

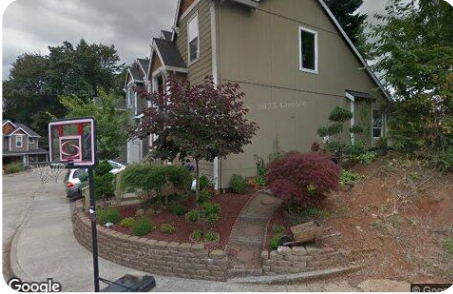
Single Family Residence

RESIDENTIAL

37810 RACHAEL DR

SANDY, OR 97055

\$450,867 TopHap Estimate · \$294 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,534 ft²

LIVING AREA

3,944 ft²

LOT SIZE

2005

YEAR BUILT

VALUATION

\$451K

\$430K low

\$471K high

Last Sale

\$180,000 · Jan 6, 2020

Est. Owner Equity

\$155,792

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$4,080 (2025)
Assessed Value	\$237,845
Previous Assessed	\$230,918
Assessor Market Value	\$426,268

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 11, 2021	Quitclaim	Quit Claim Transfer			
Jan 29, 2021	Non-arms-length	Intrafamily Transfer	\$350,000	\$228	\$295K
Jan 22, 2021	Quitclaim	Quit Claim Transfer			
Jan 3, 2020	Resale	Warranty Deed	\$180,000	\$117	\$203K
Oct 27, 2005	Resale	Warranty Deed	\$249,499	\$163	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandy High School	High	9–12	1.2 mi
Kelso Elementary School	Elementary	KG–5	2.6 mi
Boring Middle School	Middle	6–8	5.8 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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