

Single Family Residence **RESIDENTIAL**

# 4170 N ROGUE RIVER WAY

MERIDIAN, ID 83646

**\$879,753** TopHap Estimate · \$276 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,183 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**2012**

YEAR BUILT

**1**

STORIES

**4**

PARKING

## VALUATION

**\$880K**

\$844K low

\$915K high

Est. Owner Equity

**\$616,406**

Loan-to-Value

**31%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,955 (2025) |
| Assessed Value        | \$764,000      |
| Previous Assessed     | \$780,700      |
| Assessor Market Value | \$764,000      |

## 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                      |

Deck · 48 ft²

Patio · 308 ft²

Porch · 134 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 76<br>WILDFIRE | 60<br>HEAT | 15<br>STORM | 65<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Nov 16, 2012 | Financing | Warranty Deed |       |        | \$263K |
| Jul 3, 2012  | Financing | Warranty Deed |       |        | \$250K |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>40</b><br>CRIME INDEX | <b>116</b><br>AIR POLLUTION | <b>78,537</b><br>POPULATION | <b>\$103K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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