

Single Family Residence **RESIDENTIAL**

23579 BOISE RIVER RD

CALDWELL, ID 83607

\$899,022 TopHap Estimate · \$478 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,881 ft²

LIVING AREA

16.97 ac

LOT SIZE

2011

YEAR BUILT

1

STORIES

VALUATION

\$899K

\$820K low

\$978K high

Last Sale

\$678,800 · Mar 4, 2026

Est. Owner Equity

\$829,022

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$3,206 (2025)
Assessed Value	\$690,780
Previous Assessed	\$651,390
Assessor Market Value	\$690,780

PROPERTY FACTS

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

Porch · 96 ft²

CLIMATE RISK

76
FLOOD

81
WILDFIRE

65
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2026	Financing	Mortgage			\$70K
Feb 27, 2019	Recorded document	Correction Deed			
Feb 27, 2019	Financing	Warranty Deed			\$364K
May 10, 2016	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Notus Elementary School	Elementary	PK–6	3.5 mi
Notus Jr/Sr High School	Middle	7–12	3.6 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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