

Single Family Residence **RESIDENTIAL**

1809 S RAND ST

BOISE, ID 83709

\$356,171 TopHap Estimate · \$280 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,270 ft²

LIVING AREA

0.18 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$356K

\$327K low

\$385K high

Last Sale

\$323,100 · Feb 6, 2020

Est. Owner Equity

\$0

Loan-to-Value

105%

TAX & ASSESSMENT

Property Tax	\$1,965 (2025)
Assessed Value	\$350,900
Previous Assessed	\$338,200
Assessor Market Value	\$350,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Lot (acres)	0.18
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 6, 2020	Financing	Warranty Deed			\$259K
Sep 3, 2013	Financing	Warranty Deed			\$141K
Apr 20, 2009	Quitclaim	Quit Claim Transfer			\$128K
Feb 25, 2004	Financing	Warranty Deed			\$120K

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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