

Single Family Residence **RESIDENTIAL**

13394 RIVERSIDE RD

CALDWELL, ID 83607

\$858,434 TopHap Estimate · \$312 / ft² · confidence 93 · as of Jul 14, 2026



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BEDS

3

BATHS

2,748 ft²

LIVING AREA

1.88 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$858K

\$800K low

\$917K high

Last Sale

\$685,300 · Oct 14, 2021

Est. Owner Equity

\$170,184

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$2,409 (2025)
Assessed Value	\$732,200
Previous Assessed	\$681,400
Assessor Market Value	\$732,200

PROPERTY FACTS

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

Deck

Porch · 280 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 29, 2021	Financing	Warranty Deed			\$548K
Aug 3, 2021	Financing	Intrafamily Transfer			
Jan 22, 2019	Financing	Warranty Deed			\$398K
Jul 13, 2017	Financing	Warranty Deed			\$225K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vallivue Middle School	Middle	6–8	4.3 mi
West Canyon Elementary School	Elementary	PK–5	5.0 mi
Vallivue High School	High	9–12	5.2 mi

District: Vallivue School District 139



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

OWNERSHIP

Occupancy	Owner occupied
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