

Single Family Residence **RESIDENTIAL**

23495 BOISE RIVER RD

CALDWELL, ID 83607

\$966,125 TopHap Estimate · \$769 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,256 ft²

LIVING AREA

15.85 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$966K

\$862K low

\$1.1M high

Last Sale

\$150,000 · Dec 21, 2018

Est. Owner Equity

\$801,047

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$1,178 (2025)
Assessed Value	\$320,360
Previous Assessed	\$319,550
Assessor Market Value	\$320,360

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Lot (acres)	15.85
Construction	Frame (Unspecified)
Roof	Composition Shingle
Cooling	None
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

58
FLOOD

80
WILDFIRE

65
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 17, 2018	Financing	Intrafamily Transfer			\$153K
Sep 4, 2018	Quitclaim	Quit Claim Transfer			
Nov 28, 2012	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Notus Elementary School	Elementary	PK–6	3.3 mi
Notus Jr/Sr High School	Middle	7–12	3.4 mi

District: Notus School District 135

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 83607

87 CRIME INDEX	117 AIR POLLUTION	43,138 POPULATION	\$73K 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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