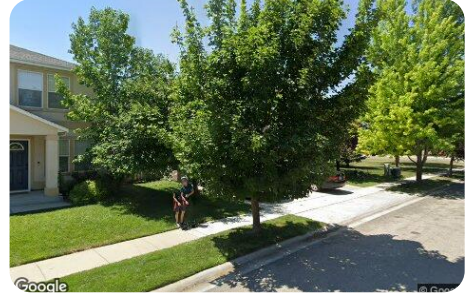


Single Family Residence **RESIDENTIAL**

9159 W RUSTICA DR

BOISE, ID 83709

\$503,223 TopHap Estimate · \$159 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,173 ft²

LIVING AREA

0.12 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$503K

\$471K low

\$536K high

Last Sale

\$648,375 · Aug 29, 2025

Est. Owner Equity

\$15,723

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$1,146 (2025)
Assessed Value	\$452,700
Previous Assessed	\$449,000
Assessor Market Value	\$452,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	ADA
Lot (acres)	0.12
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 91 ft²

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2025	Financing	Warranty Deed			\$488K
Apr 22, 2016	Financing	Intrafamily Transfer			\$157K
Oct 9, 2008	Quitclaim	Quit Claim Transfer			
Oct 23, 2008	Financing	Warranty Deed			\$171K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Desert Sage Elementary School	Elementary	PK–5	0.2 mi
Lake Hazel Middle School	Middle	6–8	1.7 mi
Mountain View High School	High	9–12	4.7 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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