

Single Family Residence **RESIDENTIAL**

1222 S RAND ST

BOISE, ID 83709

\$382,337 TopHap Estimate · \$291 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,313 ft²

LIVING AREA

0.23 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$382K

\$362K low

\$403K high

Last Sale

\$39,900 · Feb 17, 2026

Est. Owner Equity

\$138,737

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$2,424 (2025)
Assessed Value	\$415,800
Previous Assessed	\$388,000
Assessor Market Value	\$415,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	ADA
Lot (acres)	0.23
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 115 ft²

Porch · 102 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 10, 2026	Financing	Intrafamily Transfer			\$30K
Feb 20, 2019	Financing	Warranty Deed			\$182K
Sep 25, 2006	Financing	Warranty Deed			\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grace Jordan Elementary School	Elementary	PK–6	0.2 mi
Borah Senior High School	High	9–12	0.3 mi
West Junior High School	Middle	7–9	2.1 mi

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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

Occupancy	Absentee owner
-----------	----------------