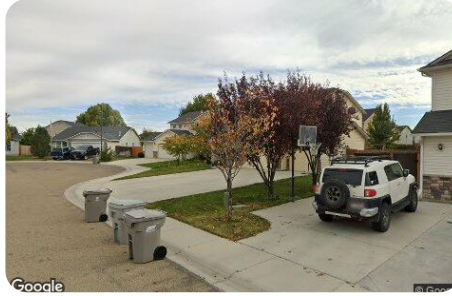


Single Family Residence **RESIDENTIAL**

2518 RANKIN CT

CALDWELL, ID 83607

\$463,184 TopHap Estimate · \$178 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,596 ft²

LIVING AREA

0.16 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$463K

\$447K low

\$479K high

Last Sale

\$200,700 · Jun 6, 2017

Est. Owner Equity

\$393,184

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$2,343 (2025)
Assessed Value	\$438,800
Previous Assessed	\$474,900
Assessor Market Value	\$438,800

PROPERTY FACTS

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

Porch · 99 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 19, 2022	Financing	Warranty Deed			
May 31, 2017	Financing	Warranty Deed			\$198K
Dec 30, 2013	Recorded document	Warranty Deed			
Dec 30, 2013	Financing	Intrafamily Transfer			\$5K
Jan 31, 2013	Financing	Grant Deed			\$111K
Sep 7, 2012	Recorded document	Grant Deed			
Sep 14, 2012	Non-arms-length	Trustees Deed	\$237,794	\$92	
Jan 15, 2008	Financing	Corporation Deed			\$188K

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
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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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