

Single Family Residence **RESIDENTIAL**

1403 S RAND ST

BOISE, ID 83709

\$317,352 TopHap Estimate · \$411 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

1
BATHS

772 ft²
LIVING AREA

0.24 ac
LOT SIZE

1949
YEAR BUILT

1
STORIES

VALUATION

\$317K

\$300K low

\$335K high

Last Sale

\$201,300 · May 19, 2020

Est. Owner Equity

\$33,352

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$1,704 (2025)
Assessed Value	\$342,100
Previous Assessed	\$309,900
Assessor Market Value	\$342,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Lot (acres)	0.24
Roof	Composition Shingle
Heating	Yes
Cooling	None
Pool	No

Patio · 120 ft²

Porch · 12 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 20, 2026	Financing	Mortgage			\$284K
May 14, 2020	Financing	Intrafamily Transfer			\$161K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grace Jordan Elementary School	Elementary	PK–6	0.2 mi
Borah Senior High School	High	9–12	0.4 mi
West Junior High School	Middle	7–9	2.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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