

Single Family Residence **RESIDENTIAL**

## 86 N RIVER ISLAND RD

RUPERT, ID 83350

**\$1,890,000** TopHap Estimate · \$302 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**6,252 ft<sup>2</sup>**

LIVING AREA

**2.1 ac**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

**5**

PARKING

### VALUATION

**\$1.9M**

\$1.7M low

\$2.1M high

Est. Owner Equity

**\$890,000**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,921 (2025) |
| Assessed Value        | \$1,033,246    |
| Previous Assessed     | \$1,033,246    |
| Assessor Market Value | \$1,033,246    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Minidoka                |
| Lot (acres)   | 2.10                    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

## CLIMATE RISK

10  
FLOOD

49  
WILDFIRE

57  
HEAT

16  
STORM

33  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-----------|----------------------|-------|--------|------|
| Sep 13, 2024 | Financing | Warranty Deed        |       |        | \$1M |
| Jul 27, 2021 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Acequia Elementary School | Elementary | PK–5   | 2.9 mi   |
| East Minico Middle School | Middle     | 6–8    | 4.7 mi   |
| Minico Senior High School | High       | 9–12   | 7.2 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>Absentee owner</b> |
|-----------|-----------------------|