

Single Family Residence **RESIDENTIAL**

4503 S RIVA RIDGE WAY

BOISE, ID 83709

\$705,589 TopHap Estimate · \$293 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,411 ft²

LIVING AREA

0.9 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$706K

\$669K low

\$742K high

Est. Owner Equity

\$705,589

TAX & ASSESSMENT

Property Tax	\$1,870 (2025)
Assessed Value	\$662,600
Previous Assessed	\$643,100
Assessor Market Value	\$662,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Lot (acres)	0.90
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 400 ft²

CLIMATE RISK

1
FLOOD

69
WILDFIRE

58
HEAT

12
STORM

65
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 11, 2024	Financing	Intrafamily Transfer			
Nov 11, 2024	Financing	Intrafamily Transfer			
Aug 3, 2015	Quitclaim	Quit Claim Transfer			
Sep 1, 2011	Quitclaim	Quit Claim Transfer			
Sep 1, 2011	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hazel Middle School	Middle	6–8	0.7 mi
Lake Hazel Elementary School	Elementary	PK–5	1.1 mi
Mountain View High School	High	9–12	2.6 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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