

Single Family Residence **RESIDENTIAL**

22522 SW RICKARD PL

SHERWOOD, OR 97140

\$654,389 TopHap Estimate · \$267 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,448 ft²
LIVING AREA

0.13 ac
LOT SIZE

2001
YEAR BUILT

2
PARKING

VALUATION

\$654K

\$618K low

\$691K high

Last Sale

\$320,000 · Nov 18, 2004

Est. Owner Equity

\$306,389

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$7,021 (2025)
Assessed Value	\$365,500
Previous Assessed	\$354,860
Assessor Market Value	\$654,370

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 264 ft²

Porch · 120 ft²

CLIMATE RISK

1 FLOOD	14 WILDFIRE	39 HEAT	95 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 18, 2004	Resale	Warranty Deed	\$320,000	\$131	\$256K
Jul 26, 2001	Resale	Grant Deed	\$239,530	\$98	\$192K

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

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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