

Single Family Residence **RESIDENTIAL**

3641 S RIVA RIDGE WAY

BOISE, ID 83709

\$734,199 TopHap Estimate · \$272 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,695 ft²
LIVING AREA

0.41 ac
LOT SIZE

1992
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$734K

\$700K low

\$768K high

Last Sale

\$296,300 · Feb 24, 2021

Est. Owner Equity

\$497,199

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$1,801 (2025)
Assessed Value	\$660,700
Previous Assessed	\$623,800
Assessor Market Value	\$660,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	ADA
Lot (acres)	0.41
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 200 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 18, 2021	Financing	Intrafamily Transfer			\$237K
May 16, 2013	Financing	Warranty Deed			\$270K
Jun 15, 2009	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pepper Ridge Elementary School	Elementary	PK–5	0.9 mi
Mountain View High School	High	9–12	2.4 mi
Lewis & Clark Middle School	Middle	6–8	3.0 mi

District: Meridian Joint School District 2

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 83709

79 CRIME INDEX	115 AIR POLLUTION	65,821 POPULATION	\$88K 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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