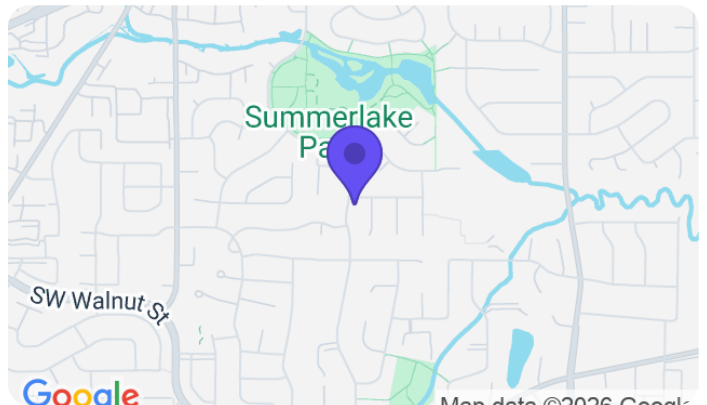


Single Family Residence **RESIDENTIAL**

# 12808 SW FALCON RISE DR

PORTLAND, OR 97223

**\$705,422** TopHap Estimate · \$261 / ft² · confidence 93 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**2,700 ft²**  
LIVING AREA

**0.18 ac**  
LOT SIZE

**1991**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$705K**

\$656K low

\$754K high

Last Sale

**\$708,000 · Jan 23, 2026**

Est. Owner Equity

**\$18,662**

Loan-to-Value

**97%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,165 (2025) |
| Assessed Value        | \$447,630      |
| Previous Assessed     | \$394,770      |
| Assessor Market Value | \$701,330      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WASHINGTON              |
| Lot (acres)   | 0.18                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 120 ft²

## CLIMATE RISK

**67**  
FLOOD

**1**  
WILDFIRE

**39**  
HEAT

**95**  
STORM

**38**  
DROUGHT

Scores 0–100; higher = greater projected risk.

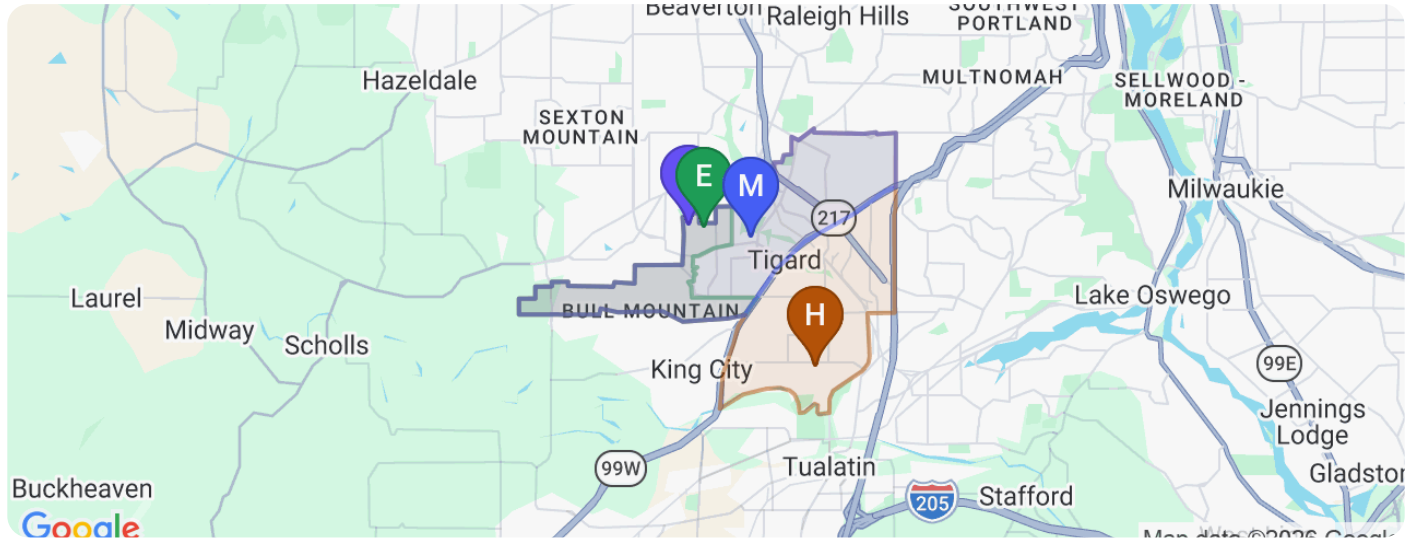
## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jan 16, 2026 | Resale | Warranty Deed | \$708,000 | \$262  | \$687K |
| May 16, 2012 | Resale | Warranty Deed | \$343,500 | \$127  | \$275K |
| Nov 29, 2004 | Resale | Warranty Deed | \$330,000 | \$122  | \$264K |
| Feb 14, 1992 | Resale | Grant Deed    | \$148,780 | \$55   | \$119K |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>50,355</b><br>POPULATION | <b>\$103K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|