

Single Family Residence

RESIDENTIAL

2450 RIVER RANCH RD

BLACKFOOT, ID 83221

\$993,627 TopHap Estimate · \$300 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

3

BATHS

3,313 ft²

LIVING AREA

4.2 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

VALUATION

\$994K

\$934K low

\$1.1M high

Est. Owner Equity

\$993,627

TAX & ASSESSMENT

Property Tax	\$3,296 (2025)
Assessed Value	\$867,649
Previous Assessed	\$867,649
Assessor Market Value	\$867,649

PROPERTY FACTS

Property Type	Single Family Residence
County	Bingham
Lot (acres)	4.20

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	1.4 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