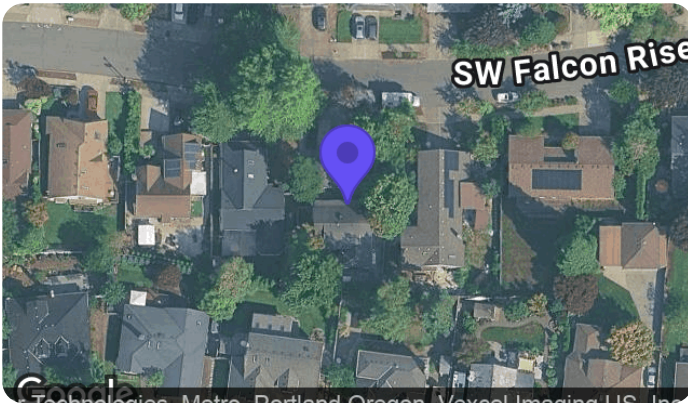
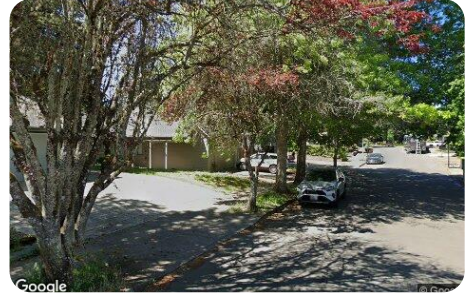
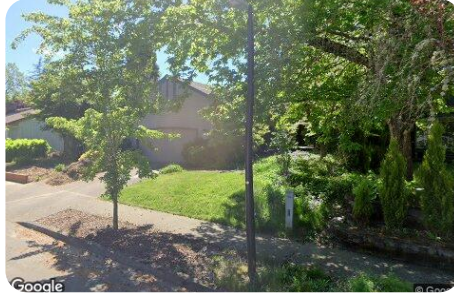


Single Family Residence **RESIDENTIAL**

13110 SW FALCON RISE DR

PORTLAND, OR 97223

\$631,681 TopHap Estimate · \$357 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,770 ft²
LIVING AREA

0.14 ac
LOT SIZE

1983
YEAR BUILT

2
PARKING

VALUATION

\$632K

\$606K low

\$658K high

Last Sale

\$450,000 · Sep 20, 2019

Est. Owner Equity

\$174,076

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$5,713 (2025)
Assessed Value	\$323,320
Previous Assessed	\$313,910
Assessor Market Value	\$530,010

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 300 ft²

Patio · 300 ft²

CLIMATE RISK

1 FLOOD	1 WILDFIRE	39 HEAT	95 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk.

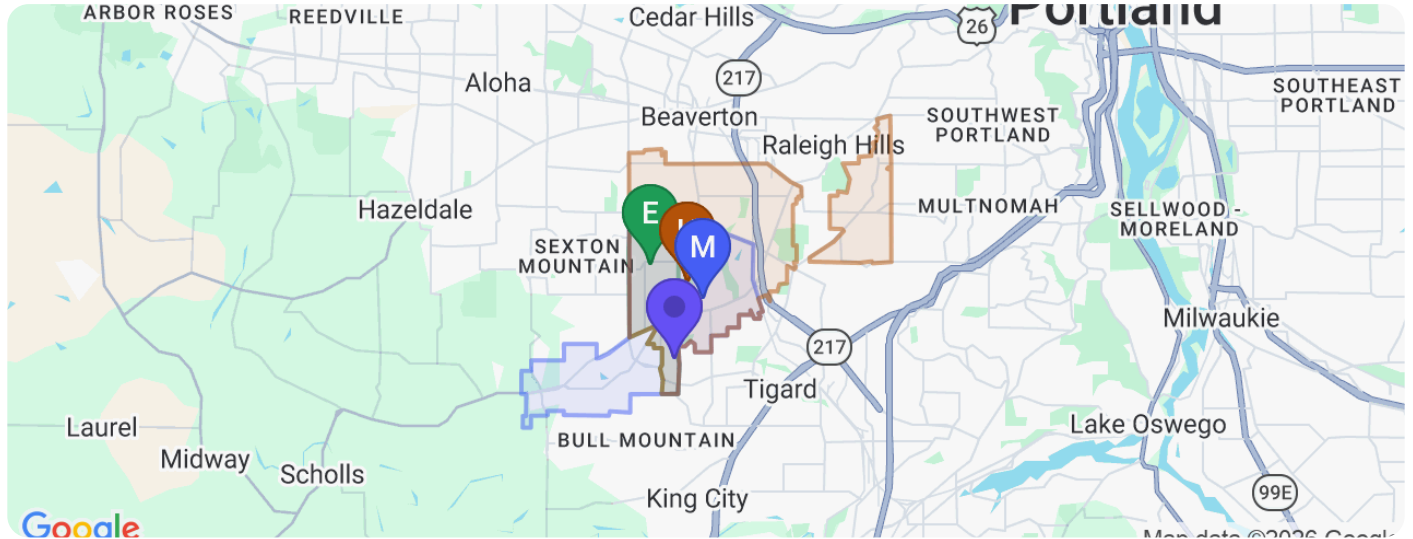
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 18, 2019	Resale	Warranty Deed	\$450,000	\$254	\$412K
Oct 9, 2013	Resale	Warranty Deed	\$279,900	\$158	\$224K
May 6, 2005	Resale	Warranty Deed	\$235,000	\$133	\$188K
Oct 21, 2004	Quitclaim	Quit Claim Transfer			\$214K
Sep 29, 2003	Resale	Grant Deed	\$199,800	\$113	\$160K
Jan 1, 1988	Resale	Grant Deed	\$78,800	\$45	

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	1.5 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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