

Single Family Residence **RESIDENTIAL**

2605 RANKIN CT

CALDWELL, ID 83607

\$352,055 TopHap Estimate · \$222 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,585 ft²

LIVING AREA

0.22 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$352K

\$315K low

\$389K high

Last Sale

\$442,225 · Dec 4, 2024

Est. Owner Equity

\$19,555

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$1,586 (2025)
Assessed Value	\$367,500
Previous Assessed	\$361,800
Assessor Market Value	\$367,500

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 75 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 3, 2024	Financing	Warranty Deed			
Dec 4, 2024	Financing	Intrafamily Transfer			\$333K
Mar 2, 2021	Financing	Intrafamily Transfer			
Jul 27, 2020	Financing	Warranty Deed			\$8K
Jul 27, 2018	Quitclaim	Quit Claim Transfer			
Jul 27, 2018	Financing	Warranty Deed			\$157K
Jul 27, 2018	Quitclaim	Quit Claim Transfer			
Sep 11, 2013	Financing	Warranty Deed			\$94K
May 24, 2011	Financing	Warranty Deed			\$76K
Aug 12, 2008	Financing	Warranty Deed			\$155K
Jan 10, 2007	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vallivue High School	High	9–12	0.8 mi
Falcon Ridge Elementary School	Elementary	PK–5	1.3 mi
Vallivue Middle School	Middle	6–8	1.5 mi

District: Vallivue School District 139

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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