

Single Family Residence **RESIDENTIAL**

22283 DIXIE RIVER RD

CALDWELL, ID 83607

\$1,080,527 TopHap Estimate · \$306 / ft² · confidence 87 · as of Jun 23, 2026



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4

BEDS

4

BATHS

3,532 ft²

LIVING AREA

6.93 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$940K low

\$1.2M high

Last Sale

\$653,695 · Dec 12, 2025

Est. Owner Equity

\$0

Loan-to-Value

147%

TAX & ASSESSMENT

Property Tax	\$4,497 (2025)
Assessed Value	\$1,083,310
Previous Assessed	\$1,032,010
Assessor Market Value	\$1,083,310

PROPERTY FACTS

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

CLIMATE RISK

52
FLOOD

81
WILDFIRE

64
HEAT

18
STORM

65
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 6, 2022	Financing	Warranty Deed			\$1.1M
Nov 3, 2011	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Canyon Elementary School	Elementary	PK–5	4.3 mi
Vallivue High School	High	9–12	7.0 mi
Vallivue Middle School	Middle	6–8	7.3 mi

District: Vallivue School District 139



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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