

Single Family Residence **RESIDENTIAL**

3104 S RIVA RIDGE WAY

BOISE, ID 83709

\$880,923 TopHap Estimate · \$217 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

4,068 ft²

LIVING AREA

0.41 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$881K

\$815K low

\$947K high

Est. Owner Equity

\$760,923

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$2,223 (2025)
Assessed Value	\$740,700
Previous Assessed	\$704,600
Assessor Market Value	\$740,700

PROPERTY FACTS

Property Type	Single Family Residence
County	ADA
Lot (acres)	0.41
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 336 ft²

Patio · 168 ft²

Porch · 50 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pepper Ridge Elementary School	Elementary	PK–5	0.6 mi
Mountain View High School	High	9–12	2.2 mi
Lewis & Clark Middle School	Middle	6–8	2.6 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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