

Single Family Residence **RESIDENTIAL**

18219 RACHAEL DR

SANDY, OR 97055

\$456,141 TopHap Estimate · \$329 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,388 ft²
LIVING AREA

0.13 ac
LOT SIZE

2001
YEAR BUILT

VALUATION

\$456K

\$443K low

\$470K high

Last Sale

\$339,000 · Aug 14, 2020

Est. Owner Equity

\$113,717

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$3,920 (2025)
Assessed Value	\$228,500
Previous Assessed	\$221,845
Assessor Market Value	\$404,464

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 12, 2020	Resale	Warranty Deed	\$339,000	\$244	\$342K
Feb 5, 2019	Financing	Intrafamily Transfer			\$63K
Jul 28, 2015	Resale	Warranty Deed	\$249,000	\$179	\$244K
Jul 23, 2008	Resale	Warranty Deed	\$214,000	\$154	\$203K
Mar 21, 2006	Resale	Warranty Deed	\$243,250	\$175	\$188K
Mar 21, 2006	Quitclaim	Quit Claim Transfer			
Oct 31, 2003	Resale	Grant Deed	\$175,000	\$126	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandy High School	High	9–12	1.1 mi
Kelso Elementary School	Elementary	KG–5	2.4 mi
Boring Middle School	Middle	6–8	5.5 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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