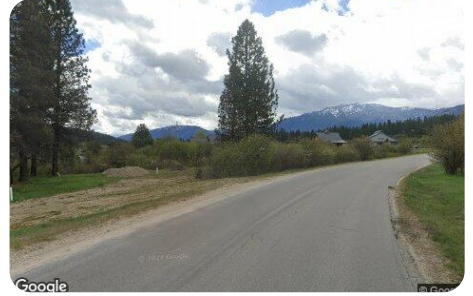


Single Family Residence **RESIDENTIAL**

29 RIVER RANCH RD

GARDEN VALLEY, ID 83622

\$1,213,628 TopHap Estimate · \$512 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,370 ft²

LIVING AREA

2.52 ac

LOT SIZE

1994

YEAR BUILT

4

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Est. Owner Equity

\$713,628

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$4,372 (2024)
Assessed Value	\$1,430,381
Previous Assessed	\$1,430,381
Assessor Market Value	\$1,430,381

PROPERTY FACTS

Property Type	Single Family Residence
County	Boise
Lot (acres)	2.52
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 289 ft²

Patio · 2,352 ft²

Outdoor kitchen

CLIMATE RISK

89
FLOOD

78
WILDFIRE

57
HEAT

57
STORM

23
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Valley School	Elementary	PK–12	6.4 mi

District: Garden Valley School District 71

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 83622

133 CRIME INDEX	113 AIR POLLUTION	2,003 POPULATION	\$70K MEDIAN IN-COME	43°F AVG TEMP	64% SUNSHINE
---------------------------	-----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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