



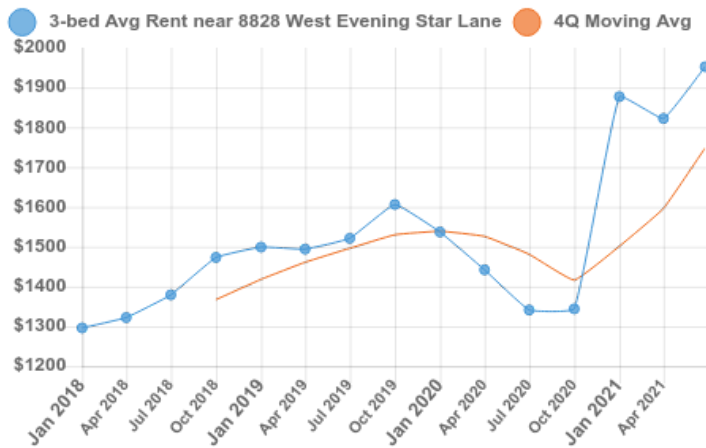
## 123 Evening Star Lane Idaho 83709

Results based on 10, 3-bedroom, 1½ or more bath House rentals seen within 6 months in a 2.00 mile radius.

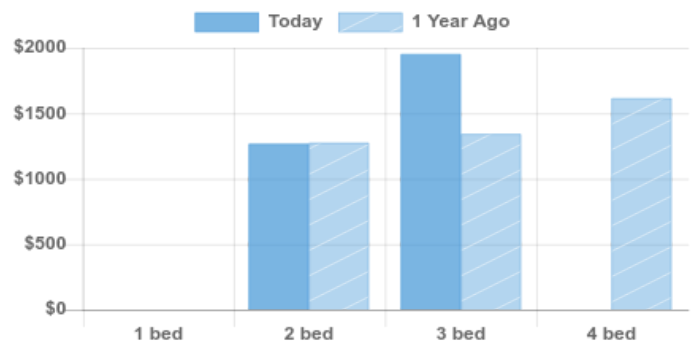
AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,952 ±5%	\$1,825	\$1,734	\$2,171

