

Single Family Residence **RESIDENTIAL**

18050 RACHAEL DR

SANDY, OR 97055

\$461,041 TopHap Estimate · \$345 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,338 ft²
LIVING AREA

0.12 ac
LOT SIZE

2001
YEAR BUILT

VALUATION

\$461K

\$448K low

\$474K high

Last Sale

\$467,000 · Jun 16, 2023

Est. Owner Equity

\$461,041

TAX & ASSESSMENT

Property Tax	\$4,083 (2025)
Assessed Value	\$237,987
Previous Assessed	\$231,056
Assessor Market Value	\$421,694

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.12
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 16, 2023	Resale	Warranty Deed	\$467,000	\$349	\$459K
Aug 14, 2018	Resale	Warranty Deed	\$340,000	\$254	\$323K
Nov 19, 2012	Resale	Warranty Deed	\$196,000	\$146	\$200K
Jan 22, 2009	Resale	Grant Deed	\$197,000	\$147	\$193K
Jun 3, 2008	Resale	Grant Deed	\$207,199	\$155	
Jun 2, 2008	Non-arms-length	Trustees Deed	\$207,199	\$155	
Nov 8, 2006	Resale	Warranty Deed	\$246,500	\$184	\$247K
Nov 14, 2005	Financing	Intrafamily Transfer			\$176K
Aug 27, 2004	Resale	Warranty Deed	\$178,550	\$133	\$179K
Jun 15, 2001	Resale	Grant Deed	\$152,500	\$114	\$150K

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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