

Single Family Residence **RESIDENTIAL**

2703 ROWLAND CT

CALDWELL, ID 83607

\$430,703 TopHap Estimate · \$187 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,304 ft²
LIVING AREA

0.21 ac
LOT SIZE

2010
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$431K

\$402K low

\$460K high

Last Sale

\$272,719 · Feb 28, 2022

Est. Owner Equity

\$70,684

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$1,212 (2025)
Assessed Value	\$401,000
Previous Assessed	\$395,100
Assessor Market Value	\$401,000

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

Deck

Porch · 70 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 7, 2022	Financing	Intrafamily Transfer			
Feb 28, 2022	Financing	Warranty Deed			\$270K
Feb 28, 2022	Quitclaim	Quit Claim Transfer			\$14K
Mar 6, 2020	Financing	Warranty Deed			\$180K
Apr 17, 2017	Quitclaim	Quit Claim Transfer			\$40K
Apr 16, 2017	Quitclaim	Quit Claim Transfer			
Apr 11, 2011	Financing	Intrafamily Transfer			\$114K
Apr 11, 2011	Recorded document	Warranty Deed			
Mar 16, 2010	Recorded document	Grant 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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