

Single Family Residence

RESIDENTIAL

2712 RIDGE RIVER DR

IDAHO FALLS, ID 83406

\$664,793 TopHap Estimate · \$167 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

1

BATHS

3,978 ft²

LIVING AREA

0.96 ac

LOT SIZE

2024

YEAR BUILT

2

PARKING

VALUATION

\$665K

\$639K low

\$691K high

Est. Owner Equity

\$47,470

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax **\$3,919 (2025)**

PROPERTY FACTS

Property Type	Single Family Residence
County	Bonneville
Lot (acres)	0.96
Heating	Forced Air
Cooling	Package
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1
FLOOD

57
WILDFIRE

58
HEAT

19
STORM

98
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 23, 2024	Financing	Warranty Deed			\$617K
May 15, 2023	Financing	Warranty Deed			

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	1.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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