

Single Family Residence **RESIDENTIAL**

12757 SW FALCON RISE DR

PORTLAND, OR 97223

\$639,787 TopHap Estimate · \$307 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,083 ft²

LIVING AREA

0.16 ac

LOT SIZE

1990

YEAR BUILT

2

PARKING

VALUATION

\$640K

\$611K low

\$669K high

Last Sale

\$645,000 · Jun 10, 2024

Est. Owner Equity

\$123,787

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$6,369 (2025)
Assessed Value	\$350,960
Previous Assessed	\$340,740
Assessor Market Value	\$592,710

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 280 ft²

Patio · 280 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
Jun 7, 2024	Resale	Warranty Deed	\$645,000	\$310	\$516K
Jan 9, 2018	Quitclaim	Quit Claim Transfer			
Mar 3, 2003	Resale	Grant Deed	\$225,490	\$108	\$216K
Apr 25, 1991	Resale	Grant Deed	\$124,785	\$60	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mary Woodward Elementary School	Elementary	KG–5	0.2 mi
Fowler Middle School	Middle	6–8	0.9 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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