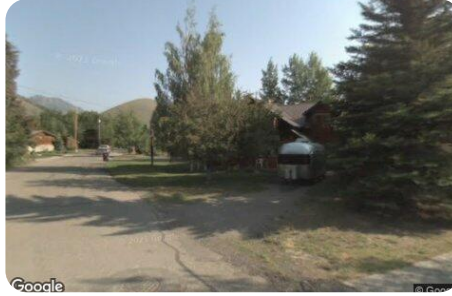


Single Family Residence **RESIDENTIAL**

314 RIVER RUN DR

KETCHUM, ID 83340

\$1,614,328 TopHap Estimate · \$862 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,872 ft²

LIVING AREA

0.41 ac

LOT SIZE

1989

YEAR BUILT

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Est. Owner Equity

\$469,328

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$6,471 (2025)
Assessed Value	\$2,153,718
Previous Assessed	\$2,079,119
Assessor Market Value	\$2,153,718

PROPERTY FACTS

Property Type	Single Family Residence
County	Blaine
Lot (acres)	0.41

CLIMATE RISK

1 FLOOD	43 WILDFIRE	42 HEAT	53 STORM	88 DROUGHT
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 3, 2025	Financing	Intrafamily Transfer			
Mar 26, 2018	Financing	Warranty Deed			\$692K
Apr 5, 2012	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ernest Hemingway STEAM School	Elementary	PK–5	0.5 mi
Wood River Middle School	Middle	6–8	11.4 mi
Wood River High School	High	9–12	12.5 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 83340

151 CRIME INDEX	111 AIR POLLUTION	4,707 POPULATION	\$81K MEDIAN IN-COME	37°F AVG TEMP	64% SUNSHINE
---------------------------	-----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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