

Single Family Residence **RESIDENTIAL**

1207 S RAND ST

BOISE, ID 83709

\$502,605 TopHap Estimate · \$288 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,748 ft²

LIVING AREA

0.28 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$503K

\$483K low

\$523K high

Est. Owner Equity

\$422,605

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$3,365 (2025)
Assessed Value	\$511,000
Previous Assessed	\$490,100
Assessor Market Value	\$511,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Lot (acres)	0.28
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 450 ft²

Patio · 320 ft²

Porch · 64 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grace Jordan Elementary School	Elementary	PK–6	0.2 mi
Borah Senior High School	High	9–12	0.3 mi
West Junior High School	Middle	7–9	2.1 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 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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