

Single Family Residence **RESIDENTIAL**

21702 BOISE RIVER RD

CALDWELL, ID 83607

\$955,141 TopHap Estimate · \$638 / ft² · confidence 85 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,496 ft²
LIVING AREA

35.08 ac
LOT SIZE

1926
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$955K

\$808K low

\$1.1M high

Est. Owner Equity

\$955,141

TAX & ASSESSMENT

Property Tax	\$2,704 (2025)
Assessed Value	\$402,900
Previous Assessed	\$401,550
Assessor Market Value	\$402,900

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Construction	Frame (Unspecified)
Roof	Composition Shingle
Cooling	None
Garage	Garage, Detached
Pool	No

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Notus Elementary School	Elementary	PK–6	1.9 mi
Notus Jr/Sr High School	Middle	7–12	1.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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