

Single Family Residence **RESIDENTIAL**

4221 N ROGUE RIVER WAY

MERIDIAN, ID 83646

\$925,139 TopHap Estimate · \$270 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

3,423 ft²

LIVING AREA

0.23 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

5

PARKING

VALUATION

\$925K

\$881K low

\$969K high

Last Sale

\$562,500 · Oct 27, 2020

Est. Owner Equity

\$475,139

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$3,172 (2025)
Assessed Value	\$807,400
Previous Assessed	\$828,900
Assessor Market Value	\$807,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	ADA
Lot (acres)	0.23
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 98 ft²

Patio · 170 ft²

Porch · 44 ft²

CLIMATE RISK

1
FLOOD

76
WILDFIRE

60
HEAT

15
STORM

65
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 27, 2020	Financing	Warranty Deed			\$450K
Feb 5, 2015	Quitclaim	Quit Claim Transfer			
Feb 11, 2015	Financing	Warranty Deed			\$273K

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	2.6 mi
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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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