

Single Family Residence **RESIDENTIAL**

3896 S RIVA RIDGE WAY

BOISE, ID 83709

\$842,761 TopHap Estimate · \$256 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

3

BATHS

3,296 ft²

LIVING AREA

0.41 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$843K

\$797K low

\$888K high

Last Sale

\$359,100 · Jun 5, 2024

Est. Owner Equity

\$572,761

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$2,085 (2025)
Assessed Value	\$702,400
Previous Assessed	\$555,700
Assessor Market Value	\$702,400

PROPERTY FACTS

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

Deck · 180 ft²

Patio · 1,100 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2024	Financing	Warranty Deed			\$270K
Oct 2, 2019	Financing	Warranty Deed			\$395K
Feb 13, 2018	Quitclaim	Quit Claim Transfer			
May 20, 2016	Financing	Warranty Deed			\$337K
Jun 13, 2013	Quitclaim	Quit Claim Transfer			\$288K
Aug 24, 2011	Financing	Warranty Deed			\$195K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pepper Ridge Elementary School	Elementary	PK–5	1.1 mi
Mountain View High School	High	9–12	2.5 mi
Lewis & Clark Middle School	Middle	6–8	3.1 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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