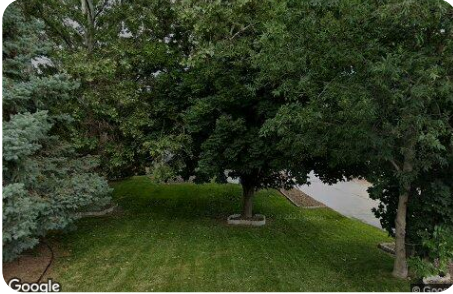


Single Family Residence **RESIDENTIAL**

3608 S RIVA RIDGE WAY

BOISE, ID 83709

\$677,926 TopHap Estimate · \$309 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,196 ft²

LIVING AREA

0.42 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$678K

\$630K low

\$726K high

Last Sale

\$667,327 · Nov 7, 2025

Est. Owner Equity

\$176,176

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$1,821 (2025)
Assessed Value	\$662,200
Previous Assessed	\$629,500
Assessor Market Value	\$662,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ADA
Lot (acres)	0.42
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 140 ft²

Patio · 140 ft²

Porch · 50 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2025	Financing	Warranty Deed			\$502K
Jul 27, 2012	Quitclaim	Quit Claim Transfer			\$168K
Mar 19, 2010	Financing	Warranty Deed			\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pepper Ridge Elementary School	Elementary	PK–5	0.9 mi
Mountain View High School	High	9–12	2.4 mi
Lewis & Clark Middle School	Middle	6–8	3.0 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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