

Rural Residence **RESIDENTIAL**

85 RIDGEVIEW DR

CASCADE, ID 83611

\$691,271 TopHap Estimate · \$395 / ft² · confidence 90 · as of Jul 14, 2026

6

BEDS

2

BATHS

1,750 ft²

LIVING AREA

6.58 ac

LOT SIZE

1996

YEAR BUILT

3

STORIES

10

ROOMS

VALUATION

\$691K

\$623K low

\$760K high

Est. Owner Equity

\$0

Loan-to-Value

323%

TAX & ASSESSMENT

Property Tax	\$1,850 (2025)
Assessed Value	\$701,541
Previous Assessed	\$701,541
Assessor Market Value	\$701,541

PROPERTY FACTS

Property Type	Rural Residence
County	Valley
Lot (acres)	6.58
Foundation	Concrete
Roof	Galvanized
Cooling	None
Fireplace	Yes

Shed · 100 ft²

CLIMATE RISK

45 FLOOD	71 WILDFIRE	47 HEAT	85 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 2, 2017	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Donnelly Elementary School	Elementary	PK–5	7.2 mi
Payette Lakes Middle School	Middle	6–8	11.1 mi
McCall-Donnelly High School	High	9–12	12.1 mi

District: McCall-Donnelly Joint School District 421

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 CRIME INDEX	115 AIR POLLUTION	3,397 POPULATION	\$58K MEDIAN IN-COME	33°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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