

Single Family Residence **RESIDENTIAL**

22509 SW RICKARD PL

SHERWOOD, OR 97140

\$624,927 TopHap Estimate · \$296 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,114 ft²

LIVING AREA

0.17 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$625K

\$602K low

\$648K high

Last Sale

\$450,000 · Aug 29, 2019

Est. Owner Equity

\$294,644

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$6,423 (2025)
Assessed Value	\$334,390
Previous Assessed	\$324,660
Assessor Market Value	\$622,820

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 120 ft²

Porch · 84 ft²

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
Aug 16, 2019	Resale	Warranty Deed	\$450,000	\$213	\$255K
Apr 5, 2011	Quitclaim	Quit Claim Transfer			
Apr 15, 2008	Resale	Warranty Deed	\$343,000	\$162	

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
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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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