

Single Family Residence **RESIDENTIAL**

1804 S RAND ST

BOISE, ID 83709

\$396,263 TopHap Estimate · \$317 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,252 ft²

LIVING AREA

0.17 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$396K

\$376K low

\$417K high

Last Sale

\$1,296 · May 9, 2025

Est. Owner Equity

\$396,263

TAX & ASSESSMENT

Property Tax	\$2,077 (2025)
Assessed Value	\$339,200
Previous Assessed	\$326,900
Assessor Market Value	\$339,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Lot (acres)	0.17
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 120 ft²

Patio · 160 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 6, 2025	Non-arms-length	Public Action	\$1,296	\$1	
Jan 5, 2011	Foreclosure sale	Tax Deed			
Jul 15, 2009	Financing	Intrafamily Transfer			\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grace Jordan Elementary School	Elementary	PK–6	0.4 mi
Borah Senior High School	High	9–12	0.7 mi
West Junior High School	Middle	7–9	1.8 mi

District: Boise City Independent School District 1

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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