

Single Family Residence **RESIDENTIAL**

22773 BOISE RIVER RD

CALDWELL, ID 83607

\$479,500 TopHap Estimate · \$211 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,273 ft²

LIVING AREA

1.34 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$480K

\$447K low

\$512K high

Est. Owner Equity

\$479,500

TAX & ASSESSMENT

Property Tax	\$903 (2025)
Assessed Value	\$566,720
Previous Assessed	\$540,020
Assessor Market Value	\$566,720

PROPERTY FACTS

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Notus Elementary School	Elementary	PK–6	2.8 mi
Notus Jr/Sr High School	Middle	7–12	2.9 mi

District: Notus School District 135

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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