

Single Family Residence **RESIDENTIAL**

1418 S RAND ST

BOISE, ID 83709

\$321,894 TopHap Estimate · \$419 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

768 ft²

LIVING AREA

0.19 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$322K

\$306K low

\$338K high

Last Sale

\$393,800 · Nov 30, 2021

Est. Owner Equity

\$6,894

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax	\$2,007 (2025)
Assessed Value	\$366,700
Previous Assessed	\$342,800
Assessor Market Value	\$366,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Lot (acres)	0.19
Roof	Composition Shingle
Heating	Yes
Cooling	None
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Patio · 748 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2021	Financing	Warranty Deed			\$315K
Nov 21, 2018	Financing	Warranty Deed			\$164K
Jun 3, 2008	Financing	Warranty Deed			\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grace Jordan Elementary School	Elementary	PK–6	0.2 mi
Borah Senior High School	High	9–12	0.4 mi
West Junior High School	Middle	7–9	2.0 mi

District: Boise City Independent School District 1

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 83709

79 CRIME INDEX	115 AIR POLLUTION	65,821 POPULATION	\$88K 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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