

Single Family Residential **RESIDENTIAL**

43 RIVER RANCH RD

GARDEN VALLEY, ID 83622

\$774,818 TopHap Estimate · \$395 / ft² · confidence 89 · as of Jul 14, 2026



3
BEDS

3
BATHS

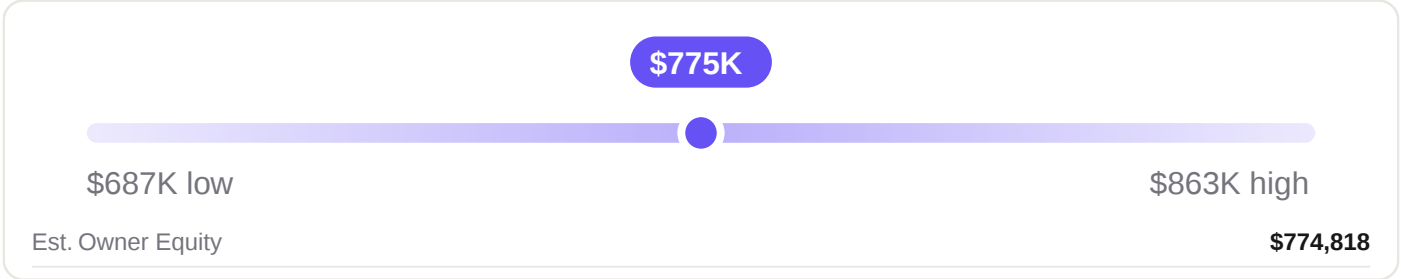
1,962 ft²
LIVING AREA

3.42 ac
LOT SIZE

2007
YEAR BUILT

5
PARKING

VALUATION



TAX & ASSESSMENT

Property Tax	\$3,389 (2024)
Assessed Value	\$1,126,245
Previous Assessed	\$916,724
Assessor Market Value	\$1,126,245

PROPERTY FACTS

Property Type	Single Family Residential
County	Boise
Lot (acres)	3.42
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 366 ft²

Patio · 810 ft²

Outdoor kitchen

CLIMATE RISK

93

FLOOD

79

WILDFIRE

57

HEAT

57

STORM

23

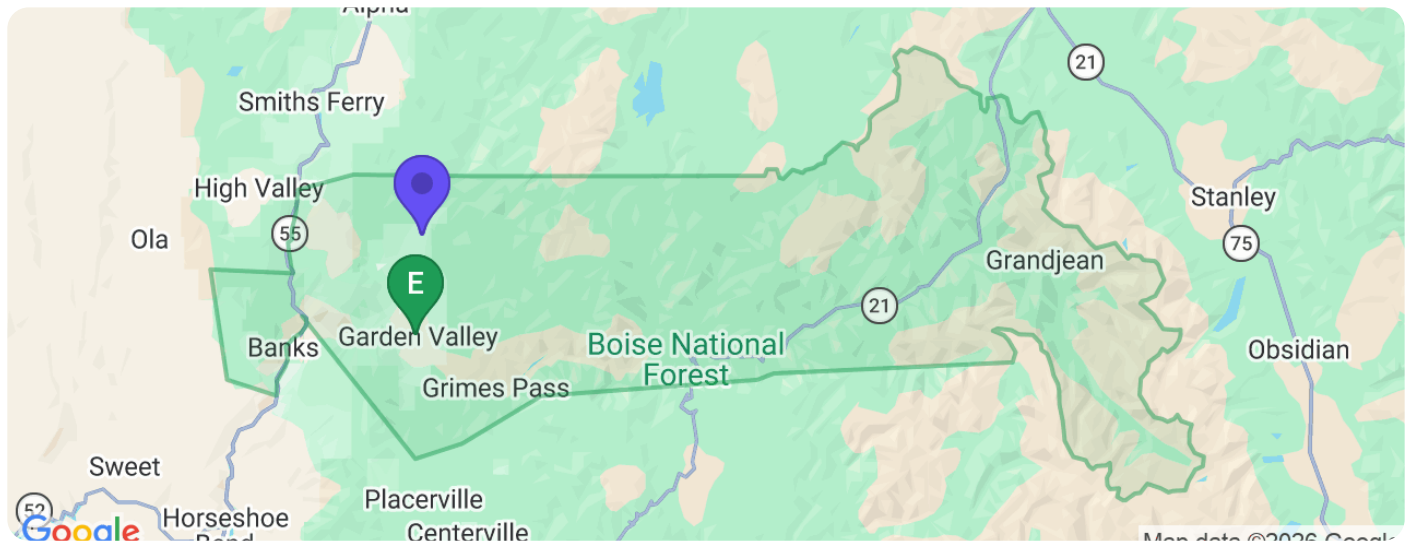
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Valley School	Elementary	PK–12	6.2 mi

District: Garden Valley School District 71



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 83622

133 CRIME INDEX	113 AIR POLLUTION	2,003 POPULATION	\$70K MEDIAN IN- COME	43°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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