

Single Family Residence **RESIDENTIAL**

449 MEADOW AVE

RIGBY, ID 83442

\$421,054 TopHap Estimate · \$297 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,420 ft²
LIVING AREA

0.31 ac
LOT SIZE

2024
YEAR BUILT

VALUATION

\$421K

\$410K low

\$432K high

Last Sale

\$544,422 · Jun 1, 2026

Est. Owner Equity

\$11,714

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$2,908 (2025)
Assessed Value	\$386,085
Previous Assessed	\$231
Assessor Market Value	\$386,085

PROPERTY FACTS

Property Type	Single Family Residence
County	JEFFERSON
Lot (acres)	0.31
Pool	No

CLIMATE RISK

1 FLOOD	45 WILDFIRE	59 HEAT	13 STORM	33 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 30, 2026	Resale	Warranty Deed	\$544,422	\$383	\$409K
Nov 21, 2024	Financing	Warranty Deed			\$371K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rigby High School	High	9–12	0.7 mi
Rigby Middle School	Middle	6–8	1.0 mi
Jefferson Elementary School	Elementary	KG–5	2.0 mi

District: Jefferson County Joint School District 251

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 83442

78 CRIME INDEX	110 AIR POLLUTION	26,960 POPULATION	\$81K MEDIAN IN-COME	43°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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