

Single Family Residence **RESIDENTIAL**

# 528 MEADOW AVE

RIGBY, ID 83442

**\$450,000** TopHap Estimate · \$299 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026

**3**  
BEDS

**2**  
BATHS

**1,506 ft<sup>2</sup>**  
LIVING AREA

**0.3 ac**  
LOT SIZE

**2025**  
YEAR BUILT

## VALUATION

**\$450K**

\$407K low

\$493K high

Last Sale

**\$549,622 · Aug 21, 2025**

Est. Owner Equity

**\$17,175**

Loan-to-Value

**96%**

## TAX & ASSESSMENT

Property Tax

**\$502 (2025)**

Assessed Value

**\$167,711**

Previous Assessed

**\$227**

Assessor Market Value

**\$167,711**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | JEFFERSON               |
| Lot (acres)   | 0.30                    |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 59<br>HEAT | 13<br>STORM | 33<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------|--------------------|--------|
| Aug 21, 2025 | Financing | Intrafamily Transfer |       |                    | \$413K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Rigby High School           | High       | 9–12   | 0.6 mi   |
| Rigby Middle School         | Middle     | 6–8    | 0.8 mi   |
| Jefferson Elementary School | Elementary | KG–5   | 1.8 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<br>CRIME INDEX | 110<br>AIR POLLUTION | 26,960<br>POPULATION | \$81K<br>MEDIAN IN-COME | 43°F<br>AVG TEMP | 64%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|