

Single Family Residence **RESIDENTIAL**

1707 S RAND ST

BOISE, ID 83709

\$455,051 TopHap Estimate · \$299 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,524 ft²

LIVING AREA

0.23 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$455K

\$428K low

\$482K high

Last Sale

\$204,800 · May 5, 2016

Est. Owner Equity

\$298,351

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,813 (2025)
Assessed Value	\$432,900
Previous Assessed	\$430,200
Assessor Market Value	\$432,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Lot (acres)	0.23
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 400 ft²

Porch · 56 ft²

CLIMATE RISK

10
FLOOD

31
WILDFIRE

59
HEAT

11
STORM

65
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2016	Financing	Warranty Deed			\$164K
Nov 23, 2007	Quitclaim	Quit Claim Transfer			
Nov 23, 2007	Quitclaim	Quit Claim Transfer			\$26K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grace Jordan Elementary School	Elementary	PK–6	0.3 mi
Borah Senior High School	High	9–12	0.6 mi

West Junior High School	Middle	7–9	1.8 mi
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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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