

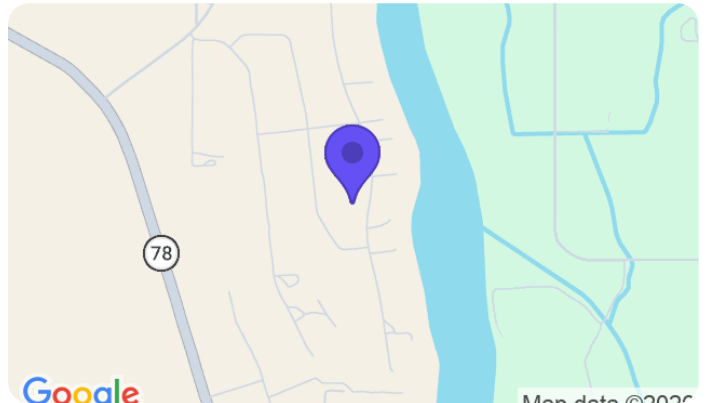
Single Family Residence

RESIDENTIAL

7697 RIVER FRONT DR

MARSING, ID 83639

\$1,308,131 TopHap Estimate · \$484 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,703 ft²
LIVING AREA

2 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Est. Owner Equity

\$542,131

Loan-to-Value

57%

TAX & ASSESSMENT

Assessed Value	\$1,000,740
Previous Assessed	\$1,010,740
Assessor Market Value	\$1,000,740

PROPERTY FACTS

Property Type	Single Family Residence
County	Owyhee
Lot (acres)	2.00
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Shed · 216 ft²

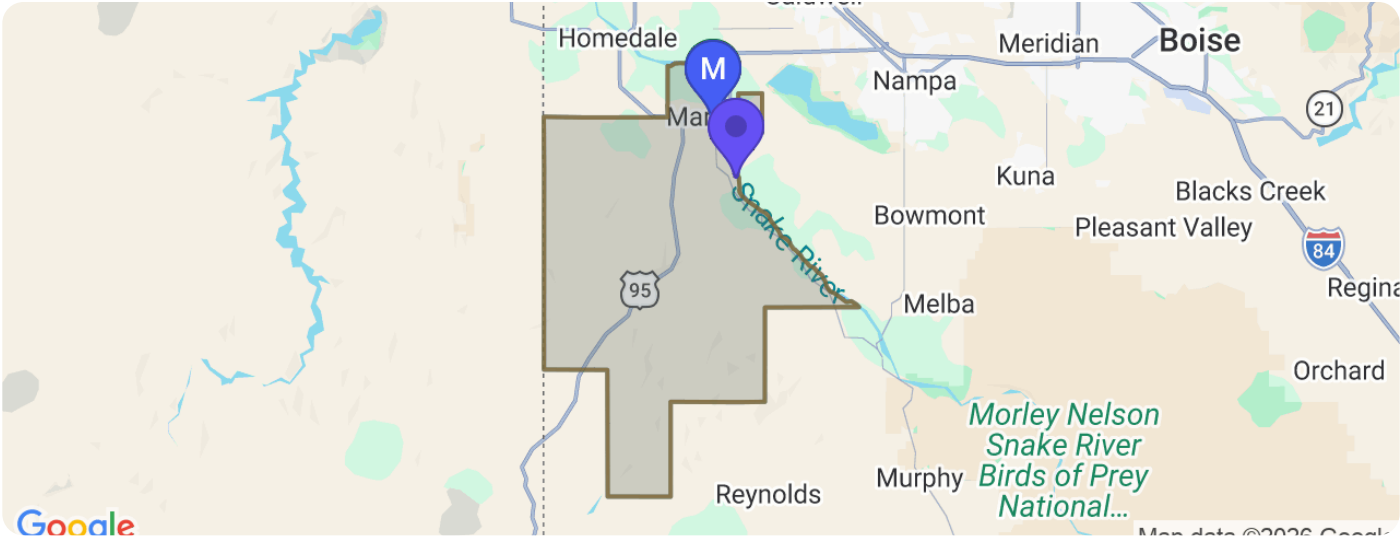
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 13, 2024	Financing	Warranty Deed			\$766K
Apr 1, 2024	Financing	Intrafamily Transfer			
Sep 2, 2020	Financing	Warranty Deed			\$63K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Marsing Middle School	Middle	6–8	3.9 mi
Marsing High School	High	9–12	3.9 mi
Marsing Elementary School	Elementary	PK–5	4.0 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	Owner occupied
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