

Single Family Residence **RESIDENTIAL**

12485 ROGUE RIVER WAY

OREGON CITY, OR 97045

\$813,636 TopHap Estimate · \$246 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

3
BATHS

3,307 ft²
LIVING AREA

0.26 ac
LOT SIZE

2007
YEAR BUILT

VALUATION

\$814K

\$758K low

\$869K high

Last Sale

\$445,000 · Dec 1, 2008

Est. Owner Equity

\$488,136

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$9,875 (2025)
Assessed Value	\$492,911
Previous Assessed	\$478,555
Assessor Market Value	\$951,709

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 26, 2008	Quitclaim	Quit Claim Transfer			
Nov 21, 2008	Resale	Warranty Deed	\$445,000	\$135	\$356K

ASSIGNED SCHOOLS

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