

Single Family Residence **RESIDENTIAL**

13145 SW FALCON RISE DR

PORTLAND, OR 97223

\$592,388 TopHap Estimate · \$287 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

4
BATHS

2,062 ft²
LIVING AREA

0.13 ac
LOT SIZE

1983
YEAR BUILT

2
PARKING

VALUATION

\$592K

\$569K low

\$616K high

Last Sale

\$157,500 · Nov 10, 1999

Est. Owner Equity

\$79,388

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$6,126 (2025)
Assessed Value	\$346,690
Previous Assessed	\$336,600
Assessor Market Value	\$579,840

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 192 ft²

Patio · 192 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
Nov 10, 1999	Resale	Grant Deed	\$157,500	\$76	\$142K
Apr 29, 1999	Resale	Trustees Deed	\$166,978	\$81	
Dec 29, 1992	Resale	Grant Deed	\$127,000	\$62	\$102K

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
--------------------------------------	---	---	---	-------------------------------------	------------------------------------

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

|
 OWNERSHIP

Occupancy	Absentee owner
-----------	----------------