

Single Family Residence **RESIDENTIAL**

6431 RAPTOR RIDGE LN

MELBA, ID 83641

\$863,009 TopHap Estimate · \$317 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,721 ft²

LIVING AREA

6.26 ac

LOT SIZE

2025

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$863K

\$762K low

\$964K high

Est. Owner Equity

\$648,009

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$734 (2025)
Assessed Value	\$326,700
Previous Assessed	\$240,390
Assessor Market Value	\$326,700

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

1
FLOOD

75
WILDFIRE

33
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 14, 2017	Financing	Trustees Deed			\$191K
Mar 8, 2011	Recorded document	Warranty Deed			
Mar 21, 2005	Financing	Warranty Deed			\$461K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melba High School	Middle	7–12	2.6 mi
Melba Elementary School	Elementary	PK–6	2.7 mi

District: Melba Joint School District 136

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 83641

92 CRIME INDEX	114 AIR POLLUTION	4,100 POPULATION	\$81K MEDIAN IN-COME	49°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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