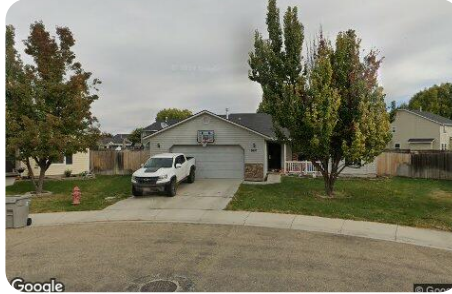


Single Family Residence **RESIDENTIAL**

2604 RANKIN CT

CALDWELL, ID 83607

\$377,683 TopHap Estimate · \$268 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,411 ft²

LIVING AREA

0.22 ac

LOT SIZE

2010

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$378K

\$365K low

\$391K high

Est. Owner Equity

\$278,864

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$1,405 (2025)
Assessed Value	\$351,800
Previous Assessed	\$334,800
Assessor Market Value	\$351,800

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 6, 2010	Recorded document	Grant Deed			
Mar 5, 2010	Financing	Intrafamily Transfer			
Mar 31, 2010	Recorded document	Warranty Deed			
Dec 31, 2009	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vallivue High School	High	9–12	0.8 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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