

Single Family Residence **RESIDENTIAL**

970 RIVER RUN

REXBURG, ID 83440

\$694,345 TopHap Estimate · confidence 83 · as of Jul 14, 2026



3
BEDS

3
BATHS

1.41 ac
LOT SIZE

VALUATION

\$694K

\$578K low

\$810K high

Est. Owner Equity

\$544,345

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$1,816 (2025)
Assessed Value	\$451,658
Previous Assessed	\$451,658
Assessor Market Value	\$451,658

PROPERTY FACTS

Property Type	Single Family Residence
County	Madison
Lot (acres)	1.41

CLIMATE RISK

43 FLOOD	32 WILDFIRE	56 HEAT	13 STORM	43 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 20, 2026	Financing	Mortgage			\$150K
Oct 23, 2020	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sugar-Salem Junior High School	Middle	6–8	2.6 mi
Central Elementary School	Elementary	PK–2	2.7 mi
Sugar-Salem High School	High	9–12	2.9 mi

District: Sugar-Salem Joint School District 322

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 83440

95 CRIME INDEX	105 AIR POLLUTION	51,872 POPULATION	\$61K MEDIAN IN-COME	42°F AVG TEMP	64% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------