

Single Family Residence **RESIDENTIAL**

3493 S RIVA RIDGE WAY

BOISE, ID 83709

\$752,115 TopHap Estimate · \$228 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,306 ft²
LIVING AREA

0.41 ac
LOT SIZE

1992
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$752K

\$721K low

\$783K high

Est. Owner Equity

\$486,615

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$1,799 (2025)
Assessed Value	\$660,800
Previous Assessed	\$623,200
Assessor Market Value	\$660,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Lot (acres)	0.41
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Attached
Pool	No

Patio · 475 ft²

CLIMATE RISK

45
FLOOD

73
WILDFIRE

59
HEAT

12
STORM

65
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pepper Ridge Elementary School	Elementary	PK–5	0.8 mi
Mountain View High School	High	9–12	2.3 mi
Lewis & Clark Middle School	Middle	6–8	2.9 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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