

Single Family Residence **RESIDENTIAL**

4416 S RIVA RIDGE WAY

BOISE, ID 83709

\$764,550 TopHap Estimate · \$281 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,720 ft²
LIVING AREA

1 ac
LOT SIZE

1974
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$765K

\$734K low

\$795K high

Last Sale

\$325,000 · Nov 5, 2014

Est. Owner Equity

\$479,550

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$1,936 (2025)
Assessed Value	\$694,900
Previous Assessed	\$661,200
Assessor Market Value	\$694,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 363 ft²

Patio · 180 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 31, 2014	Financing	Warranty Deed			\$260K

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

OWNERSHIP

Occupancy	Owner occupied
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