

Single Family Residence

RESIDENTIAL

2810 RIVER RANCH RD

BLACKFOOT, ID 83221

\$647,021 TopHap Estimate · \$277 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

2,334 ft²

LIVING AREA

3.06 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

VALUATION

\$647K

\$599K low

\$695K high

Last Sale

\$686,280 · May 7, 2026

Est. Owner Equity

\$131,021

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,432 (2025)
Assessed Value	\$680,073
Previous Assessed	\$515,437
Assessor Market Value	\$680,073

PROPERTY FACTS

Property Type	Single Family Residence
County	BINGHAM
Lot (acres)	3.06
Pool	No

CLIMATE RISK

1 FLOOD	57 WILDFIRE	61 HEAT	20 STORM	98 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 4, 2026	Non-arms-length	Quit Claim Transfer	\$686,280	\$294	\$516K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverbend Elementary School	Elementary	PK–5	1.4 mi
Blackfoot High School	High	9–12	1.4 mi
Mountain View Middle School	Middle	6–8	1.5 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------