

Single Family Residence **RESIDENTIAL**

7858 RIVER FRONT DR

MARSING, ID 83639

\$1,897,000 TopHap Estimate · \$709 / ft² · confidence 92 · as of Jul 14, 2026



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3

BEDS

3

BATHS

2,675 ft²

LIVING AREA

1.9 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

VALUATION

\$1.9M

\$1.7M low

\$2.1M high

Last Sale

\$530,670 · May 6, 2026

Est. Owner Equity

\$1,897,000

TAX & ASSESSMENT

Assessed Value	\$1,812,340
Previous Assessed	\$1,810,280
Assessor Market Value	\$1,812,340

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	OWYHEE
Lot (acres)	1.90
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Package
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Shed · 64 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2026	Resale	Quit Claim Transfer	\$530,670	\$198	\$399K
May 1, 2026	Quitclaim	Quit Claim Transfer			
Oct 10, 2022	Financing	Warranty Deed			
Oct 28, 2021	Financing	Intrafamily Transfer			
Feb 22, 2018	Financing	Intrafamily Transfer			
Feb 12, 2018	Financing	Warranty Deed			\$70K
Aug 3, 2017	Financing	Intrafamily Transfer			
Jul 23, 2010	Financing	Warranty Deed			
Jun 16, 2009	Financing	Warranty Deed			\$114K
Jun 16, 2009	Financing	Warranty Deed			
Dec 5, 2005	Financing	Warranty Deed			\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Marsing Middle School	Middle	6–8	4.2 mi
Marsing High School	High	9–12	4.2 mi
Marsing Elementary School	Elementary	PK–5	4.3 mi

District: Marsing Joint School District 363



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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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