

Single Family Residence **RESIDENTIAL**

# 4181 N ROGUE RIVER WAY

MERIDIAN, ID 83646

**\$708,666** TopHap Estimate · \$319 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,222 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**2013**

YEAR BUILT

**1**

STORIES

**5**

PARKING

## VALUATION

**\$709K**

\$672K low

\$746K high

Last Sale

**\$506,000 · May 26, 2020**

Est. Owner Equity

**\$203,866**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,381 (2025) |
| Assessed Value        | \$679,600      |
| Previous Assessed     | \$653,300      |
| Assessor Market Value | \$679,600      |

## 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 · 51 ft²

Porch · 94 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   |
|--------------|-----------|---------------------|-------|--------|--------|
| May 19, 2020 | Quitclaim | Quit Claim Transfer |       |        | \$405K |
| Aug 27, 2013 | Financing | Warranty Deed       |       |        | \$306K |
| May 6, 2013  | Financing | Warranty Deed       |       |        | \$61K  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Discovery Elementary School | Elementary | PK–5   | 0.3 mi   |
| Heritage Middle School      | Middle     | 6–8    | 1.5 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

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

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|