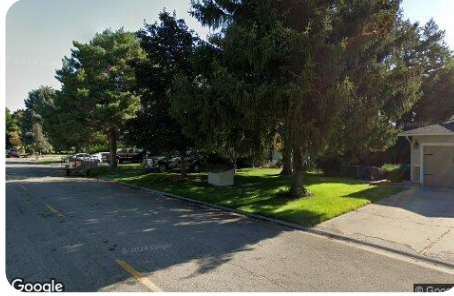


Single Family Residence **RESIDENTIAL**

4466 S RIVA RIDGE WAY

BOISE, ID 83709

\$905,559 TopHap Estimate · \$246 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

2.5

BATHS

3,680 ft²

LIVING AREA

1.05 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$906K

\$854K low

\$958K high

Last Sale

\$366,300 · Nov 2, 2020

Est. Owner Equity

\$612,559

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$2,447 (2025)
Assessed Value	\$802,800
Previous Assessed	\$760,900
Assessor Market Value	\$802,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Foyer
County	ADA
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 1,500 ft²

Patio · 220 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 23, 2020	Quitclaim	Quit Claim Transfer			
Oct 23, 2020	Financing	Intrafamily Transfer			\$293K
Nov 26, 2018	Quitclaim	Quit Claim Transfer			
Jun 12, 2017	Financing	Warranty Deed			\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hazel Middle School	Middle	6–8	0.7 mi
Lake Hazel Elementary School	Elementary	PK–5	1.2 mi
Mountain View High School	High	9–12	2.7 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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