

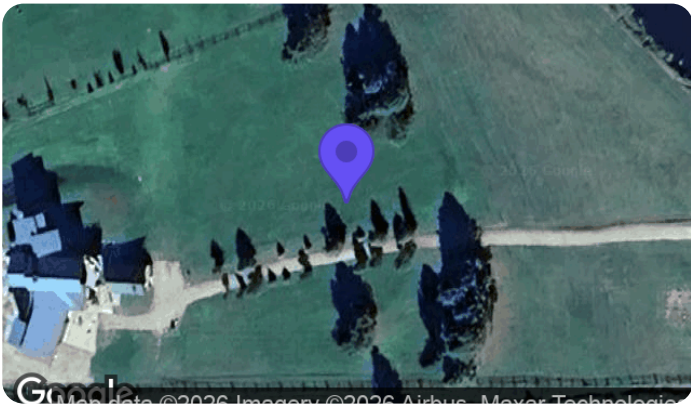
Single Family Residential

RESIDENTIAL

37 RIVER RANCH RD

GARDEN VALLEY, ID 83622

\$1,036,592
TopHap Estimate · \$1,930 / ft² · confidence 92 · as of Jul 14, 2026



4
BEDS

3
BATHS

537 ft²
LIVING AREA

2.95 ac
LOT SIZE

2008
YEAR BUILT

3
PARKING

VALUATION

\$1M

\$953K low

\$1.1M high

Est. Owner Equity

\$1,036,592

TAX & ASSESSMENT

Property Tax	\$4,353 (2023)
Assessed Value	\$1,321,388
Previous Assessed	\$1,321,388
Assessor Market Value	\$1,321,388

PROPERTY FACTS

Property Type	Single Family Residential
County	Boise
Lot (acres)	2.95
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 806 ft²

Patio · 60 ft²

Porch · 125 ft²

Outdoor kitchen

CLIMATE RISK

91 FLOOD	79 WILDFIRE	57 HEAT	57 STORM	23 DROUGHT
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Scores 0–100; higher = greater projected risk.

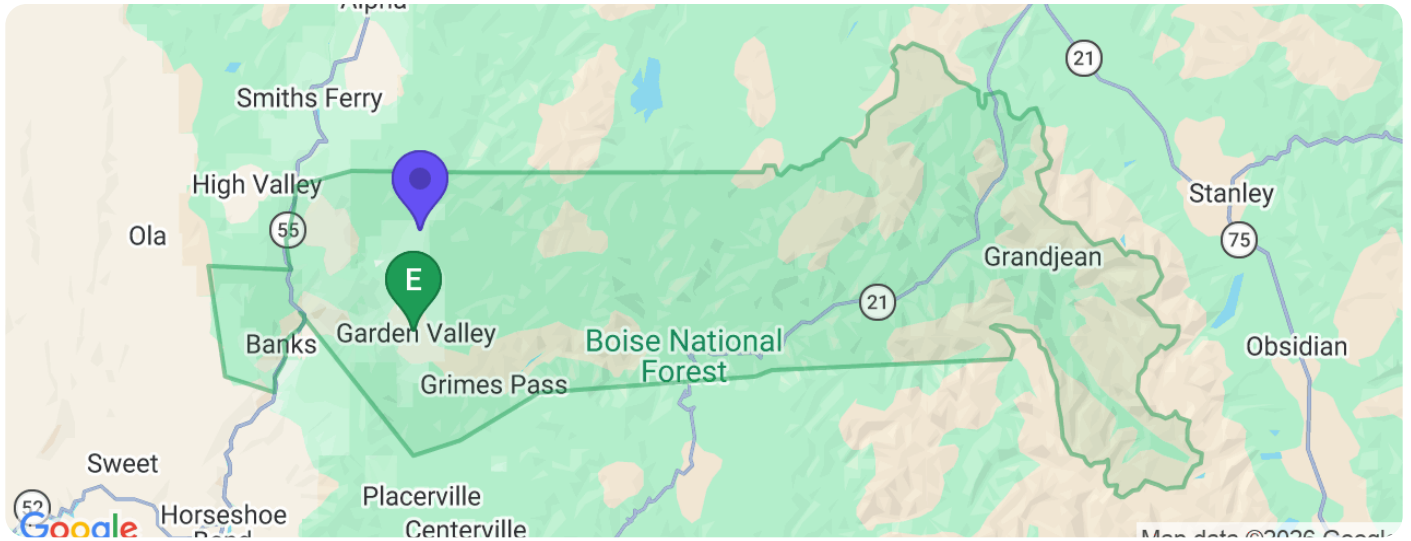
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 6, 2024	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Valley School	Elementary	PK–12	6.3 mi

District: Garden Valley School District 71



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 83622

133 CRIME INDEX	113 AIR POLLUTION	2,003 POPULATION	\$70K MEDIAN IN-COME	43°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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