

Single Family Residence **RESIDENTIAL**

22504 SW RICKARD PL

SHERWOOD, OR 97140

\$749,063 TopHap Estimate · \$313 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,392 ft²
LIVING AREA

0.18 ac
LOT SIZE

2000
YEAR BUILT

2
PARKING

VALUATION

\$749K

\$718K low

\$780K high

Last Sale

\$749,000 · Jun 4, 2026

Est. Owner Equity

\$350,063

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$6,889 (2025)
Assessed Value	\$358,610
Previous Assessed	\$348,170
Assessor Market Value	\$677,780

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 376 ft²

Porch · 100 ft²

Sprinklers

CLIMATE RISK

1
FLOOD

14
WILDFIRE

39
HEAT

95
STORM

38
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 2026	Resale	Warranty Deed	\$749,000	\$313	\$399K
Mar 2, 2022	Resale	Warranty Deed	\$765,000	\$320	\$688K
May 18, 2016	Resale	Warranty Deed	\$445,000	\$186	\$256K
Oct 27, 2014	Financing	Intrafamily Transfer			\$320K
Aug 26, 2013	Resale	Warranty Deed	\$359,900	\$150	\$342K
Mar 11, 2005	Resale	Warranty Deed	\$334,000	\$140	\$267K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sherwood Middle School	Middle	6–8	0.3 mi
Sherwood High School	High	9–12	0.7 mi
Middleton Elementary School	Elementary	PK–5	0.8 mi

District: Sherwood School District 88j

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 97140

67 CRIME INDEX	111 AIR POLLUTION	30,807 POPULATION	\$126K MEDIAN IN-COME	53°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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