

Single Family Residence **RESIDENTIAL**

1303 S RAND ST

BOISE, ID 83709

\$291,516 TopHap Estimate · \$380 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

768 ft²

LIVING AREA

0.18 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$292K

\$270K low

\$313K high

Last Sale

\$305,000 · Aug 4, 2022

Est. Owner Equity

\$0

Loan-to-Value

105%

TAX & ASSESSMENT

Property Tax	\$1,585 (2025)
Assessed Value	\$323,600
Previous Assessed	\$297,000
Assessor Market Value	\$323,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Lot (acres)	0.18
Roof	Composition Shingle
Heating	Yes
Cooling	None
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Porch · 16 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 28, 2022	Financing	Warranty Deed			\$285K
Jun 6, 2014	Quitclaim	Quit Claim Transfer			

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	2.0 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	Absentee owner
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