

Single Family Residence

RESIDENTIAL

3035 RIVER RANCH RD

BLACKFOOT, ID 83221

\$648,319 TopHap Estimate · \$565 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,148 ft²

LIVING AREA

20.66 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

VALUATION

\$648K

\$565K low

\$731K high

Last Sale

\$232,750 · Jun 29, 2026

Est. Owner Equity

\$473,319

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$1,625 (2025)
Assessed Value	\$483,858
Previous Assessed	\$357,237
Assessor Market Value	\$483,858

PROPERTY FACTS

Property Type	Single Family Residence
County	BINGHAM
Lot (acres)	20.66
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 15, 2026	Non-arms-length	Quit Claim Transfer	\$232,750	\$203	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Middle School	Middle	6–8	1.4 mi
Riverbend Elementary School	Elementary	PK–5	1.4 mi
Blackfoot High School	High	9–12	1.4 mi

District: Blackfoot School District 55

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 83221

90 CRIME INDEX	113 AIR POLLUTION	31,101 POPULATION	\$74K MEDIAN IN- COME	44°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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