

Single Family Residence **RESIDENTIAL**

12046 W RADER DR

BOISE, ID 83713

\$510,385 TopHap Estimate · \$276 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,850 ft²

LIVING AREA

0.17 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$510K

\$479K low

\$542K high

Last Sale

\$553,162 · Mar 1, 2023

Est. Owner Equity

\$94,473

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$1,987 (2025)
Assessed Value	\$474,500
Previous Assessed	\$451,400
Assessor Market Value	\$474,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	ADA
Lot (acres)	0.17
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 238 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 1, 2023	Financing	Intrafamily Transfer			\$416K
Jul 29, 2022	Financing	Warranty Deed			\$414K
Dec 31, 2015	Financing	Warranty Deed			\$212K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Centennial High School	High	9–12	0.2 mi
Joplin Elementary School	Elementary	PK–5	0.3 mi
Lowell Scott Middle School	Middle	6–8	1.0 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 83713

68 CRIME INDEX	116 AIR POLLUTION	30,972 POPULATION	\$86K 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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