

Single Family Residence **RESIDENTIAL**

4081 N ROGUE RIVER WAY

MERIDIAN, ID 83646

\$992,364 TopHap Estimate · \$247 / ft² · confidence 94 · as of Jun 23, 2026



5

BEDS

4

BATHS

4,010 ft²

LIVING AREA

0.31 ac

LOT SIZE

2012

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$992K

\$933K low

\$1.1M high

Last Sale

\$345,700 · Apr 16, 2012

Est. Owner Equity

\$697,364

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$3,465 (2025)
Assessed Value	\$876,600
Previous Assessed	\$893,800
Assessor Market Value	\$876,600

PROPERTY FACTS

Property Type	Single Family Residence
County	ADA
Lot (acres)	0.31
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 80 ft²

Porch · 175 ft²

CLIMATE RISK

1 FLOOD	75 WILDFIRE	60 HEAT	15 STORM	65 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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