

Single Family Residence **RESIDENTIAL**

18154 RACHAEL DR

SANDY, OR 97055

\$460,040 TopHap Estimate · \$339 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,358 ft²

LIVING AREA

0.12 ac

LOT SIZE

2001

YEAR BUILT

VALUATION

\$460K

\$445K low

\$475K high

Last Sale

\$244,200 · Aug 19, 2015

Est. Owner Equity

\$108,040

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$3,937 (2025)
Assessed Value	\$229,484
Previous Assessed	\$222,800
Assessor Market Value	\$408,994

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 28, 2022	Financing	Intrafamily Transfer			\$352K
Aug 17, 2015	Resale	Warranty Deed	\$244,200	\$180	\$233K
Dec 29, 2005	Resale	Warranty Deed	\$210,000	\$155	\$168K
Oct 26, 2001	Resale	Grant Deed	\$149,950	\$110	\$120K

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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