

Single Family Residence **RESIDENTIAL**

2713 ROWLAND CT

CALDWELL, ID 83607

\$354,381 TopHap Estimate · \$292 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,214 ft²

LIVING AREA

0.16 ac

LOT SIZE

2009

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$354K

\$345K low

\$364K high

Est. Owner Equity

\$178,381

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$1,259 (2025)
Assessed Value	\$326,500
Previous Assessed	\$313,000
Assessor Market Value	\$326,500

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 20 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 29, 2009	Recorded document	Grant Deed			
Jan 10, 2007	Recorded document	Warranty Deed			
Oct 29, 2009	Financing	Warranty Deed			\$74K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vallivue High School	High	9–12	0.8 mi
Falcon Ridge Elementary School	Elementary	PK–5	1.3 mi
Vallivue Middle School	Middle	6–8	1.5 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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