVING AREA

0.21 ac

LOT SIZE

2007

YEAR BUILT

VALUATION

\$810K

\$748K low

\$873K high

Last Sale

\$529,000 · Oct 17, 2008

Est. Owner Equity

\$503,772

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$9,630 (2025)
Assessed Value	\$480,689
Previous Assessed	\$466,689
Assessor Market Value	\$922,065

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 16, 2008	Resale	Warranty Deed	\$529,000	\$151	\$314K
Feb 20, 2008	Financing	Trustees Deed			\$366K

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------