

Single Family Residence **RESIDENTIAL**

20101 DIXIE RIVER RD

CALDWELL, ID 83607

\$787,154 TopHap Estimate · \$399 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,972 ft²

LIVING AREA

10.1 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

VALUATION

\$787K

\$732K low

\$842K high

Last Sale

\$327,000 · Sep 30, 2016

Est. Owner Equity

\$453,154

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,092 (2025)
Assessed Value	\$543,960
Previous Assessed	\$530,030
Assessor Market Value	\$543,960

PROPERTY FACTS

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

Deck · 208 ft²

Patio · 208 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2016	Financing	Warranty Deed			\$334K
Aug 19, 2015	Financing	Warranty Deed			\$275K
Oct 16, 2006	Financing	Warranty Deed			\$175K
Oct 20, 2006	Quitclaim	Quit Claim Transfer			
Oct 20, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Canyon Elementary School	Elementary	PK–5	5.0 mi
Vallivue High School	High	9–12	8.2 mi
Vallivue Middle School	Middle	6–8	8.4 mi

District: Vallivue School District 139

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

OWNERSHIP

Occupancy	Owner occupied
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