

Single Family Residence **RESIDENTIAL**

## 599 RIVER BEND RD

RUPERT, ID 83350

**\$1,002,721** TopHap Estimate · \$167 / ft<sup>2</sup> · confidence 75 · as of Jul 14, 2026

**5**

BEDS

**3**

BATHS

**6,011 ft<sup>2</sup>**

LIVING AREA

**0.99 ac**

LOT SIZE

**2016**

YEAR BUILT

**2**

STORIES

**3**

PARKING

### VALUATION

**\$1M**

\$747K low

\$1.3M high

Est. Owner Equity

**\$603,121**

Loan-to-Value

**44%**

### TAX & ASSESSMENT

Property Tax

**\$4,748 (2025)**

Assessed Value

**\$1,121,146**

Previous Assessed

**\$1,121,146**

Assessor Market Value

**\$1,121,146**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Minidoka                |
| Lot (acres)   | 0.99                    |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 11<br>FLOOD | 69<br>WILDFIRE | 56<br>HEAT | 13<br>STORM | 33<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|-------------|-----------|----------------------|-------|--------|--------|
| Jun 5, 2020 | Financing | Intrafamily Transfer |       |        | \$400K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Acequia Elementary School | Elementary | PK–5   | 2.6 mi   |
| East Minico Middle School | Middle     | 6–8    | 6.9 mi   |
| Minico Senior High School | High       | 9–12   | 9.6 mi   |

District: Minidoka County Joint School District 331

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 83350

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>126</b><br>CRIME INDEX | <b>116</b><br>AIR POLLUTION | <b>13,116</b><br>POPULATION | <b>\$60K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|