

Single Family Residence **RESIDENTIAL**

12764 SW FALCON RISE DR

PORTLAND, OR 97223

\$732,122 TopHap Estimate · \$254 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,887 ft²

LIVING AREA

0.16 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$732K

\$700K low

\$764K high

Last Sale

\$510,000 · Dec 5, 2017

Est. Owner Equity

\$327,122

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$8,108 (2025)
Assessed Value	\$446,770
Previous Assessed	\$433,760
Assessor Market Value	\$661,610

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 160 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
Dec 4, 2017	Resale	Warranty Deed	\$510,000	\$177	\$417K
Apr 3, 2012	Quitclaim	Quit Claim Transfer			
May 7, 2009	Quitclaim	Quit Claim Transfer			
Mar 15, 1994	Resale	Grant Deed	\$177,900	\$62	\$68K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mary Woodward Elementary School	Elementary	KG–5	0.2 mi
Fowler Middle School	Middle	6–8	0.9 mi
Tigard High School	High	9–12	2.9 mi

District: Tigard-Tualatin School District

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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