

Single Family Residence **RESIDENTIAL**

23228 BOISE RIVER RD

CALDWELL, ID 83607

\$445,709 TopHap Estimate · \$185 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,404 ft²
LIVING AREA

0.92 ac
LOT SIZE

1977
YEAR BUILT

2
STORIES

1
PARKING

VALUATION

\$446K

\$408K low

\$483K high

Est. Owner Equity

\$301,709

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$2,203 (2025)
Assessed Value	\$486,500
Previous Assessed	\$498,600
Assessor Market Value	\$486,500

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Lot (acres)	0.92
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 1, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Notus Elementary School	Elementary	PK–6	3.1 mi
Notus Jr/Sr High School	Middle	7–12	3.2 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	Owner occupied
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