

Single Family Residence **RESIDENTIAL**

1845 S RAND ST

BOISE, ID 83709

\$424,937 TopHap Estimate · \$402 / ft² · confidence 81 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,056 ft²

LIVING AREA

0.22 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$425K

\$345K low

\$505K high

Last Sale

\$524,352 · Feb 13, 2026

Est. Owner Equity

\$30,687

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$1,823 (2025)
Assessed Value	\$334,600
Previous Assessed	\$322,800
Assessor Market Value	\$334,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Lot (acres)	0.22
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 280 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 10, 2026	Financing	Warranty Deed			\$394K
Nov 13, 2025	Financing	Warranty Deed			\$298K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grace Jordan Elementary School	Elementary	PK–6	0.5 mi
Borah Senior High School	High	9–12	0.7 mi
West Junior High School	Middle	7–9	1.8 mi

District: Boise City Independent School District 1

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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