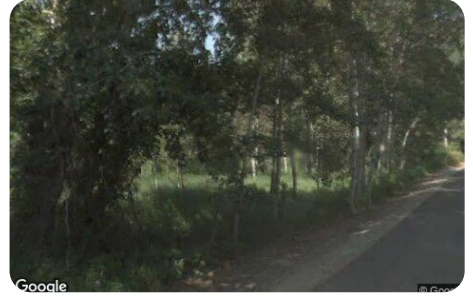


Single Family Residence **RESIDENTIAL**

106 RIVER ROCK RD

HAILEY, ID 83333

\$3,250,792 TopHap Estimate · \$626 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

5

BATHS

5,197 ft²

LIVING AREA

1.33 ac

LOT SIZE

1984

YEAR BUILT

VALUATION

\$3.3M

\$2.9M low

\$3.6M high

Last Sale

\$2,011,300 · May 19, 2026

Est. Owner Equity

\$1,641,792

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$8,783 (2025)
Assessed Value	\$4,144,493
Previous Assessed	\$3,913,025
Assessor Market Value	\$4,144,493

PROPERTY FACTS

Property Type	Single Family Residence
County	BLAINE
Lot (acres)	1.33
Pool	No

CLIMATE RISK

100
FLOOD

45
WILDFIRE

42
HEAT

48
STORM

88
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 25, 2026	Non-arms-length	Correction Deed	\$2,011,300	\$387	\$1.6M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ernest Hemingway STEAM School	Elementary	PK–5	3.3 mi
Wood River Middle School	Middle	6–8	7.7 mi
Wood River High School	High	9–12	8.7 mi

District: Blaine County School District 61

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 83333

67 CRIME INDEX	108 AIR POLLUTION	13,982 POPULATION	\$85K MEDIAN IN-COME	39°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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