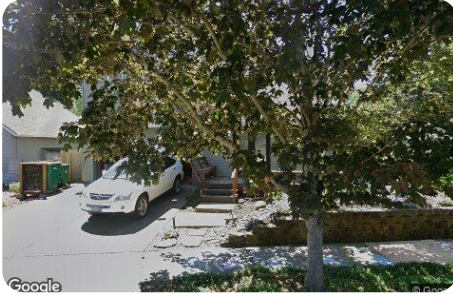


Single Family Residence **RESIDENTIAL**

13040 SW FALCON RISE DR

PORTLAND, OR 97223

\$682,571 TopHap Estimate · \$281 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,426 ft²

LIVING AREA

0.12 ac

LOT SIZE

1994

YEAR BUILT

1

PARKING

VALUATION

\$683K

\$658K low

\$707K high

Last Sale

\$575,000 · Jul 13, 2021

Est. Owner Equity

\$222,571

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$7,294 (2025)
Assessed Value	\$412,840
Previous Assessed	\$400,820
Assessor Market Value	\$656,480

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.12
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 180 ft²

Patio · 180 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
Apr 26, 2021	Resale	Warranty Deed	\$575,000	\$237	\$460K
Apr 26, 2021	Resale	Warranty Deed	\$575,000	\$237	\$460K
Jan 3, 2002	Recorded document	Grant Deed			
Dec 28, 2001	Resale	Grant Deed	\$235,000	\$97	\$175K
Jul 28, 1995	Resale	Grant Deed	\$187,900	\$77	\$150K
Dec 11, 1992	Non-arms-length	Grant Deed	\$1,000	\$0	

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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