

Single Family Residence

RESIDENTIAL

39 RIVER RANCH RD

GARDEN VALLEY, ID 83622

\$909,068 TopHap Estimate · \$405 / ft² · confidence 89 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,244 ft²

LIVING AREA

3.07 ac

LOT SIZE

2018

YEAR BUILT

4

PARKING

VALUATION

\$909K

\$808K low

\$1M high

Est. Owner Equity

\$480,168

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax

\$4,350 (2024)

Assessed Value

\$1,193,289

Previous Assessed

\$1,098,579

Assessor Market Value

\$1,193,289

PROPERTY FACTS

Property Type	Single Family Residence
County	Boise
Lot (acres)	3.07
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 460 ft²

Outdoor kitchen

CLIMATE RISK

93 FLOOD	79 WILDFIRE	57 HEAT	57 STORM	23 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 8, 2020	Financing	Intrafamily Transfer			\$435K
Jun 6, 2018	Financing	Intrafamily Transfer			\$444K
Sep 19, 2017	Financing	Intrafamily Transfer			\$424K
Sep 20, 2016	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Valley School	Elementary	PK–12	6.3 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	Absentee owner
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