

Single Family Residence **RESIDENTIAL**

2517 RANKIN CT

CALDWELL, ID 83607

\$431,243 TopHap Estimate · \$213 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,020 ft²

LIVING AREA

0.16 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$431K

\$418K low

\$444K high

Last Sale

\$81,200 · Feb 24, 2012

Est. Owner Equity

\$366,293

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$2,992 (2025)
Assessed Value	\$391,100
Previous Assessed	\$400,200
Assessor Market Value	\$391,100

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 · 98 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 25, 2013	Quitclaim	Quit Claim Transfer			
Feb 14, 2012	Financing	Warranty Deed			\$65K
Jan 11, 2008	Financing	Corporation Deed			\$175K

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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------