

Single Family Residential

RESIDENTIAL

81 RIVER RANCH RD

GARDEN VALLEY, ID 83622

\$1,400,463 TopHap Estimate · \$4,376 / ft² · confidence 76 · as of Jul 14, 2026

5

BEDS

4

BATHS

320 ft²

LIVING AREA

2.41 ac

LOT SIZE

1997

YEAR BUILT

3

PARKING

VALUATION

\$1.4M

\$1.1M low

\$1.7M high

Est. Owner Equity

\$445,647

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax

\$5,068 (2023)

Assessed Value

\$1,393,110

Previous Assessed

\$1,029,146

Assessor Market Value

\$1,393,110

PROPERTY FACTS

Property Type	Single Family Residential
County	Boise
Lot (acres)	2.41
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 460 ft²

Patio · 32 ft²

Outdoor kitchen

CLIMATE RISK

89 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
May 8, 2009	Recorded document	Intrafamily Transfer			
Apr 15, 2009	Financing	Intrafamily Transfer			\$938K

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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