

Single Family Residence **RESIDENTIAL**

12497 ROGUE RIVER WAY

OREGON CITY, OR 97045

\$782,864 TopHap Estimate · \$272 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,878 ft²
LIVING AREA

0.26 ac
LOT SIZE

2007
YEAR BUILT

VALUATION

\$783K

\$744K low

\$822K high

Last Sale

\$365,000 · Oct 29, 2012

Est. Owner Equity

\$462,589

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$9,211 (2025)
Assessed Value	\$459,733
Previous Assessed	\$446,343
Assessor Market Value	\$883,189

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.26
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 1, 2021	Financing	Intrafamily Transfer			\$320K
Oct 22, 2012	Resale	Warranty Deed	\$365,000	\$127	\$347K
Jul 2, 2010	Quitclaim	Quit Claim Transfer			
Mar 20, 2009	Resale	Warranty Deed	\$395,000	\$137	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gardiner Middle School	Middle	6–8	0.9 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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