

Single Family Residence **RESIDENTIAL**

19 RIVER RANCH RD

GARDEN VALLEY, ID 83622

\$1,280,787 TopHap Estimate · \$472 / ft² · confidence 71 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,714 ft²

LIVING AREA

2.77 ac

LOT SIZE

2020

YEAR BUILT

6

PARKING

VALUATION

\$1.3M

\$910K low

\$1.7M high

Last Sale

\$72,700 · Sep 6, 2019

Est. Owner Equity

\$651,787

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$2,623 (2025)
Assessed Value	\$876,683
Previous Assessed	\$954,827
Assessor Market Value	\$876,683

PROPERTY FACTS

Property Type	Single Family Residence
County	BOISE
Lot (acres)	2.77
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Mixed
Pool	No

Outdoor kitchen

CLIMATE RISK

75 FLOOD	78 WILDFIRE	57 HEAT	57 STORM	23 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 29, 2019	Financing	Warranty Deed			\$58K
Dec 27, 2012	Quitclaim	Quit Claim Transfer			
Feb 23, 2007	Recorded document	Re-Recorded Document			
Feb 23, 2007	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Valley School	Elementary	PK–12	6.4 mi

District: Garden Valley School District 71

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 83622

133 CRIME INDEX	113 AIR POLLUTION	2,003 POPULATION	\$70K MEDIAN IN-COME	43°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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