

Single Family Residence **RESIDENTIAL**

23784 BOISE RIVER RD

CALDWELL, ID 83607

\$805,342 TopHap Estimate · \$626 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,287 ft²

LIVING AREA

21.9 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$805K

\$712K low

\$899K high

Last Sale

\$399,000 · Sep 23, 2024

Est. Owner Equity

\$805,342

TAX & ASSESSMENT

Property Tax	\$3,035 (2025)
Assessed Value	\$459,360
Previous Assessed	\$470,440
Assessor Market Value	\$459,360

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

86
FLOOD

81
WILDFIRE

65
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 3, 2026	Financing	Intrafamily Transfer			
Feb 3, 2026	Financing	Intrafamily Transfer			
Aug 25, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Notus Elementary School	Elementary	PK–6	3.7 mi
Notus Jr/Sr High School	Middle	7–12	3.8 mi

District: Notus School District 135

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 83607

87 CRIME INDEX	117 AIR POLLUTION	43,138 POPULATION	\$73K MEDIAN IN-COME	51°F AVG TEMP	64% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------