

Single Family Residence **RESIDENTIAL**

12400 SHADOW RIVER ST

CALDWELL, ID 83607

\$378,990 TopHap Estimate · \$235 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,611 ft²
LIVING AREA

0.13 ac
LOT SIZE

2024
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$379K

\$357K low

\$401K high

Last Sale

\$365,736 · Jan 14, 2025

Est. Owner Equity

\$104,000

Loan-to-Value

73%

TAX & ASSESSMENT

Assessed Value	\$363,700
Previous Assessed	\$102,900
Assessor Market Value	\$363,700

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 22 ft²

CLIMATE RISK

64
FLOOD

56
WILDFIRE

62
HEAT

16
STORM

65
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 14, 2025	Financing	Warranty Deed			\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lakevue Elementary School	Elementary	PK–5	1.3 mi
Vallivue High School	High	9–12	2.0 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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