

Single Family Residence **RESIDENTIAL**

12445 SHADOW RIVER ST

CALDWELL, ID 83607

\$444,118 TopHap Estimate · \$200 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,216 ft²
LIVING AREA

0.14 ac
LOT SIZE

2024
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$444K

\$429K low

\$460K high

Last Sale

\$440,317 · Apr 24, 2026

Est. Owner Equity

\$0

Loan-to-Value

108%

TAX & ASSESSMENT

Assessed Value	\$408,100
Previous Assessed	\$102,900
Assessor Market Value	\$408,100

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

45
FLOOD

68
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
Apr 1, 2026	Resale	Warranty Deed	\$440,317	\$199	\$436K
Jan 29, 2025	Financing	Warranty Deed			\$401K

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

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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------