

Single Family Residence **RESIDENTIAL**

1850 S RAND ST

BOISE, ID 83709

\$433,687 TopHap Estimate · \$333 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,304 ft²

LIVING AREA

0.19 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$434K

\$404K low

\$463K high

Last Sale

\$472,000 · Mar 8, 2021

Est. Owner Equity

\$56,087

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$2,604 (2025)
Assessed Value	\$424,000
Previous Assessed	\$407,500
Assessor Market Value	\$424,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Lot (acres)	0.19
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 320 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 26, 2021	Financing	Intrafamily Transfer			\$378K
Oct 7, 2020	Recorded document	Warranty Deed			
Mar 29, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grace Jordan Elementary School	Elementary	PK–6	0.5 mi
Borah Senior High School	High	9–12	0.7 mi
West Junior High School	Middle	7–9	1.8 mi

District: Boise City Independent School District 1

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------