

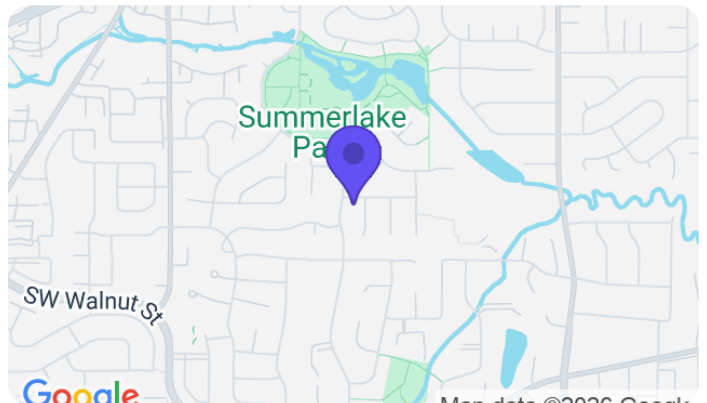
Single Family Residence

RESIDENTIAL

12786 SW FALCON RISE DR

PORTLAND, OR 97223

\$749,063 TopHap Estimate · \$235 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,182 ft²

LIVING AREA

0.16 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$749K

\$725K low

\$773K high

Est. Owner Equity

\$438,813

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$8,596 (2025)
Assessed Value	\$473,630
Previous Assessed	\$459,840
Assessor Market Value	\$678,490

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 · 276 ft²

CLIMATE RISK

39
FLOOD

1
WILDFIRE

39
HEAT

95
STORM

38
DROUGHT

Scores 0–100; higher = greater projected risk.

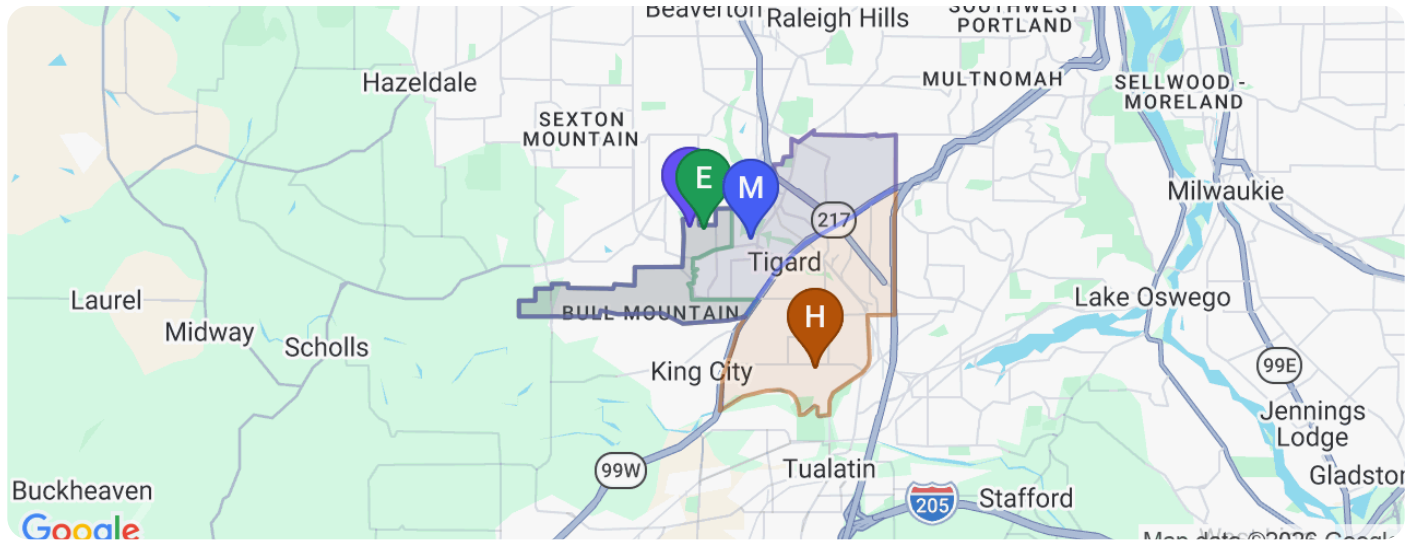
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 4, 1994	Resale	Grant Deed	\$191,400	\$60	\$153K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mary Woodward Elementary School	Elementary	KG–5	0.2 mi
Fowler Middle School	Middle	6–8	1.0 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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