

Single Family Residence **RESIDENTIAL**

21377 BOISE RIVER RD

CALDWELL, ID 83607

\$1,885,230 TopHap Estimate · \$1,125 / ft² · confidence 83 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,676 ft²

LIVING AREA

118.48 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

VALUATION

\$1.9M

\$1.6M low

\$2.2M high

Last Sale

\$337,500 · Sep 14, 2005

Est. Owner Equity

\$1,615,230

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$12,068 (2025)
Assessed Value	\$1,807,880
Previous Assessed	\$1,800,580
Assessor Market Value	\$1,807,880

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Construction	Frame (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 800 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 30, 2016	Recorded document	Warranty Deed			
Nov 9, 2005	Recorded document	Warranty Deed			
Sep 12, 2005	Financing	Warranty Deed			\$270K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Notus Elementary School	Elementary	PK-6	1.9 mi
Notus Jr/Sr High School	Middle	7-12	1.9 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	Absentee owner
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