

Single Family Residence **RESIDENTIAL**

# 122 RIVER RUN DR

KETCHUM, ID 83340

**\$1,311,699** TopHap Estimate · \$890 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,474 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1984**

YEAR BUILT

## VALUATION

**\$1.3M**

\$1.2M low

\$1.4M high

Est. Owner Equity

**\$622,980**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,511 (2025) |
| Assessed Value        | \$1,852,827    |
| Previous Assessed     | \$1,798,121    |
| Assessor Market Value | \$1,852,827    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Blaine                  |
| Lot (acres)   | 0.16                    |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-------|--------------------|--------|
| Feb 7, 2013  | Financing | Warranty Deed |       |                    | \$703K |
| Apr 11, 2012 | Financing | Warranty Deed |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Ernest Hemingway STEAM School | Elementary | PK–5   | 0.4 mi   |
| Wood River Middle School      | Middle     | 6–8    | 11.4 mi  |
| Wood River High School        | High       | 9–12   | 12.5 mi  |

District: Blaine County School District 61

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 83340**

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>151</b><br>CRIME INDEX | <b>111</b><br>AIR POLLUTION | <b>4,707</b><br>POPULATION | <b>\$81K</b><br>MEDIAN IN-COME | <b>37°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|