

Single Family Residence **RESIDENTIAL**

18014 RACHAEL DR

SANDY, OR 97055

\$539,238 TopHap Estimate · \$251 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,148 ft²
LIVING AREA

0.14 ac
LOT SIZE

2001
YEAR BUILT

VALUATION

\$539K

\$517K low

\$562K high

Last Sale

\$495,000 · May 25, 2023

Est. Owner Equity

\$539,238

TAX & ASSESSMENT

Property Tax	\$4,632 (2025)
Assessed Value	\$270,010
Previous Assessed	\$262,146
Assessor Market Value	\$472,709

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.14
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 24, 2023	Resale	Warranty Deed	\$495,000	\$230	\$486K
Aug 2, 2017	Resale	Warranty Deed	\$349,900	\$163	\$297K
Apr 23, 2014	Resale	Warranty Deed	\$256,500	\$119	\$205K
Jan 28, 2009	Resale	Warranty Deed	\$243,000	\$113	\$239K
Oct 30, 2006	Financing	Bargain And Sale Deed			
Apr 15, 2005	Resale	Warranty Deed	\$224,900	\$105	\$180K
Jan 17, 2002	Resale	Grant Deed	\$169,950	\$79	\$173K

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
---------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------