

Single Family Residence **RESIDENTIAL**

# 37578 RACHAEL DR

SANDY, OR 97055

**\$442,565** TopHap Estimate · \$316 / ft² · confidence 96 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,400 ft²**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**1999**  
YEAR BUILT

## VALUATION

**\$443K**

\$425K low

\$460K high

Last Sale

**\$440,000 · Feb 10, 2026**

Est. Owner Equity

**\$10,535**

Loan-to-Value

**98%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,963 (2025) |
| Assessed Value        | \$230,988      |
| Previous Assessed     | \$224,261      |
| Assessor Market Value | \$397,691      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CLACKAMAS               |
| Lot (acres)   | 0.11                    |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                         | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|------------------------------|-----------|--------------------|--------|
| Feb 5, 2026  | Resale          | Personal Representative Deed | \$440,000 | \$314              | \$432K |
| Jun 25, 2015 | Non-arms-length | Warranty Deed                | \$205,500 | \$147              | \$193K |
| Jul 11, 2012 | Resale          | Warranty Deed                | \$187,900 | \$134              | \$184K |
| Oct 25, 2005 | Quitclaim       | Quit Claim Transfer          |           |                    | \$153K |
| Oct 31, 2003 | Resale          | Grant Deed                   | \$160,000 | \$114              | \$153K |
| Jan 6, 1999  | Resale          | Trustees Deed                | \$48,000  | \$34               |        |
| Jan 6, 1999  | Resale          | Trustees Deed                | \$43,000  | \$31               |        |

## 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    | 5.7 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

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>103</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>19,279</b><br>POPULATION | <b>\$103K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|