

Single Family Residence **RESIDENTIAL**

1413 S RAND ST

BOISE, ID 83709

\$319,940 TopHap Estimate · \$417 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

768 ft²

LIVING AREA

0.22 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$320K

\$307K low

\$333K high

Last Sale

\$130,000 · Aug 23, 2016

Est. Owner Equity

\$215,940

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,051 (2025)
Assessed Value	\$374,700
Previous Assessed	\$347,500
Assessor Market Value	\$374,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Lot (acres)	0.22
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Detached
Pool	No

Patio · 300 ft²

Porch · 12 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2016	Financing	Warranty Deed			\$104K
Jul 8, 2008	Financing	Warranty Deed			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grace Jordan Elementary School	Elementary	PK–6	0.2 mi
Borah Senior High School	High	9–12	0.4 mi
West Junior High School	Middle	7–9	2.0 mi

District: Boise City Independent School District 1

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 83709

79 CRIME INDEX	115 AIR POLLUTION	65,821 POPULATION	\$88K 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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