

Single Family Residence **RESIDENTIAL**

12315 SHADOW RIVER ST

CALDWELL, ID 83607

\$458,545 TopHap Estimate · \$150 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,057 ft²
LIVING AREA

0.14 ac
LOT SIZE

2024
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$459K

\$429K low

\$488K high

Last Sale

\$496,076 · Apr 29, 2024

Est. Owner Equity

\$85,555

Loan-to-Value

80%

TAX & ASSESSMENT

Assessed Value	\$457,000
Previous Assessed	\$479,400
Assessor Market Value	\$457,000

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 · 22 ft²

CLIMATE RISK

81
FLOOD

69
WILDFIRE

62
HEAT

16
STORM

65
DROUGHT

Scores 0–100; higher = greater projected risk.

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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