

Residential (General/Single)

RESIDENTIAL

21852 DIXIE RIVER RD

CALDWELL, ID 83607

\$171,867 TopHap Estimate · confidence 63 · as of Jun 23, 2026



5.02 ac
LOT SIZE

VALUATION

\$172K

\$108K low

\$235K high

Est. Owner Equity

\$171,867

TAX & ASSESSMENT

Property Tax

\$866 (2025)

Assessed Value

\$163,910

Previous Assessed	\$164,150
Assessor Market Value	\$163,910

PROPERTY FACTS

Property Type	Residential (General/Single)
County	CANYON
Pool	No

CLIMATE RISK

1 FLOOD	79 WILDFIRE	64 HEAT	18 STORM	65 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Canyon Elementary School	Elementary	PK–5	3.8 mi
Vallivue High School	High	9–12	6.6 mi
Vallivue Middle School	Middle	6–8	6.8 mi

District: Vallivue School District 139

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

Absentee owner