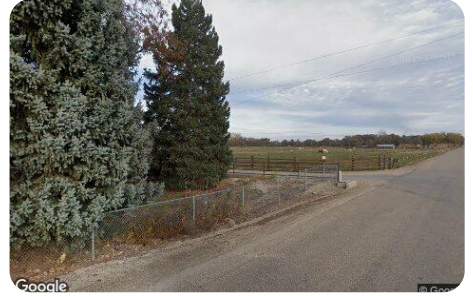


Single Family Residence **RESIDENTIAL**

23518 BOISE RIVER RD

CALDWELL, ID 83607

\$603,028 TopHap Estimate · \$564 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,070 ft²

LIVING AREA

1.16 ac

LOT SIZE

1936

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$603K

\$555K low

\$651K high

Est. Owner Equity

\$603,028

TAX & ASSESSMENT

Property Tax	\$2,084 (2025)
Assessed Value	\$309,080
Previous Assessed	\$325,780
Assessor Market Value	\$309,080

PROPERTY FACTS

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

Porch · 152 ft²

CLIMATE RISK

76
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
Dec 21, 2021	Financing	Deed Of Distribution			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Notus Elementary School	Elementary	PK–6	3.4 mi
Notus Jr/Sr High School	Middle	7–12	3.5 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	Absentee owner
-----------	-----------------------