

Single Family Residence **RESIDENTIAL**

1440 RIVERBEND PL

TWIN FALLS, ID 83301

\$444,231 TopHap Estimate · \$293 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,516 ft²

LIVING AREA

0.2 ac

LOT SIZE

2012

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$444K

\$425K low

\$463K high

Est. Owner Equity

\$96,311

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$2,095 (2025)
Assessed Value	\$344,752
Previous Assessed	\$344,752
Assessor Market Value	\$344,752

PROPERTY FACTS

Property Type	Single Family Residence
County	Twin Falls
Lot (acres)	0.20
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 23, 2026	Financing	Warranty Deed			\$348K
Apr 11, 2024	Financing	Warranty Deed			\$359K
Apr 6, 2017	Financing	Warranty Deed			\$212K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sawtooth Elementary School	Elementary	KG–5	0.9 mi
Twin Falls High School	High	9–12	1.1 mi
Vera C. O'Leary Middle School	Middle	6–8	2.3 mi

District: Twin Falls School District 411

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 83301

101 CRIME INDEX	113 AIR POLLUTION	63,655 POPULATION	\$64K MEDIAN IN-COME	48°F AVG TEMP	64% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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