

Single Family Residence **RESIDENTIAL**

120 RIVER RUN DR

KETCHUM, ID 83340

\$3,400,000 TopHap Estimate · \$1,323 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

4.5

BATHS

2,570 ft²

LIVING AREA

0.28 ac

LOT SIZE

1989

YEAR BUILT

VALUATION

\$3.4M

\$3.2M low

\$3.6M high

Last Sale

\$947,000 · Nov 4, 2013

Est. Owner Equity

\$2,642,400

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$9,426 (2025)
Assessed Value	\$2,751,841
Previous Assessed	\$2,217,831
Assessor Market Value	\$2,751,841

PROPERTY FACTS

Property Type	Single Family Residence
County	BLAINE
Lot (acres)	0.28
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 30, 2013	Financing	Warranty Deed			\$758K
Nov 29, 2005	Financing	Intrafamily Transfer			
May 9, 2005	Financing	Warranty Deed			\$1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ernest Hemingway STEAM School	Elementary	PK–5	0.5 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

151 CRIME INDEX	111 AIR POLLUTION	4,707 POPULATION	\$81K MEDIAN IN-COME	37°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Absentee owner
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