

Single Family Residence **RESIDENTIAL**

12347 SHADOW RIVER ST

CALDWELL, ID 83607

\$382,809 TopHap Estimate · \$261 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,464 ft²
LIVING AREA

0.15 ac
LOT SIZE

2024
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$383K

\$358K low

\$407K high

Last Sale

\$378,178 · Aug 22, 2024

Est. Owner Equity

\$8,375

Loan-to-Value

98%

TAX & ASSESSMENT

Assessed Value	\$352,100
Previous Assessed	\$360,400
Assessor Market Value	\$352,100

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 171 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	\$/FT ²	LOAN
Aug 22, 2024	Financing	Warranty Deed			\$374K

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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