

Single Family Residence **RESIDENTIAL**

3864 S RIVA RIDGE WAY

BOISE, ID 83709

\$623,208 TopHap Estimate · \$246 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,538 ft²
LIVING AREA

0.41 ac
LOT SIZE

1979
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$623K

\$597K low

\$649K high

Est. Owner Equity

\$209,008

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$1,451 (2025)
Assessed Value	\$527,000
Previous Assessed	\$503,700
Assessor Market Value	\$527,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	ADA
Lot (acres)	0.41
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 312 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2004	Financing	Warranty Deed			\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pepper Ridge Elementary School	Elementary	PK–5	1.1 mi
Mountain View High School	High	9–12	2.5 mi
Lewis & Clark Middle School	Middle	6–8	3.1 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	Owner occupied
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