

Single Family Residence **RESIDENTIAL**

4199 N ROGUE RIVER WAY

MERIDIAN, ID 83646

\$758,181 TopHap Estimate · \$275 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,757 ft²
LIVING AREA

0.23 ac
LOT SIZE

2012
YEAR BUILT

1
STORIES

4
PARKING

VALUATION

\$758K

\$724K low

\$792K high

Est. Owner Equity

\$359,681

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$2,493 (2025)
Assessed Value	\$705,700
Previous Assessed	\$678,100
Assessor Market Value	\$705,700

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 · 229 ft²

Porch · 89 ft²

CLIMATE RISK

1

FLOOD

76

WILDFIRE

60

HEAT

15

STORM

65

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 15, 2012	Financing	Trustees Deed			\$230K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Discovery Elementary School	Elementary	PK–5	0.4 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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