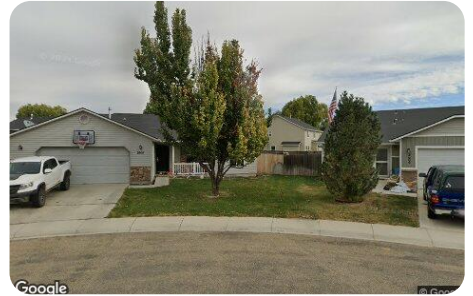


Single Family Residence **RESIDENTIAL**

2603 RANKIN CT

CALDWELL, ID 83607

\$395,296 TopHap Estimate · \$233 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,697 ft²

LIVING AREA

0.21 ac

LOT SIZE

2009

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$395K

\$381K low

\$410K high

Last Sale

\$215,000 · Mar 27, 2020

Est. Owner Equity

\$223,296

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$1,612 (2025)
Assessed Value	\$368,700
Previous Assessed	\$365,700
Assessor Market Value	\$368,700

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 19 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 24, 2020	Financing	Warranty Deed			\$172K
Dec 30, 2016	Financing	Warranty Deed			\$150K
Mar 29, 2010	Recorded document	Grant Deed			
Mar 24, 2010	Quitclaim	Quit Claim Transfer			\$108K
Mar 25, 2010	Recorded document	Warranty Deed			
Dec 31, 2009	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vallivue High School	High	9–12	0.7 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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