

Single Family Residence

RESIDENTIAL

2320 RIVER RANCH RD

BLACKFOOT, ID 83221

\$721,281 TopHap Estimate · \$296 / ft² · confidence 78 · as of Jul 14, 2026



2,435 ft²
LIVING AREA

2.01 ac
LOT SIZE

1977
YEAR BUILT

1
STORIES

VALUATION

\$721K

\$565K low

\$878K high

Est. Owner Equity

\$441,156

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$1,514 (2025)
Assessed Value	\$456,891
Previous Assessed	\$456,891
Assessor Market Value	\$456,891

PROPERTY FACTS

Property Type	Single Family Residence
County	Bingham
Lot (acres)	2.01

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverbend Elementary School	Elementary	PK–5	1.2 mi
Blackfoot High School	High	9–12	1.2 mi
Mountain View Middle School	Middle	6–8	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