Report generated: 25 Jun 2021

### Historical Trend Line



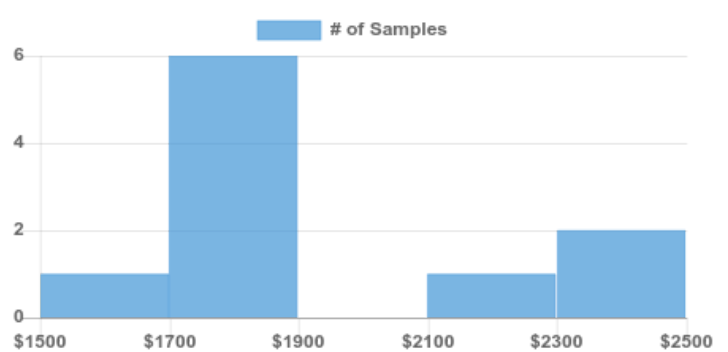
### Average Rent by Bedroom Type



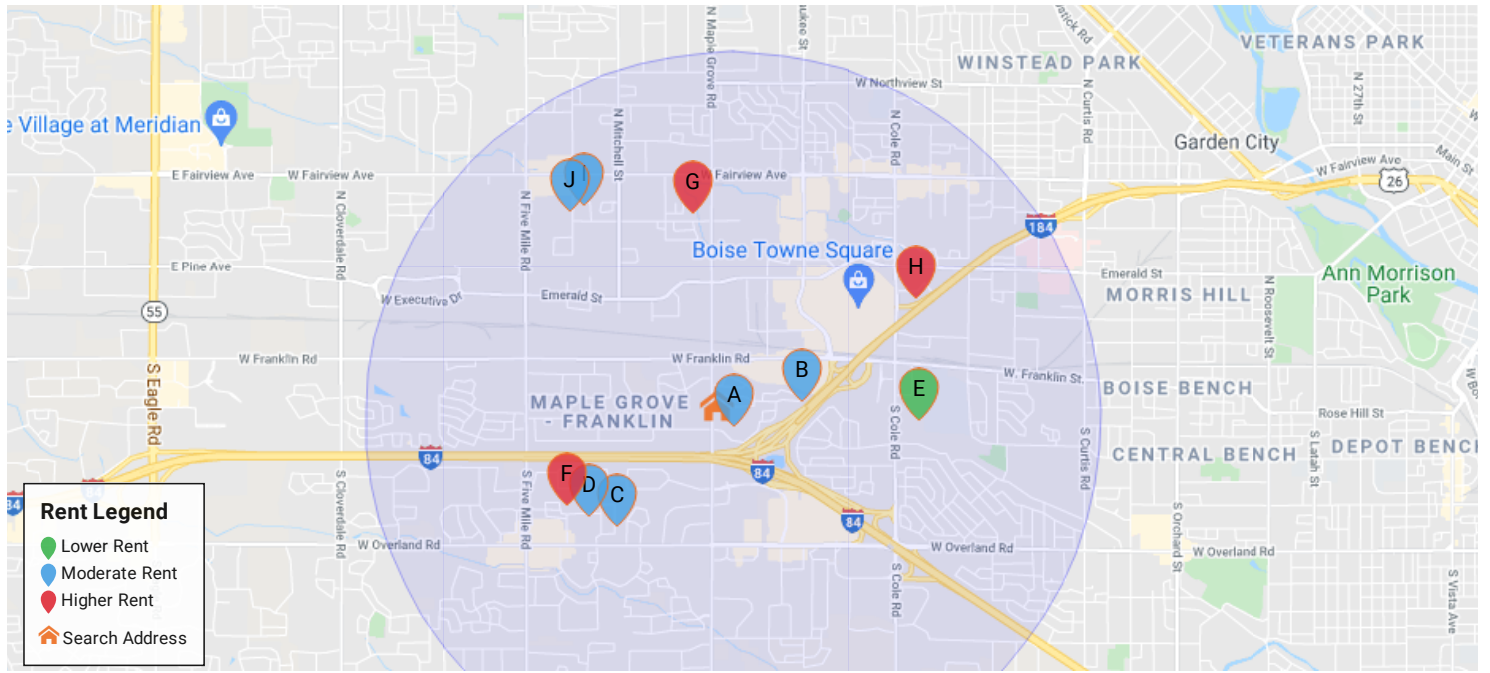
### Summary Statistics

Sample Size	10
Sample Min	\$1,500
Sample Max	\$2,495
Sample Median	\$1,825
Sample Mean	\$1,952
Sample Standard Deviation	\$323
25th – 75th Percentile	\$1,734 – 2,171
10th – 90th Percentile	\$1,539 – 2,366
5th – 95th Percentile	\$1,421 – 2,484

### Rent Distribution



# Sample of Listings Used



Google

Map data ©2021 Google

Address	Distance	Rent	Size	\$/ft <sup>2</sup>	Beds	Baths	Bldg Type	Last Seen
<b>A</b> 8812 W Pine Nut Ln, Boise, ID 83709	0.05 mi	\$1,795	1,702 ft <sup>2</sup>	\$1.05/ft <sup>2</sup>	3 bed	2.5ba	House	Mar 2021
<b>B</b> 8213 W Donnybrook Dr, Boise, ID 83709	0.54 mi	\$1,850	1,901 ft <sup>2</sup>	\$0.97/ft <sup>2</sup>	3 bed	3.0ba	House	Mar 2021
<b>C</b> 1424 S Union Square Ave, Boise, ID 83709	1.17 mi	\$1,895	1,410 ft <sup>2</sup>	\$1.34/ft <sup>2</sup>	3 bed	2.0ba	House	Apr 2021
<b>D</b> 10088 W Smoke Ranch Dr, Boise, ID 83709	1.3 mi	\$1,750	1,478 ft <sup>2</sup>	\$1.18/ft <sup>2</sup>	3 bed	2.5ba	House	Dec 2020
<b>E</b> 7243 Colonial St, Boise, ID 83709	1.4 mi	\$1,500			3 bed	2.0ba	House	Apr 2021
<b>F</b> 10250 W Smoke Ranch Dr, Boise, ID 83709	1.4 mi	\$2,200			3 bed	2.5ba	House	Feb 2021
<b>G</b> 9130 W Irving St, Boise, ID 83704	1.59 mi	\$2,450	1,743 ft <sup>2</sup>	\$1.41/ft <sup>2</sup>	3 bed	2.5ba	House	Jun 2021
<b>H</b> 7303 W Denton St, Boise, ID 83704	1.66 mi	\$2,495	1,824 ft <sup>2</sup>	\$1.37/ft <sup>2</sup>	3 bed	2.0ba	House	Jun 2021
<b>I</b> 10067 W Jewell St, Boise, ID 83704	1.96 mi	\$1,785			3 bed	2.0ba	House	Jun 2021
<b>J</b> 1281 N Hampton Rd, Boise, ID 83704	1.99 mi	\$1,800	1,232 ft <sup>2</sup>	\$1.46/ft <sup>2</sup>	3 bed	2.0ba	House	Dec 2020

# Subject Property Details

8828 West Evening Star Lane, Boise, Idaho 83709

## Vitals

Bedrooms	3
Baths	3
Year Built	2013
Property Use Group	Residential

## Tax Information

Year Assessed	2020
Assessed Value	\$242,200
Tax Fiscal Year	2020
Tax Rate Area	
Tax Billed Amount	\$1,688.00

## Sale Information

Assessor Last Sale Date	2020-12-04
Assessor Last Sale Amount	\$0
Deed Last Sale Date	2020-12-04
Deed Last Sale Amount	\$0

## Property Size

Building Area	1,397 ft <sup>2</sup>
Lot Area	0.0560 acres
Lot Dimensions	0.0x0.0

## Deed Information

Mortgage Amount	\$224,600
Mortgage Date	2020-12-04
Lender Name	BANK OF ENGLAND

## Other Information

Roof Material	Other (Not Classified)
HVAC Cooling Detail	Commercial AC
HVAC Heating Detail	None
HVAC Heating Fuel	Unknown