

Single Family Residence

RESIDENTIAL

21880 DIXIE RIVER RD

CALDWELL, ID 83607

\$300,901 TopHap Estimate · \$261 / ft² · confidence 65 · as of Jun 23, 2026



3

BEDS

1

BATHS

1,154 ft²

LIVING AREA

28.6 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

VALUATION

\$301K

\$196K low

\$406K high

Est. Owner Equity

\$300,901

TAX & ASSESSMENT

Property Tax	\$831 (2025)
Assessed Value	\$282,490
Previous Assessed	\$287,390
Assessor Market Value	\$282,490

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Construction	Frame (Unspecified)
Roof	Metal
Cooling	None
Garage	Carport (Unspecified)
Pool	No

Porch · 140 ft²

CLIMATE RISK

56 FLOOD	78 WILDFIRE	64 HEAT	18 STORM	65 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 11, 2024	Financing	Deed Of Distribution			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Canyon Elementary School	Elementary	PK–5	3.9 mi
Vallivue High School	High	9–12	6.6 mi
Vallivue Middle School	Middle	6–8	6.8 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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