

Single Family Residence **RESIDENTIAL**

3263 S RIVA RIDGE WAY

BOISE, ID 83709

\$848,045 TopHap Estimate · \$271 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

3,133 ft²
LIVING AREA

0.4 ac
LOT SIZE

1990
YEAR BUILT

1
STORIES

6
PARKING

VALUATION

\$848K

\$808K low

\$888K high

Est. Owner Equity

\$560,545

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,227 (2025)
Assessed Value	\$741,800
Previous Assessed	\$703,100
Assessor Market Value	\$741,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Lot (acres)	0.40
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 300 ft²

Patio · 300 ft²

Porch · 124 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 17, 2020	Recorded document	Warranty Deed			
May 17, 2013	Recorded document	Grant Deed			
May 17, 2013	Financing	Warranty Deed			\$264K
Mar 27, 2007	Quitclaim	Quit Claim Transfer			\$316K
May 12, 2004	Financing	Warranty Deed			\$201K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pepper Ridge Elementary School	Elementary	PK–5	0.6 mi
Mountain View High School	High	9–12	2.2 mi
Lewis & Clark Middle School	Middle	6–8	2.7 mi

District: Meridian Joint School District 2

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
-------------------	----------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

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