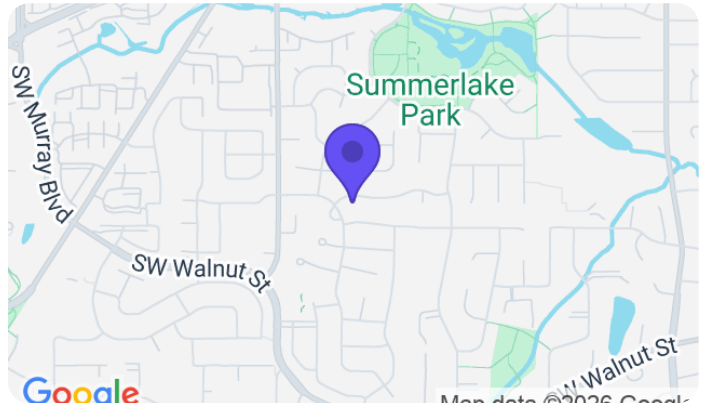


Single Family Residence **RESIDENTIAL**

13190 SW FALCON RISE DR

PORTLAND, OR 97223

\$618,090 TopHap Estimate · \$334 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,848 ft²
LIVING AREA

0.19 ac
LOT SIZE

1980
YEAR BUILT

2
PARKING

VALUATION

\$618K

\$599K low

\$638K high

Last Sale

\$626,000 · Sep 22, 2020

Est. Owner Equity

\$117,290

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,666 (2025)
Assessed Value	\$377,250
Previous Assessed	\$366,270
Assessor Market Value	\$658,060

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 240 ft²

Patio · 400 ft²

CLIMATE RISK

1
FLOOD

1
WILDFIRE

39
HEAT

95
STORM

38
DROUGHT

Scores 0–100; higher = greater projected risk.

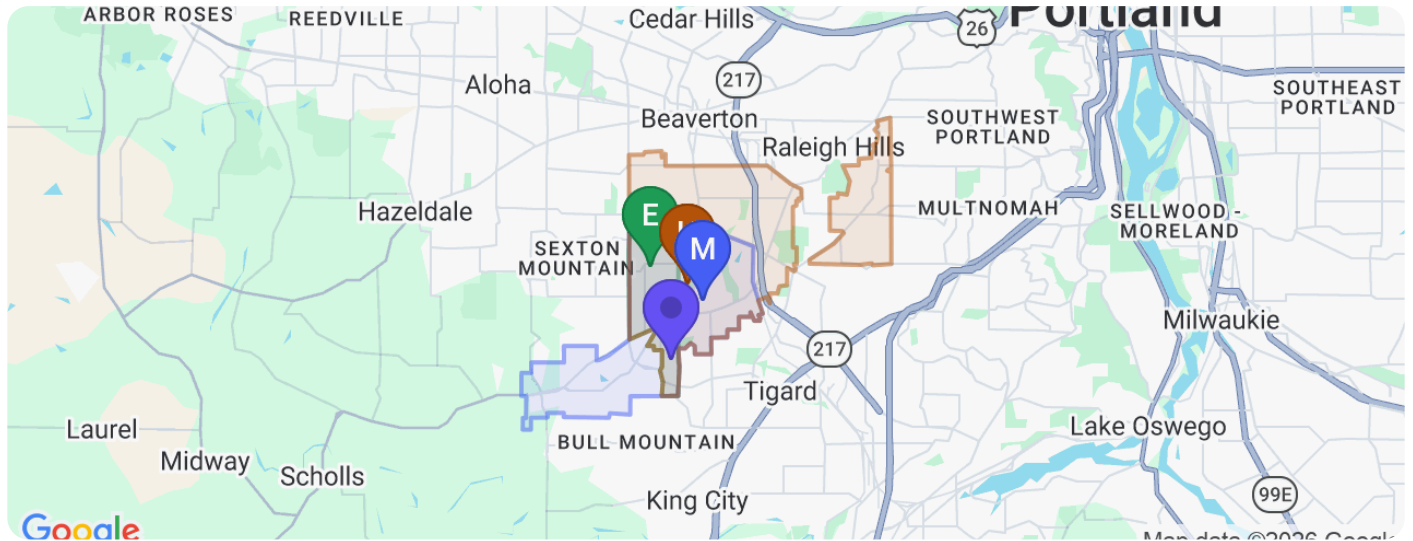
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 18, 2020	Resale	Warranty Deed	\$626,000	\$339	\$501K
May 21, 2013	Financing	Intrafamily Transfer			\$60K
Nov 1, 2011	Financing	Intrafamily Transfer			\$237K
Mar 8, 2010	Resale	Warranty Deed	\$305,000	\$165	\$244K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Conestoga Middle School	Middle	6–8	1.0 mi
Southridge High School	High	9–12	1.2 mi
Hiteon Elementary School	Elementary	KG–5	1.4 mi

District: Beaverton School District 48j



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 97223

97 CRIME INDEX	104 AIR POLLUTION	50,355 POPULATION	\$103K 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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