

Single Family Residence **RESIDENTIAL**

2509 RANKIN CT

CALDWELL, ID 83607

\$343,039 TopHap Estimate · \$296 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,160 ft²

LIVING AREA

0.17 ac

LOT SIZE

2009

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$343K

\$330K low

\$356K high

Last Sale

\$158,270 · Nov 13, 2025

Est. Owner Equity

\$224,039

Loan-to-Value

34%

TAX & ASSESSMENT

Assessed Value	\$312,600
Previous Assessed	\$300,100
Assessor Market Value	\$312,600

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 7, 2025	Financing	Intrafamily Transfer			\$119K
Mar 16, 2010	Recorded document	Grant Deed			
Jun 15, 2010	Financing	Warranty Deed			\$96K
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	1.2 mi
Vallivue Middle School	Middle	6–8	1.4 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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