

Single Family Residence **RESIDENTIAL**

33 RIVER RANCH RD

GARDEN VALLEY, ID 83622

\$1,172,496 TopHap Estimate · \$430 / ft² · confidence 90 · as of Jul 14, 2026

4

BEDS

4

BATHS

2,724 ft²

LIVING AREA

2.16 ac

LOT SIZE

2005

YEAR BUILT

4

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Est. Owner Equity

\$1,022,496

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax

\$6,061 (2023)

Assessed Value

\$1,666,034

Previous Assessed

\$1,326,431

Assessor Market Value

\$1,666,034

PROPERTY FACTS

Property Type	Single Family Residence
County	Boise
Lot (acres)	2.16
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 1,690 ft²

Patio · 290 ft²

Outdoor kitchen

CLIMATE RISK

92 FLOOD	78 WILDFIRE	57 HEAT	57 STORM	23 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2015	Recorded document	Grant Deed			
Mar 23, 2007	Recorded document	Administrators Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Valley School	Elementary	PK–12	6.4 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	Absentee owner
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