

Single Family Residence **RESIDENTIAL**

# 12304 SHADOW RIVER ST

CALDWELL, ID 83607

**\$354,557** TopHap Estimate · \$288 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,232 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2024**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$355K**

\$330K low

\$379K high

Last Sale

**\$350,194 · Jul 31, 2024**

Est. Owner Equity

**\$91,253**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$320,500 |
| Previous Assessed     | \$343,600 |
| Assessor Market Value | \$320,500 |

## 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 · 53 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   |
|--------------|-----------|---------------|-------|--------|--------|
| Jul 31, 2024 | Financing | Warranty Deed |       |        | \$263K |

## 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|