

Single Family Residence **RESIDENTIAL**

13045 SW RAPTOR PL

PORTLAND, OR 97223

\$420,493 TopHap Estimate · \$246 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,710 ft²
LIVING AREA

1,742 ft²
LOT SIZE

2000
YEAR BUILT

1
PARKING

VALUATION

\$420K

\$407K low

\$434K high

Last Sale

\$220,000 · Sep 24, 2014

Est. Owner Equity

\$220,718

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$4,721 (2025)
Assessed Value	\$260,110
Previous Assessed	\$252,540
Assessor Market Value	\$402,070

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.04
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 50 ft²

Patio · 50 ft²

CLIMATE RISK

1

FLOOD

25

WILDFIRE

39

HEAT

95

STORM

38

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 18, 2014	Resale	Warranty Deed	\$220,000	\$129	\$209K
May 14, 2008	Resale	Warranty Deed	\$228,000	\$133	\$228K
Jun 22, 2006	Resale	Warranty Deed	\$239,000	\$140	\$190K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mary Woodward Elementary School	Elementary	KG–5	0.6 mi
Fowler Middle School	Middle	6–8	1.1 mi

Tigard High School	High	9–12	2.5 mi
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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 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	Absentee owner
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