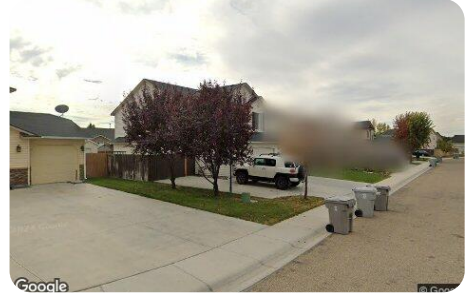


Single Family Residence **RESIDENTIAL**

2522 RANKIN CT

CALDWELL, ID 83607

\$446,343 TopHap Estimate · \$211 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,119 ft²

LIVING AREA

0.16 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$446K

\$432K low

\$461K high

Last Sale

\$526,680 · May 6, 2022

Est. Owner Equity

\$50,343

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$1,961 (2025)
Assessed Value	\$408,200
Previous Assessed	\$417,800
Assessor Market Value	\$408,200

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 90 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2022	Financing	Warranty Deed			\$396K
Apr 3, 2017	Financing	Warranty Deed			\$5K
Apr 3, 2017	Quitclaim	Quit Claim Transfer			
Jul 13, 2012	Financing	Warranty Deed			\$85K
Jul 13, 2012	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vallivue High School	High	9–12	0.7 mi
Falcon Ridge Elementary School	Elementary	PK–5	1.3 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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