

Single Family Residence **RESIDENTIAL**

12293 SHADOW RIVER ST

CALDWELL, ID 83607

\$373,619 TopHap Estimate · \$259 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,445 ft²

LIVING AREA

0.14 ac

LOT SIZE

2023

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$374K

\$334K low

\$414K high

Last Sale

\$384,100 · Nov 17, 2023

Est. Owner Equity

\$66,354

Loan-to-Value

83%

TAX & ASSESSMENT

Assessed Value	\$351,100
Previous Assessed	\$356,900
Assessor Market Value	\$351,100

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 269 ft²

CLIMATE RISK

81
FLOOD

69
WILDFIRE

62
HEAT

16
STORM

65
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 16, 2023	Financing	Warranty Deed			\$307K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lakevue Elementary School	Elementary	PK–5	1.3 mi
Vallivue High School	High	9–12	2.1 mi
Summitvue Middle School	Middle	6–8	3.7 mi

District: Vallivue School District 139

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 83607

87 CRIME INDEX	117 AIR POLLUTION	43,138 POPULATION	\$73K MEDIAN IN-COME	51°F AVG TEMP	64% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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