

Single Family Residence

**RESIDENTIAL**

# 3117 E RIVERNEST DR

BOISE, ID 83706

**\$874,017** TopHap Estimate · \$368 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,373 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1992**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$874K**

**\$815K low**

**\$933K high**

Est. Owner Equity

**\$874,017**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,100 (2025) |
| Assessed Value        | \$872,400      |
| Previous Assessed     | \$849,700      |
| Assessor Market Value | \$872,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | ADA                     |
| Lot (acres)   | 0.22                    |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

Deck · 306 ft²

Patio · 306 ft²

Porch · 48 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT² | LOAN |
|--------------|-------------------|---------------------|-------|--------|------|
| Oct 24, 2016 | Recorded document | Warranty Deed       |       |        |      |
| Apr 18, 2009 | Quitclaim         | Quit Claim Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Riverside Elementary School | Elementary | PK–6   | 0.8 mi   |
| Timberline High School      | High       | 10–12  | 1.6 mi   |
| East Junior High School     | Middle     | 7–9    | 1.6 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 83706

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>133</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>37,002</b><br>POPULATION | <b>\$84K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|