

Single Family Residence **RESIDENTIAL**

23532 BOISE RIVER RD

CALDWELL, ID 83607

\$1,100,268 TopHap Estimate · \$533 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,066 ft²

LIVING AREA

3.67 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

VALUATION

\$1.1M

\$995K low

\$1.2M high

Est. Owner Equity

\$935,268

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$2,469 (2025)
Assessed Value	\$513,590
Previous Assessed	\$537,000
Assessor Market Value	\$513,590

PROPERTY FACTS

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

Porch · 18 ft²

CLIMATE RISK

76
FLOOD

81
WILDFIRE

65
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 21, 2021	Financing	Deed Of Distribution			
Dec 18, 2019	Recorded document	Correction Deed			
Dec 18, 2019	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Notus Elementary School	Elementary	PK–6	3.5 mi
Notus Jr/Sr High School	Middle	7–12	3.5 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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