

Single Family Residence **RESIDENTIAL**

# 44 RIDGEVIEW DR

CASCADE, ID 83611

**\$369,201** TopHap Estimate · \$260 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026

**4**

BEDS

**2**

BATHS

**1,420 ft<sup>2</sup>**

LIVING AREA

**0.47 ac**

LOT SIZE

**1979**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$369K**

\$359K low

\$380K high

Last Sale

**\$391,552 · Jun 15, 2026**

Est. Owner Equity

**\$369,201**

## TAX & ASSESSMENT

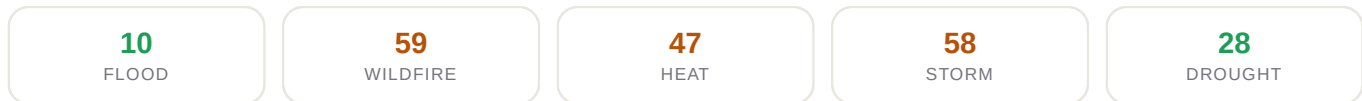
|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$588 (2025)</b> |
| Assessed Value        | <b>\$275,107</b>    |
| Previous Assessed     | <b>\$285,110</b>    |
| Assessor Market Value | <b>\$275,107</b>    |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | VALLEY                           |
| Lot (acres)   | 0.47                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | Yes                              |

Shed · 126 ft²

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jun 10, 2026 | Resale | Warranty Deed | \$391,552 | \$276  | \$294K |
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## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Cascade Elementary School | Elementary | PK–5   | 2.4 mi   |
| Cascade Jr/Sr High School | Middle     | 6–12   | 2.4 mi   |

District: Cascade School District 422

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 83611

|                    |                      |                     |                         |                  |                 |
|--------------------|----------------------|---------------------|-------------------------|------------------|-----------------|
| 122<br>CRIME INDEX | 115<br>AIR POLLUTION | 3,397<br>POPULATION | \$58K<br>MEDIAN IN-COME | 33°F<br>AVG TEMP | 64%<br>SUNSHINE |
|--------------------|----------------------|---------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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