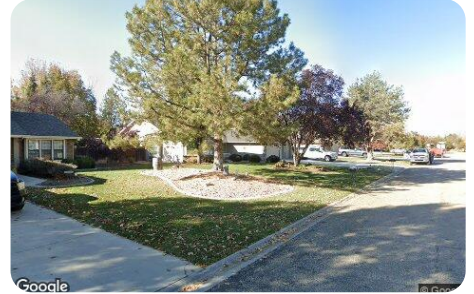
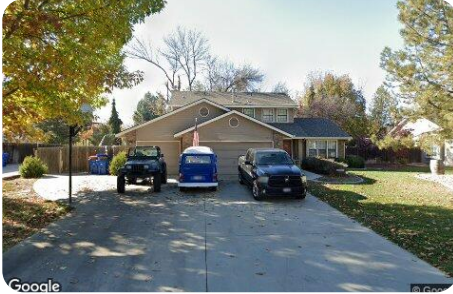


Single Family Residence **RESIDENTIAL**

3201 S RIVA RIDGE WAY

BOISE, ID 83709

\$638,568 TopHap Estimate · \$331 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,930 ft²

LIVING AREA

0.41 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$639K

\$623K low

\$654K high

Last Sale

\$496,000 · Dec 3, 2021

Est. Owner Equity

\$131,918

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$1,430 (2025)
Assessed Value	\$554,200
Previous Assessed	\$521,100
Assessor Market Value	\$554,200

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 · 170 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 24, 2021	Quitclaim	Quit Claim Transfer			\$507K
Nov 22, 2019	Financing	Intrafamily Transfer			\$369K
Jun 8, 2016	Financing	Warranty Deed			\$284K
Mar 5, 2015	Financing	Warranty Deed			\$239K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pepper Ridge Elementary School	Elementary	PK–5	0.6 mi
Mountain View High School	High	9–12	2.2 mi
Lewis & Clark Middle School	Middle	6–8	2.6 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
--------------------------	-----------------------------	-----------------------------	------------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------