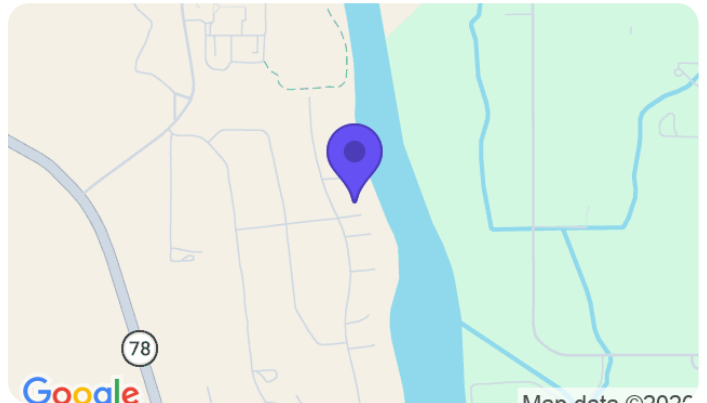
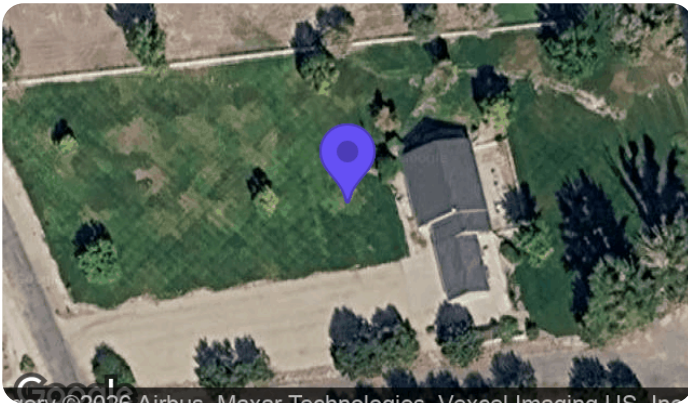


Single Family Residence **RESIDENTIAL**

7620 RIVER FRONT DR

MARSING, ID 83639

\$1,196,428 TopHap Estimate · \$306 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2
BATHS

3,906 ft²
LIVING AREA

1.9 ac
LOT SIZE

2001
YEAR BUILT

1
STORIES

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Est. Owner Equity

\$354,760

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$5,630 (2025)
Assessed Value	\$886,390
Previous Assessed	\$893,860
Assessor Market Value	\$886,390

PROPERTY FACTS

Property Type	Single Family Residence
County	Owyhee
Lot (acres)	1.90
Roof	Composition Shingle
Heating	Forced Air
Cooling	Package
Fireplace	Yes
Garage	Garage, Attached

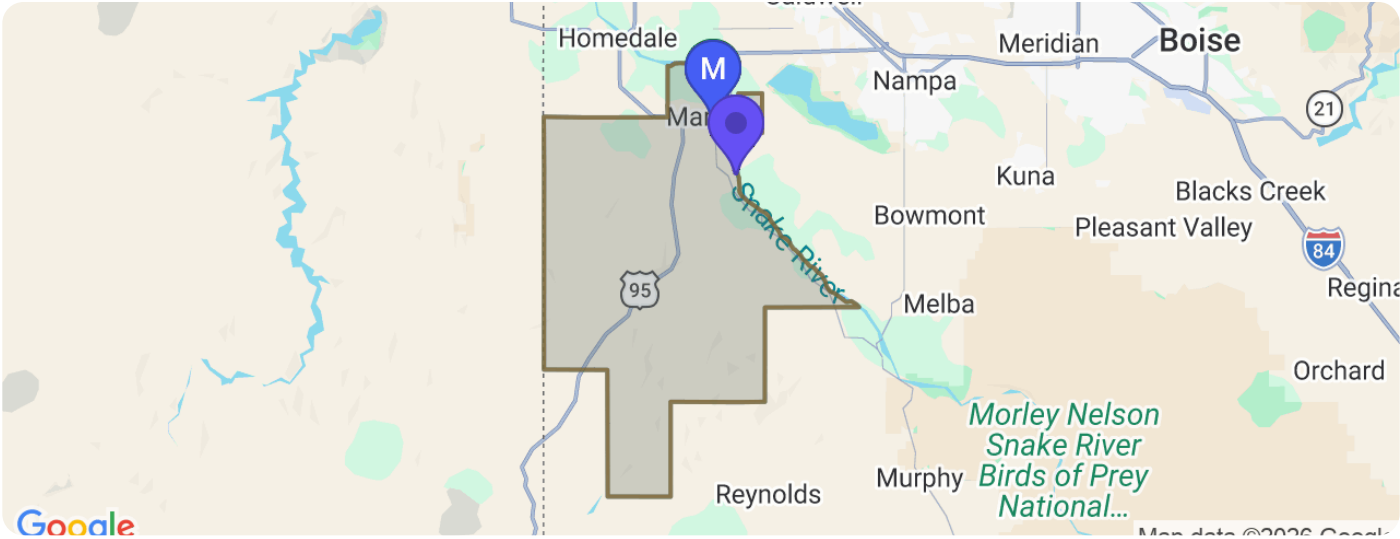
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 12, 2025	Financing	Warranty Deed			\$842K
Aug 17, 2020	Financing	Warranty Deed			\$510K
Jul 13, 2017	Non-arms-length	Trustees Deed	\$64,500	\$17	
Jun 16, 2005	Financing	Warranty Deed			
Jun 16, 2005	Financing	Warranty Deed			\$326K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Marsing Middle School	Middle	6–8	3.7 mi
Marsing High School	High	9–12	3.7 mi
Marsing Elementary School	Elementary	PK–5	3.8 mi

District: Marsing Joint School District 363



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 83639

149 CRIME INDEX	115 AIR POLLUTION	3,573 POPULATION	\$63K MEDIAN IN-COME	48°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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