

Single Family Residence **RESIDENTIAL**

13265 SW FALCON RISE DR

PORTLAND, OR 97223

\$499,900 TopHap Estimate · \$284 / ft² · confidence 87 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,762 ft²
LIVING AREA

0.11 ac
LOT SIZE

1980
YEAR BUILT

2
PARKING

VALUATION

\$500K

\$434K low

\$565K high

Last Sale

\$162,000 · Dec 17, 1996

Est. Owner Equity

\$351,900

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$5,713 (2025)
Assessed Value	\$323,320
Previous Assessed	\$313,910
Assessor Market Value	\$561,350

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.11
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 16 ft²

Patio · 76 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 17, 1996	Resale	Grant Deed	\$162,000	\$92	\$165K

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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