

Single Family Residence **RESIDENTIAL**

4086 N ROGUE RIVER WAY

MERIDIAN, ID 83646

\$817,400 TopHap Estimate · \$299 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,732 ft²

LIVING AREA

0.23 ac

LOT SIZE

2012

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$817K

\$742K low

\$893K high

Last Sale

\$379,800 · Aug 10, 2015

Est. Owner Equity

\$429,400

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$2,623 (2025)
Assessed Value	\$734,800
Previous Assessed	\$707,000
Assessor Market Value	\$734,800

PROPERTY FACTS

Property Type	Single Family Residence
County	ADA
Lot (acres)	0.23
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 528 ft²

Porch · 107 ft²

CLIMATE RISK

1 FLOOD	76 WILDFIRE	60 HEAT	15 STORM	65 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 6, 2015	Financing	Warranty Deed			\$388K
Aug 17, 2012	Financing	Corporation Deed			\$221K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Discovery Elementary School	Elementary	PK–5	0.3 mi
Heritage Middle School	Middle	6–8	1.6 mi
Rocky Mountain High School	High	9–12	2.6 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 83646

40 CRIME INDEX	116 AIR POLLUTION	78,537 POPULATION	\$103K 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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