

Single Family Residence **RESIDENTIAL**

23766 BOISE RIVER RD

CALDWELL, ID 83607

\$826,597 TopHap Estimate · \$636 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,300 ft²

LIVING AREA

2.22 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

VALUATION

\$827K

\$753K low

\$900K high

Last Sale

\$95,000 · May 14, 2019

Est. Owner Equity

\$750,597

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$376 (2025)
Assessed Value	\$368,330
Previous Assessed	\$378,230
Assessor Market Value	\$368,330

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Construction	Frame (Unspecified)
Roof	Composition Shingle
Cooling	None
Fireplace	Yes
Pool	No

Porch · 348 ft²

CLIMATE RISK

74
FLOOD

81
WILDFIRE

65
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 6, 2019	Quitclaim	Quit Claim Transfer			\$76K
Nov 16, 2015	Quitclaim	Quit Claim Transfer			
Jun 25, 2012	Recorded document	Warranty Deed			
Aug 25, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Notus Elementary School	Elementary	PK–6	3.6 mi
Notus Jr/Sr High School	Middle	7–12	3.7 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------