

Single Family Residence **RESIDENTIAL**

12307 SHADOW RIVER ST

CALDWELL, ID 83607

\$450,569 TopHap Estimate · \$167 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,698 ft²
LIVING AREA

0.14 ac
LOT SIZE

2024
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$451K

\$435K low

\$466K high

Last Sale

\$451,492 · Apr 29, 2024

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Assessed Value	\$432,000
Previous Assessed	\$452,800
Assessor Market Value	\$432,000

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
Apr 29, 2024	Financing	Warranty Deed			\$461K

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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