

Single Family Residence **RESIDENTIAL**

# 4109 RULON DR

AMMON, ID 83406

**\$428,114** TopHap Estimate · \$185 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**5**  
BEDS

**3**  
BATHS

**2,313 ft<sup>2</sup>**  
LIVING AREA

**0.29 ac**  
LOT SIZE

**2005**  
YEAR BUILT

**1**  
STORIES

**5**  
ROOMS

**2**  
PARKING

## VALUATION

**\$428K**

\$391K low

\$465K high

Est. Owner Equity

**\$90,114**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,004 (2025) |
| Assessed Value        | \$505,834      |
| Previous Assessed     | \$505,834      |
| Assessor Market Value | \$505,834      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Bonneville              |
| Lot (acres)   | 0.28                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Shingle                 |
| Heating       | Forced Air              |
| Cooling       | Package                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

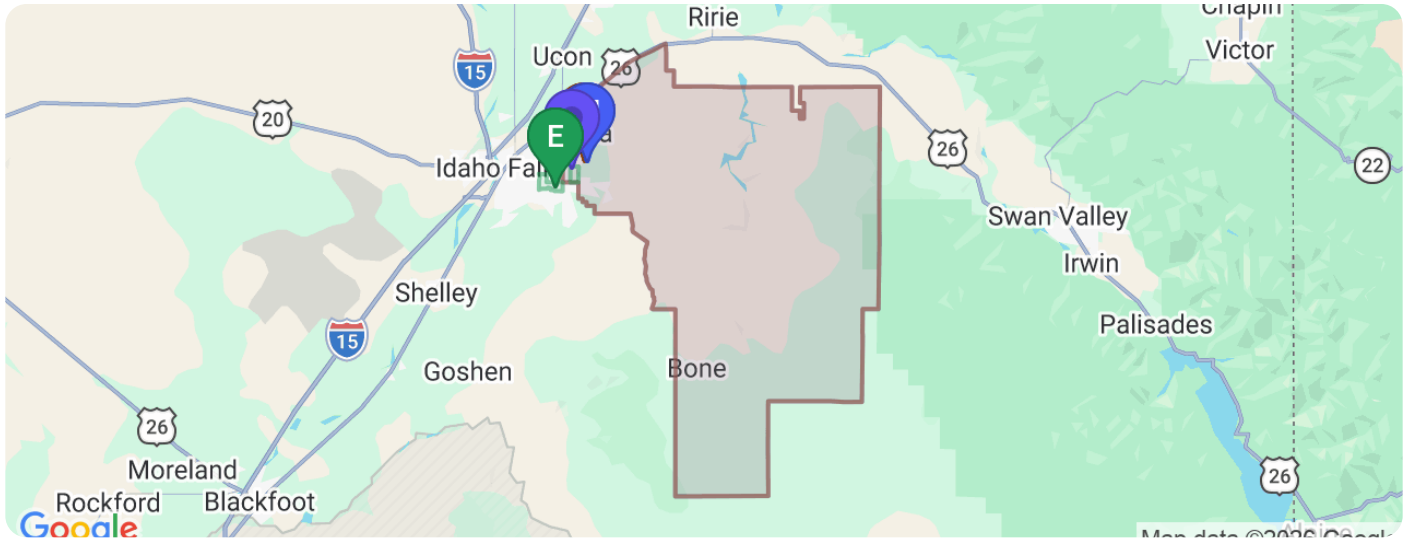
## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-------|--------------------|--------|
| Dec 11, 2024 | Financing | Warranty Deed |       |                    | \$338K |
| Nov 2, 2021  | Financing | Warranty Deed |       |                    | \$200K |
| Sep 8, 2017  | Financing | Warranty Deed |       |                    | \$195K |
| Apr 2, 2014  | Financing | Warranty Deed |       |                    |        |
| Jul 6, 2005  | Financing | Warranty Deed |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Thunder Ridge High School  | High       | 9–12   | 0.9 mi   |
| Black Canyon Middle School | Middle     | 7–8    | 1.1 mi   |
| Hillview Elementary School | Elementary | KG–6   | 1.6 mi   |

District: Bonneville Joint School District 93



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 83406

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>71</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>19,812</b><br>POPULATION | <b>\$87K</b><br>MEDIAN IN-COME | <b>42°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|