

Single Family Residence **RESIDENTIAL**

2388 RIVER RANCH RD

BLACKFOOT, ID 83221

\$717,099 TopHap Estimate · \$242 / ft² · confidence 75 · as of Jul 14, 2026



2,961 ft²
LIVING AREA

5.29 ac
LOT SIZE

1977
YEAR BUILT

1
STORIES

VALUATION

\$717K

\$541K low

\$893K high

Est. Owner Equity

\$717,099

TAX & ASSESSMENT

Property Tax **\$1,859 (2025)**

Assessed Value **\$534,785**

Previous Assessed	\$534,785
Assessor Market Value	\$534,785

PROPERTY FACTS

Property Type	Single Family Residence
County	Bingham
Lot (acres)	5.29

CLIMATE RISK

75 FLOOD	61 WILDFIRE	61 HEAT	20 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blackfoot High School	High	9–12	1.2 mi
Riverbend Elementary School	Elementary	PK–5	1.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied