

Single Family Residence **RESIDENTIAL**

3198 E RIVERNEST DR

BOISE, ID 83706

\$1,298,000 TopHap Estimate · \$590 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,200 ft²

LIVING AREA

0.28 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Est. Owner Equity

\$713,900

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$8,176 (2025)
Assessed Value	\$1,040,600
Previous Assessed	\$1,011,000
Assessor Market Value	\$1,040,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	ADA
Lot (acres)	0.28
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 228 ft²

Patio · 228 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 28, 2026	Financing	Special Warranty Deed			
Mar 13, 2015	Quitclaim	Quit Claim Transfer			\$85K
Sep 2, 2004	Financing	Warranty Deed			\$270K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside Elementary School	Elementary	PK–6	0.8 mi
East Junior High School	Middle	7–9	1.6 mi
Timberline High School	High	10–12	1.6 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 83706

133 CRIME INDEX	114 AIR POLLUTION	37,002 POPULATION	\$84K 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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