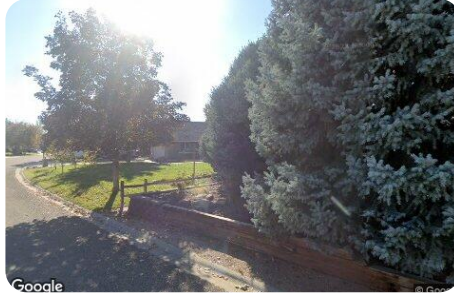
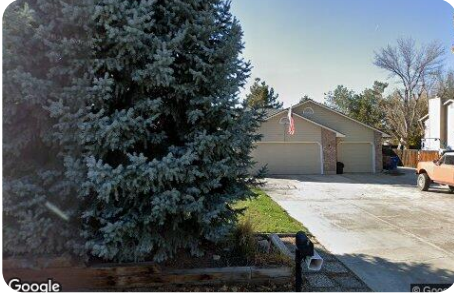


Single Family Residence **RESIDENTIAL**

# 3235 S RIVA RIDGE WAY

BOISE, ID 83709

**\$749,968** TopHap Estimate · \$264 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,842 ft<sup>2</sup>**

LIVING AREA

**0.41 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$750K**

\$702K low

\$798K high

Last Sale

**\$526,000 · Dec 4, 2020**

Est. Owner Equity

**\$329,168**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,845 (2025) |
| Assessed Value        | \$673,300      |
| Previous Assessed     | \$636,000      |
| Assessor Market Value | \$673,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | ADA                     |
| Lot (acres)   | 0.41                    |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

Patio · 416 ft²

Porch · 60 ft²

## TRANSACTION HISTORY

| DATE        | TYPE              | DEED          | PRICE | \$/FT² | LOAN   |
|-------------|-------------------|---------------|-------|--------|--------|
| Dec 2, 2020 | Financing         | Warranty Deed |       |        | \$421K |
| Feb 6, 2017 | Recorded document | Warranty Deed |       |        |        |

## 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    | 2.7 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>79</div> <div>CRIME INDEX</div> | <div>115</div> <div>AIR POLLUTION</div> | <div>65,821</div> <div>POPULATION</div> | <div>\$88K</div> <div>MEDIAN IN-COME</div> | <div>51°F</div> <div>AVG TEMP</div> | <div>64%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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