

Single Family Residence **RESIDENTIAL**

2691 RIDGE RIVER DR

IDAHO FALLS, ID 83406

\$786,904 TopHap Estimate · \$210 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

1

BATHS

3,740 ft²

LIVING AREA

0.75 ac

LOT SIZE

2024

YEAR BUILT

1

PARKING

VALUATION

\$787K

\$739K low

\$835K high

Last Sale

\$783,020 · Aug 19, 2025

Est. Owner Equity

\$0

Loan-to-Value

101%

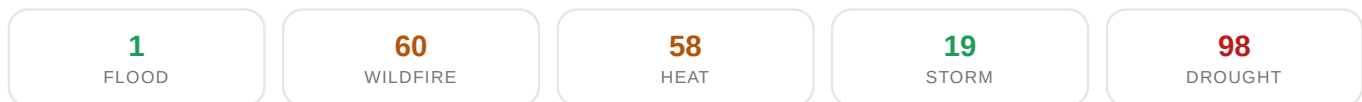
TAX & ASSESSMENT

Property Tax	\$3,578 (2025)
Assessed Value	\$816,058
Previous Assessed	\$280,372
Assessor Market Value	\$816,058

PROPERTY FACTS

Property Type	Single Family Residence
County	BONNEVILLE
Lot (acres)	0.75
Heating	Forced Air With Air Conditioning
Cooling	Package
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 29, 2026	Financing	Mortgage			\$793K
Aug 18, 2025	Financing	Warranty Deed			\$799K
Oct 12, 2023	Financing	Warranty Deed			\$726K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rimrock Elementary School	Elementary	KG–6	0.8 mi
Black Canyon Middle School	Middle	7–8	1.9 mi
Thunder Ridge High School	High	9–12	2.0 mi

District: Bonneville Joint School District 93

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 83406

71 CRIME INDEX	105 AIR POLLUTION	19,812 POPULATION	\$87K MEDIAN IN-COME	42°F AVG TEMP	64% SUNSHINE
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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