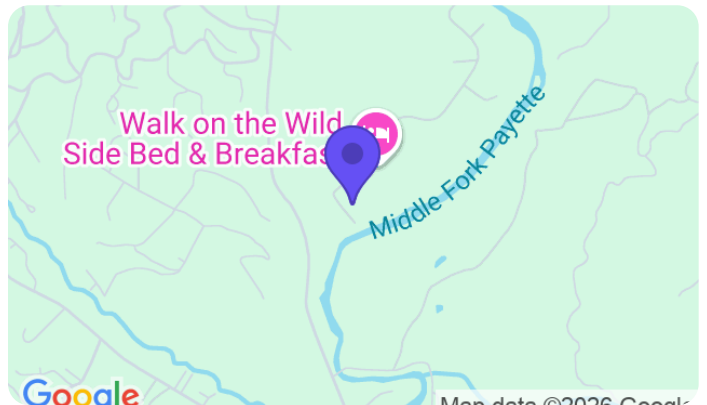
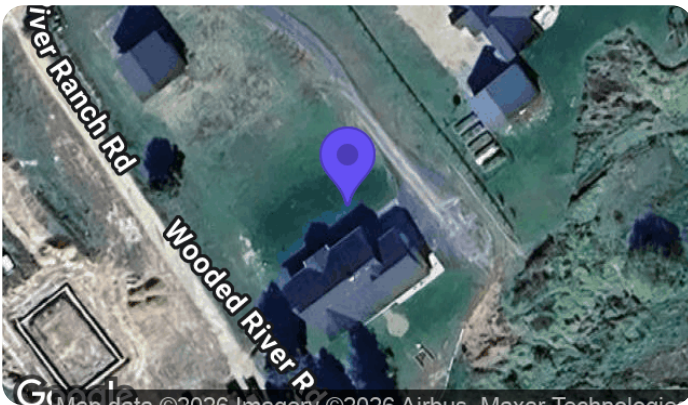
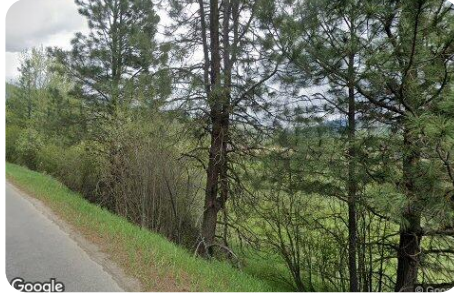
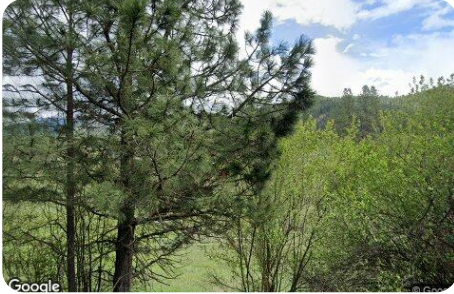


Single Family Residence **RESIDENTIAL**

77 RIVER RANCH RD

GARDEN VALLEY, ID 83622

\$931,742 TopHap Estimate · \$460 / ft² · confidence 86 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,025 ft²
LIVING AREA

1.78 ac
LOT SIZE

2017
YEAR BUILT

3
PARKING

VALUATION

\$932K

\$800K low

\$1.1M high

Est. Owner Equity

\$931,742

TAX & ASSESSMENT

Property Tax	\$3,857 (2024)
Assessed Value	\$1,052,722
Previous Assessed	\$1,052,722
Assessor Market Value	\$1,052,722

PROPERTY FACTS

Property Type	Single Family Residence
County	Boise
Lot (acres)	1.78
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 635 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.

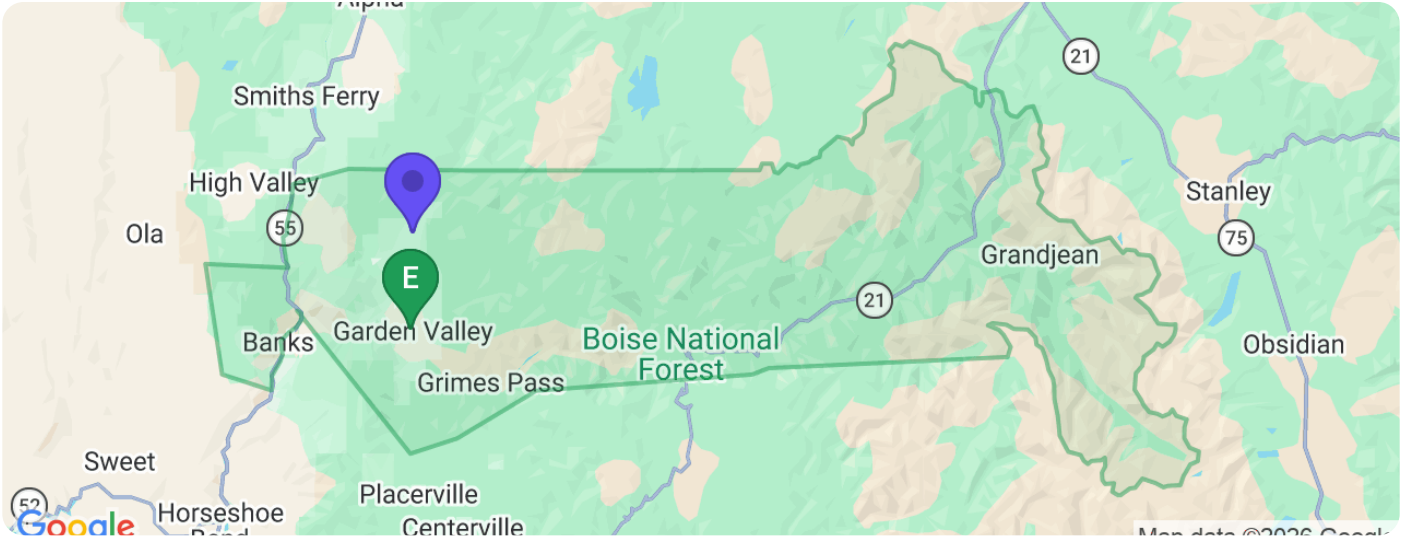
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 9, 2024	Financing	Warranty Deed			
Dec 17, 2018	Quitclaim	Quit Claim Transfer			
Nov 3, 2016	Recorded document	Grant Deed			
Nov 3, 2016	Financing	Warranty Deed			\$71K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Valley School	Elementary	PK–12	6.0 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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