

Single Family Residence **RESIDENTIAL**

2601 RANKIN CT

CALDWELL, ID 83607

\$398,987 TopHap Estimate · \$242 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,652 ft²

LIVING AREA

0.17 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$399K

\$385K low

\$413K high

Est. Owner Equity

\$277,020

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$1,665 (2025)
Assessed Value	\$364,900
Previous Assessed	\$373,600
Assessor Market Value	\$364,900

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 21, 2013	Quitclaim	Quit Claim Transfer			
Jan 10, 2007	Recorded document	Warranty Deed			
Nov 25, 2008	Financing	Corporation Deed			\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vallivue High School	High	9–12	0.7 mi
Falcon Ridge Elementary School	Elementary	PK–5	1.3 mi
Vallivue Middle School	Middle	6–8	1.5 mi

District: Vallivue School District 139

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 83607

87 CRIME INDEX	117 AIR POLLUTION	43,138 POPULATION	\$73K MEDIAN IN-COME	51°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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