

Single Family Residence **RESIDENTIAL**

23278 BOISE RIVER RD

CALDWELL, ID 83607

\$1,639,535 TopHap Estimate · \$494 / ft² · confidence 87 · as of Jul 14, 2026

5

BEDS

3

BATHS

3,321 ft²

LIVING AREA

40 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.6M

\$1.4M low

\$1.8M high

Last Sale

\$665,000 · Dec 1, 2025

Est. Owner Equity

\$1,139,535

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax

\$3,964 (2025)

Assessed Value

\$772,260

Previous Assessed

\$785,120

Assessor Market Value

\$772,260

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 539 ft²

CLIMATE RISK

80 FLOOD	80 WILDFIRE	65 DROUGHT
-------------	----------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 27, 2007	Quitclaim	Quit Claim Transfer			\$200K
Sep 13, 2006	Financing	Intrafamily Transfer			\$100K
Jun 27, 2005	Financing	Intrafamily Transfer			\$227K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Notus Elementary School	Elementary	PK–6	3.2 mi
Notus Jr/Sr High School	Middle	7–12	3.3 mi

District: Notus School District 135

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 83607

87 CRIME INDEX	117 AIR POLLUTION	43,138 POPULATION	\$73K MEDIAN IN-COME	51°F AVG TEMP	64% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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