

Single Family Residence **RESIDENTIAL**

4266 N ROGUE RIVER WAY

MERIDIAN, ID 83646

\$805,969 TopHap Estimate · \$326 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,472 ft²
LIVING AREA

0.33 ac
LOT SIZE

2014
YEAR BUILT

1
STORIES

6
PARKING

VALUATION

\$806K

\$769K low

\$843K high

Est. Owner Equity

\$805,969

TAX & ASSESSMENT

Property Tax	\$3,054 (2025)
Assessed Value	\$787,600
Previous Assessed	\$802,600
Assessor Market Value	\$787,600

PROPERTY FACTS

Property Type	Single Family Residence
County	ADA
Lot (acres)	0.33
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 87 ft²

Porch · 127 ft²

CLIMATE RISK

1 FLOOD	76 WILDFIRE	60 HEAT	15 STORM	65 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Discovery Elementary School	Elementary	PK–5	0.4 mi
Heritage Middle School	Middle	6–8	1.6 mi
Rocky Mountain High School	High	9–12	2.7 mi

District: Meridian Joint School District 2

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 83646

40 CRIME INDEX	116 AIR POLLUTION	78,537 POPULATION	\$103K 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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