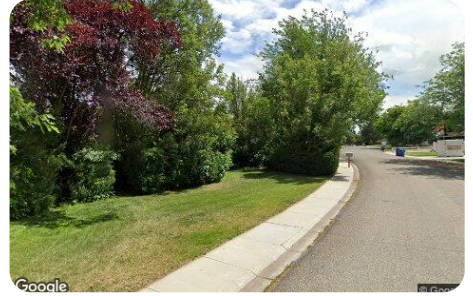
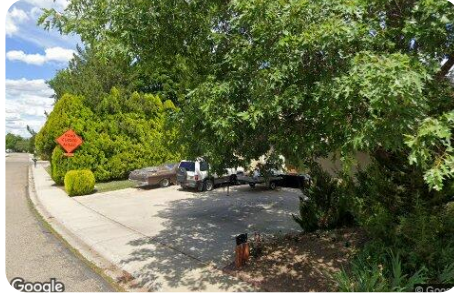


Single Family Residence **RESIDENTIAL**

4120 S RIVA RIDGE WAY

BOISE, ID 83709

\$620,049 TopHap Estimate · \$291 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,128 ft²
LIVING AREA

0.44 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

5
PARKING

VALUATION

\$620K

\$589K low

\$651K high

Est. Owner Equity

\$468,049

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$1,941 (2025)
Assessed Value	\$540,100
Previous Assessed	\$537,600
Assessor Market Value	\$540,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Foyer
County	ADA
Lot (acres)	0.44
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 250 ft²

Patio · 500 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 22, 2004	Financing	Grant Deed			\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Hazel Middle School	Middle	6–8	0.9 mi
Lake Hazel Elementary School	Elementary	PK–5	1.4 mi
Mountain View High School	High	9–12	2.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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