

Single Family Residence **RESIDENTIAL**

6442 RAPTOR RIDGE LN

MELBA, ID 83641

\$1,184,577 TopHap Estimate · \$233 / ft² · confidence 92 · as of Jul 14, 2026

4
BEDS

4
BATHS

5,093 ft²
LIVING AREA

6.85 ac
LOT SIZE

2025
YEAR BUILT

1
STORIES

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Est. Owner Equity

\$1,184,577

TAX & ASSESSMENT

Property Tax	\$1,015 (2025)
Assessed Value	\$332,460
Previous Assessed	\$195,460
Assessor Market Value	\$332,460

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	76 WILDFIRE	60 HEAT	17 STORM	33 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melba High School	Middle	7–12	2.7 mi
Melba Elementary School	Elementary	PK–6	2.8 mi

District: Melba Joint School District 136

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 83641

92 CRIME INDEX	114 AIR POLLUTION	4,100 POPULATION	\$81K MEDIAN IN-COME	49°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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