

Single Family Residence

RESIDENTIAL

23708 BOISE RIVER RD

CALDWELL, ID 83607

\$488,619 TopHap Estimate · \$339 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,440 ft²

LIVING AREA

5.91 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

VALUATION

\$489K

\$445K low

\$533K high

Last Sale

\$518,800 · Jul 9, 2025

Est. Owner Equity

\$73,619

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$1,146 (2025)
Assessed Value	\$455,080
Previous Assessed	\$316,160
Assessor Market Value	\$455,080

PROPERTY FACTS

Property Type	Single Family Residence
Style	Mobile Home
County	CANYON
Construction	Frame (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Pool	No

Porch · 176 ft²

CLIMATE RISK

75
FLOOD

81
WILDFIRE

65
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 3, 2025	Financing	Warranty Deed			\$415K
Mar 28, 2008	Quitclaim	Quit Claim Transfer			
Aug 25, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Notus Elementary School	Elementary	PK–6	3.5 mi
Notus Jr/Sr High School	Middle	7–12	3.6 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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