

Single Family Residence **RESIDENTIAL**

4465 S RIVA RIDGE WAY

BOISE, ID 83709

\$658,485 TopHap Estimate · \$308 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,139 ft²

LIVING AREA

0.97 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$658K

\$626K low

\$691K high

Est. Owner Equity

\$561,035

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$1,694 (2025)
Assessed Value	\$617,300
Previous Assessed	\$594,100
Assessor Market Value	\$617,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Lot (acres)	0.97
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 312 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hazel Middle School	Middle	6–8	0.7 mi
Lake Hazel Elementary School	Elementary	PK–5	1.2 mi
Mountain View High School	High	9–12	2.6 mi

District: Meridian Joint School District 2

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

OWNERSHIP

Occupancy	Owner occupied
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