

Single Family Residence **RESIDENTIAL**

489 MEADOW AVE

RIGBY, ID 83442

\$384,292 TopHap Estimate · \$280 / ft² · confidence 90 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,374 ft²

LIVING AREA

0.31 ac

LOT SIZE

2024

YEAR BUILT

VALUATION

\$384K

\$346K low

\$423K high

Est. Owner Equity

\$21,212

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax

\$1,744 (2025)

Assessed Value

\$365,168

Previous Assessed

\$236

Assessor Market Value

\$365,168

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	40 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
Jan 10, 2025	Financing	Warranty Deed			\$363K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rigby High School	High	9–12	0.7 mi
Rigby Middle School	Middle	6–8	0.9 mi
Jefferson Elementary School	Elementary	KG–5	1.9 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	Absentee owner
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