

Single Family Residence **RESIDENTIAL**

13185 SW FALCON RISE DR

PORTLAND, OR 97223

\$540,794 TopHap Estimate · \$348 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,556 ft²

LIVING AREA

0.12 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$541K

\$524K low

\$558K high

Est. Owner Equity

\$276,794

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$5,284 (2025)
Assessed Value	\$299,030
Previous Assessed	\$290,330
Assessor Market Value	\$531,030

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.12
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 104 ft²

Patio · 719 ft²

CLIMATE RISK

1 FLOOD	1 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
Dec 23, 2015	Financing	Intrafamily Transfer			\$236K
Jun 22, 2005	Quitclaim	Quit Claim Transfer			\$207K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Conestoga Middle School	Middle	6–8	1.0 mi
Southridge High School	High	9–12	1.1 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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