

Single Family Residence **RESIDENTIAL**

18116 RACHAEL DR

SANDY, OR 97055

\$459,135 TopHap Estimate · \$349 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,316 ft²
LIVING AREA

0.15 ac
LOT SIZE

2001
YEAR BUILT

VALUATION

\$459K

\$434K low

\$484K high

Last Sale

\$230,000 · May 22, 2006

Est. Owner Equity

\$187,185

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$3,830 (2025)
Assessed Value	\$223,223
Previous Assessed	\$216,722
Assessor Market Value	\$389,909

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Heating	None
Pool	No

CLIMATE RISK

45 FLOOD	37 WILDFIRE	45 HEAT	99 STORM	4 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 19, 2006	Resale	Warranty Deed	\$230,000	\$175	\$182K
Apr 20, 2005	Resale	Warranty Deed	\$200,000	\$152	\$204K
May 18, 2001	Resale	Grant Deed	\$150,010	\$114	\$146K

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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