

Single Family Residence **RESIDENTIAL**

21990 BOISE RIVER RD

CALDWELL, ID 83607

\$989,885 TopHap Estimate · \$423 / ft² · confidence 85 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,341 ft²
LIVING AREA

6.02 ac
LOT SIZE

1997
YEAR BUILT

2
STORIES

VALUATION

\$990K

\$837K low

\$1.1M high

Est. Owner Equity

\$689,885

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$3,049 (2025)
Assessed Value	\$616,460
Previous Assessed	\$621,940
Assessor Market Value	\$616,460

PROPERTY FACTS

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

Porch · 537 ft²

CLIMATE RISK

35
FLOOD

82
WILDFIRE

64
HEAT

15
STORM

65
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 1, 2023	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Notus Elementary School	Elementary	PK–6	2.0 mi
Notus Jr/Sr High School	Middle	7–12	2.1 mi

District: Notus School District 135

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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