

Single Family Residence

**RESIDENTIAL**

# 16640 SW RIVERWOOD PL

PORTLAND, OR 97224

**\$750,298** TopHap Estimate · \$310 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,420 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1994**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$750K**

\$720K low

\$780K high

Last Sale

**\$750,000 · Jun 18, 2026**

Est. Owner Equity

**\$150,298**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,920 (2025) |
| Assessed Value        | \$491,520      |
| Previous Assessed     | \$463,760      |
| Assessor Market Value | \$673,960      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | WASHINGTON                       |
| Lot (acres)   | 0.23                             |
| Construction  | Wood (Unspecified)               |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck · 192 ft²

Patio · 192 ft²

Porch · 42 ft²

## CLIMATE RISK

61

FLOOD

31

WILDFIRE

40

HEAT

95

STORM

38

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 16, 2026 | Resale    | Warranty Deed       | \$750,000 | \$310  | \$600K |
| Apr 12, 2018 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jul 31, 2001 | Resale    | Grant Deed          | \$300,000 | \$124  | \$100K |
| Oct 27, 1997 | Quitclaim | Quit Claim Transfer |           |        | \$194K |
| Jul 8, 1994  | Resale    | Grant Deed          | \$226,000 | \$93   | \$181K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Tigard High School                | High       | 9–12   | 0.7 mi   |
| James Templeton Elementary School | Elementary | KG–5   | 1.0 mi   |
| Twality Middle School             | Middle     | 6–8    | 1.1 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 97224

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>36,547</b><br>POPULATION | <b>\$97K</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 |
|-----------|----------------|