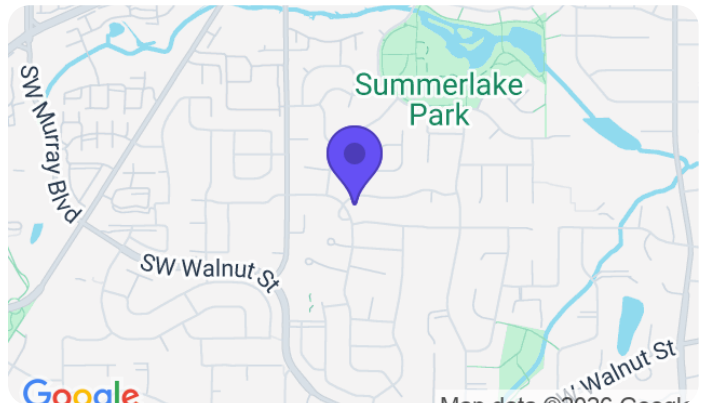
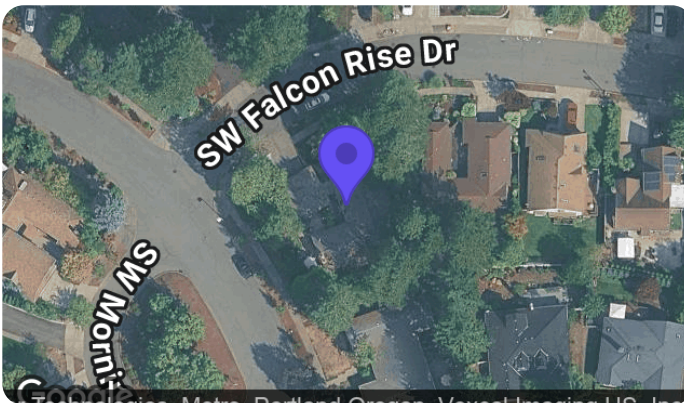


Single Family Residence **RESIDENTIAL**

13250 SW FALCON RISE DR

PORTLAND, OR 97223

\$601,994 TopHap Estimate · \$334 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,801 ft²
LIVING AREA

0.2 ac
LOT SIZE

1989
YEAR BUILT

2
PARKING

VALUATION

\$602K

\$585K low

\$619K high

Last Sale

\$193,500 · Apr 16, 2001

Est. Owner Equity

\$405,248

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$6,099 (2025)
Assessed Value	\$345,170
Previous Assessed	\$335,120
Assessor Market Value	\$581,930

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 120 ft²

Patio · 120 ft²

Porch · 77 ft²

CLIMATE RISK

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

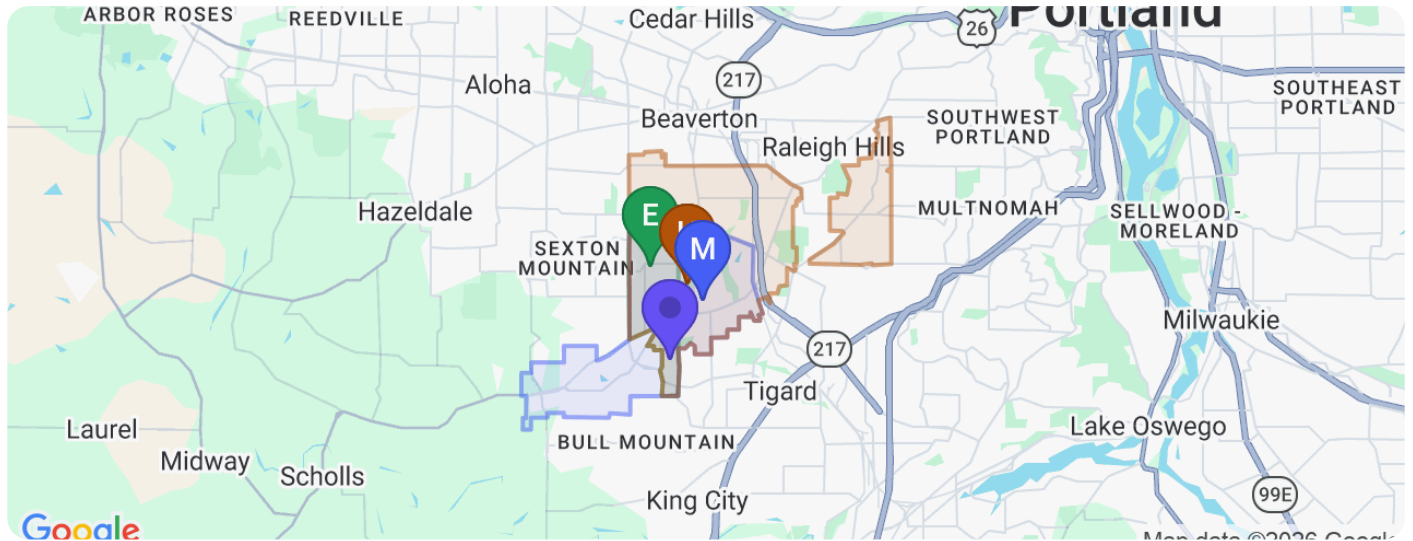
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 27, 2002	Quitclaim	Quit Claim Transfer			\$169K
Sep 8, 1992	Resale	Grant Deed	\$133,500	\$74	
Jan 16, 1992	Resale	Grant Deed	\$129,000	\$72	\$109K
Jan 30, 1990	Resale	Grant Deed	\$114,950	\$64	\$109K
Aug 21, 1989	Resale	Grant Deed	\$15,000	\$8	\$92K

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	1.4 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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