

Single Family Residence **RESIDENTIAL**

## 3041 S RIVA RIDGE WAY

BOISE, ID 83709

**\$636,387** TopHap Estimate · \$296 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,149 ft<sup>2</sup>**

LIVING AREA

**0.41 ac**

LOT SIZE

**1991**

YEAR BUILT

**1**

STORIES

**3**

PARKING

### VALUATION

**\$636K**

\$610K low

\$663K high

Est. Owner Equity

**\$636,387**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,442 (2025) |
| Assessed Value        | \$557,600      |
| Previous Assessed     | \$524,400      |
| Assessor Market Value | \$557,600      |

## PROPERTY FACTS

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

Patio · 120 ft²

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Pepper Ridge Elementary School | Elementary | PK–5   | 0.5 mi   |
| Mountain View High School      | High       | 9–12   | 2.1 mi   |
| Lewis & Clark Middle School    | Middle     | 6–8    | 2.6 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>79</div> <div>CRIME INDEX</div> | <div>115</div> <div>AIR POLLUTION</div> | <div>65,821</div> <div>POPULATION</div> | <div>\$88K</div> <div>MEDIAN IN-COME</div> | <div>51°F</div> <div>AVG TEMP</div> | <div>64%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|