

Single Family Residence **RESIDENTIAL**

13245 SW FALCON RISE DR

PORTLAND, OR 97223

\$615,763 TopHap Estimate · \$329 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,874 ft²

LIVING AREA

0.14 ac

LOT SIZE

1983

YEAR BUILT

2

PARKING

VALUATION

\$616K

\$595K low

\$637K high

Last Sale

\$183,000 · Jun 29, 2001

Est. Owner Equity

\$191,763

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$5,568 (2025)
Assessed Value	\$315,100
Previous Assessed	\$305,930
Assessor Market Value	\$567,190

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

Patio · 200 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 29, 2001	Resale	Grant Deed	\$183,000	\$98	\$178K
Jul 18, 1989	Resale	Grant Deed	\$85,000	\$45	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Conestoga Middle School	Middle	6–8	1.0 mi
Southridge High School	High	9–12	1.1 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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