

Single Family Residence **RESIDENTIAL**

18095 RACHAEL DR

SANDY, OR 97055

\$469,020 TopHap Estimate · \$352 / ft² · confidence 95 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,332 ft²

LIVING AREA

0.17 ac

LOT SIZE

2001

YEAR BUILT

VALUATION

\$469K

\$446K low

\$492K high

Last Sale

\$224,000 · Jul 19, 2005

Est. Owner Equity

\$469,020

TAX & ASSESSMENT

Property Tax	\$3,888 (2025)
Assessed Value	\$226,647
Previous Assessed	\$220,046
Assessor Market Value	\$395,703

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.17
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 22, 2026	Financing	Warranty Deed			
Jul 13, 2005	Resale	Warranty Deed	\$224,000	\$168	\$179K
May 7, 2003	Quitclaim	Quit Claim Transfer			\$157K
Oct 31, 2000	Resale	Grant Deed	\$54,000	\$41	\$121K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandy High School	High	9–12	1.0 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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