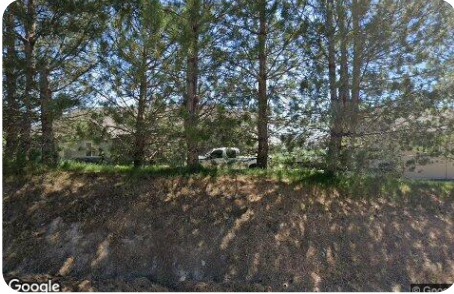


Single Family Residence **RESIDENTIAL**

10989 RIFT VALLEY DR

CALDWELL, ID 83607

\$881,322 TopHap Estimate · \$283 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,116 ft²

LIVING AREA

2.32 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$881K

\$791K low

\$971K high

Last Sale

\$518,700 · Aug 14, 2025

Est. Owner Equity

\$491,322

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$3,431 (2025)
Assessed Value	\$854,550
Previous Assessed	\$853,650
Assessor Market Value	\$854,550

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 575 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 12, 2025	Financing	Warranty Deed			\$390K
Jun 21, 2024	Financing	Intrafamily Transfer			
Sep 1, 2016	Financing	Warranty Deed			\$100K
Mar 29, 2012	Recorded document	Warranty Deed			
Mar 28, 2012	Financing	Trustees Deed			\$297K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vallivue Middle School	Middle	6–8	6.4 mi
Vallivue High School	High	9–12	7.2 mi
West Canyon Elementary School	Elementary	PK–5	7.3 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	Owner occupied
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