

Single Family Residence **RESIDENTIAL**

23626 BOISE RIVER RD

CALDWELL, ID 83607

\$573,436 TopHap Estimate · \$234 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

2,452 ft²

LIVING AREA

7.97 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$573K

\$551K low

\$596K high

Last Sale

\$275,000 · Aug 31, 2016

Est. Owner Equity

\$253,747

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$2,318 (2025)
Assessed Value	\$496,080
Previous Assessed	\$514,560
Assessor Market Value	\$496,080

PROPERTY FACTS

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

Deck · 32 ft²

Patio · 32 ft²

Porch · 150 ft²

CLIMATE RISK

76
FLOOD

81
WILDFIRE

65
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 26, 2016	Financing	Warranty Deed			\$220K
Aug 19, 2008	Financing	Warranty Deed			\$257K
Jun 22, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Notus Elementary School	Elementary	PK–6	3.5 mi
Notus Jr/Sr High School	Middle	7–12	3.6 mi

District: Notus School District 135

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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