

Single Family Residence **RESIDENTIAL**

451 ANNIS HWY

RIGBY, ID 83442

\$254,914 TopHap Estimate · \$130 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,956 ft²

LIVING AREA

0.32 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

VALUATION

\$255K

\$223K low

\$287K high

Est. Owner Equity

\$38,414

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$1,789 (2025)
Assessed Value	\$394,381
Previous Assessed	\$378,292
Assessor Market Value	\$394,381

PROPERTY FACTS

Property Type	Single Family Residence
County	Jefferson
Lot (acres)	0.32

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 28, 2017	Financing	Warranty Deed			\$225K
Oct 5, 2013	Financing	Intrafamily Transfer			\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harwood Elementary School	Elementary	PK–5	0.1 mi
Rigby High School	High	9–12	1.4 mi
Rigby Middle School	Middle	6–8	1.6 mi

District: Jefferson County Joint School District 251

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 83442

78 CRIME INDEX	110 AIR POLLUTION	26,960 POPULATION	\$81K MEDIAN IN- COME	43°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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