

Single Family Residence **RESIDENTIAL**

2898 RIVER RANCH RD

BLACKFOOT, ID 83221

\$828,628 TopHap Estimate · \$522 / ft² · confidence 78 · as of Jul 14, 2026



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3

BEDS

2

BATHS

1,587 ft²

LIVING AREA

5.69 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

VALUATION

\$829K

\$649K low

\$1M high

Est. Owner Equity

\$828,628

TAX & ASSESSMENT

Property Tax	\$951 (2025)
Assessed Value	\$325,359
Previous Assessed	\$325,359
Assessor Market Value	\$325,359

PROPERTY FACTS

Property Type	Single Family Residence
County	Bingham
Lot (acres)	5.69

CLIMATE RISK

1 FLOOD	59 WILDFIRE	61 HEAT	20 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverbend Elementary School	Elementary	PK–5	1.4 mi
Blackfoot High School	High	9–12	1.5 mi
Mountain View Middle School	Middle	6–8	1.6 mi

District: Blackfoot School District 55



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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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