

Single Family Residence **RESIDENTIAL**

37412 RACHAEL DR

SANDY, OR 97055

\$445,963 TopHap Estimate · \$328 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,359 ft²

LIVING AREA

0.12 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$446K

\$435K low

\$457K high

Last Sale

\$235,000 · Feb 16, 2016

Est. Owner Equity

\$215,220

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$3,850 (2025)
Assessed Value	\$224,431
Previous Assessed	\$217,895
Assessor Market Value	\$397,841

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 22, 2015	Resale	Warranty Deed	\$235,000	\$173	\$231K
Jun 8, 2007	Financing	Intrafamily Transfer			\$140K
Feb 11, 2005	Recorded document	Grant Deed			
Feb 11, 2005	Resale	Warranty Deed	\$170,000	\$125	\$119K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandy High School	High	9–12	1.2 mi
Kelso Elementary School	Elementary	KG–5	2.5 mi
Boring Middle School	Middle	6–8	5.7 mi

District: Oregon Trail School District 46

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 97055

103 CRIME INDEX	106 AIR POLLUTION	19,279 POPULATION	\$103K MEDIAN IN-COME	47°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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