

Single Family Residence

RESIDENTIAL

12413 SHADOW RIVER ST

CALDWELL, ID 83607

\$406,192 TopHap Estimate · \$203 / ft² · confidence 91 · as of Jul 14, 2026



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4

BEDS

2

BATHS

2,002 ft²

LIVING AREA

0.14 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$406K

\$372K low

\$441K high

Est. Owner Equity

\$8,538

Loan-to-Value

98%

TAX & ASSESSMENT

Assessed Value	\$398,500
Previous Assessed	\$420,300
Assessor Market Value	\$398,500

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 · 20 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
Dec 18, 2024	Financing	Warranty Deed			\$398K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lakevue Elementary School	Elementary	PK–5	1.2 mi
Vallivue High School	High	9–12	2.0 mi
Summitvue Middle School	Middle	6–8	3.7 mi

District: Vallivue School District 139



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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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