

Single Family Residence **RESIDENTIAL**

22002 DIXIE RIVER RD

CALDWELL, ID 83607

\$449,459 TopHap Estimate · \$303 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,482 ft²

LIVING AREA

1.77 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

VALUATION

\$449K

\$426K low

\$473K high

Last Sale

\$125,000 · Sep 30, 2014

Est. Owner Equity

\$324,459

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$1,396 (2025)
Assessed Value	\$391,660
Previous Assessed	\$396,060
Assessor Market Value	\$391,660

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Construction	Frame (Unspecified)
Roof	Metal
Heating	Yes
Cooling	Window A/C
Pool	No

Deck · 190 ft²

Patio · 190 ft²

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 29, 2014	Financing	Grant Deed			\$121K
Oct 14, 2011	Financing	Grant Deed			\$87K
Nov 8, 2011	Quitclaim	Quit Claim Transfer			
Oct 14, 2011	Financing	Warranty Deed			\$87K
Apr 12, 2007	Financing	Warranty Deed			\$138K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Canyon Elementary School	Elementary	PK–5	5.0 mi
Vallivue High School	High	9–12	8.2 mi
Vallivue Middle School	Middle	6–8	8.4 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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