

Single Family Residence **RESIDENTIAL**

450 FRANKLIN ST

RIGBY, ID 83442

\$364,803 TopHap Estimate · \$265 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,377 ft²

LIVING AREA

0.15 ac

LOT SIZE

2020

YEAR BUILT

VALUATION

\$365K

\$347K low

\$383K high

Est. Owner Equity

\$41,203

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$1,556 (2025)
Assessed Value	\$357,178
Previous Assessed	\$353,396
Assessor Market Value	\$357,178

PROPERTY FACTS

Property Type	Single Family Residence
County	Jefferson
Lot (acres)	0.15

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 22, 2021	Financing	Warranty Deed			\$245K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rigby High School	High	9–12	0.9 mi
Rigby Middle School	Middle	6–8	0.9 mi
Jefferson Elementary School	Elementary	KG–5	1.6 mi

District: Jefferson County Joint School District 251

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 83442

78 CRIME INDEX	110 AIR POLLUTION	26,960 POPULATION	\$81K MEDIAN IN- COME	43°F AVG TEMP	64% SUNSHINE
--------------------------	-----------------------------	-----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

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