

Single Family Residence **RESIDENTIAL**

12312 SHADOW RIVER ST

CALDWELL, ID 83607

\$404,896 TopHap Estimate · \$251 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,611 ft²
LIVING AREA

0.14 ac
LOT SIZE

2024
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$405K

\$381K low

\$429K high

Est. Owner Equity

\$404,896

TAX & ASSESSMENT

Assessed Value	\$377,800
Previous Assessed	\$383,400
Assessor Market Value	\$377,800

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 · 243 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
Sep 20, 2024	Financing	Warranty Deed			

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

OWNERSHIP

Occupancy	Owner occupied
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