

Single Family Residence **RESIDENTIAL**

4278 S RIVA RIDGE WAY

BOISE, ID 83709

\$571,856 TopHap Estimate · \$348 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,644 ft²

LIVING AREA

0.87 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$572K

\$545K low

\$599K high

Est. Owner Equity

\$246,956

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$1,613 (2025)
Assessed Value	\$604,300
Previous Assessed	\$571,800
Assessor Market Value	\$604,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Lot (acres)	0.87
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 350 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 12, 2020	Recorded document	Warranty Deed			
Aug 12, 2019	Financing	Intrafamily Transfer			\$200K
Dec 9, 2016	Financing	Intrafamily Transfer			
May 17, 2016	Quitclaim	Quit Claim Transfer			
Jun 20, 2012	Financing	Warranty Deed			\$160K
Dec 27, 2006	Foreclosure sale	Trustees Deed	\$173,200	\$105	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hazel Middle School	Middle	6–8	0.8 mi
Lake Hazel Elementary School	Elementary	PK–5	1.3 mi
Mountain View High School	High	9–12	2.6 mi

District: Meridian Joint School District 2

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 83709

79 CRIME INDEX	115 AIR POLLUTION	65,821 POPULATION	\$88K MEDIAN IN-COME	51°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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