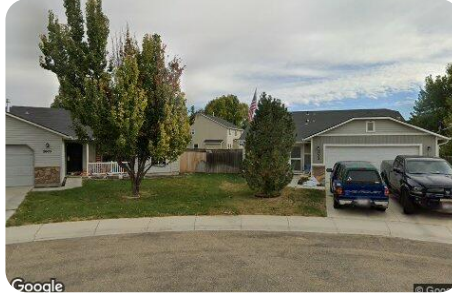


Single Family Residence **RESIDENTIAL**

2602 RANKIN CT

CALDWELL, ID 83607

\$421,117 TopHap Estimate · \$210 / ft² · confidence 97 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

2,006 ft²
LIVING AREA

0.21 ac
LOT SIZE

2010
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$421K

\$409K low

\$433K high

Est. Owner Equity

\$199,517

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$1,685 (2025)
Assessed Value	\$381,700
Previous Assessed	\$376,600
Assessor Market Value	\$381,700

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 · 84 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 11, 2020	Financing	Warranty Deed			\$222K
Aug 10, 2020	Quitclaim	Quit Claim Transfer			
Jan 6, 2011	Recorded document	Grant Deed			
Jan 7, 2011	Financing	Intrafamily Transfer			\$57K
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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