

Single Family Residence **RESIDENTIAL**

3609 S RIVA RIDGE WAY

BOISE, ID 83709

\$617,744 TopHap Estimate · \$313 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,971 ft²

LIVING AREA

0.42 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$618K

\$596K low

\$640K high

Last Sale

\$485,450 · Nov 30, 2022

Est. Owner Equity

\$252,744

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$1,539 (2025)
Assessed Value	\$586,300
Previous Assessed	\$551,400
Assessor Market Value	\$586,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Lot (acres)	0.42
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 500 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 28, 2022	Financing	Warranty Deed			\$365K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pepper Ridge Elementary School	Elementary	PK–5	0.9 mi
Mountain View High School	High	9–12	2.4 mi
Lewis & Clark Middle School	Middle	6–8	3.0 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 83709

79 CRIME INDEX	115 AIR POLLUTION	65,821 POPULATION	\$88K 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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