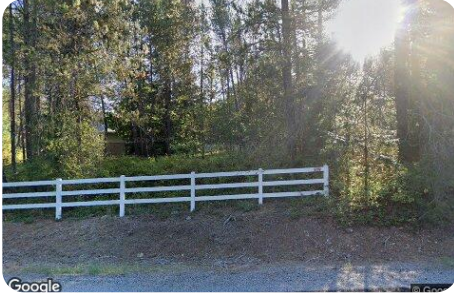


Single Family Residence **RESIDENTIAL**

756 W RANCH CT

RATHDRUM, ID 83858

\$1,288,298 TopHap Estimate · \$368 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,497 ft²

LIVING AREA

5.7 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

13

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Est. Owner Equity

\$1,089,498

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$3,279 (2025)
Assessed Value	\$1,122,780
Previous Assessed	\$1,122,780
Assessor Market Value	\$1,122,780

PROPERTY FACTS

Property Type	Single Family Residence
County	Kootenai
Lot (acres)	5.70
Construction	Frame (Unspecified)
Foundation	Concrete
Heating	Gas
Cooling	Yes
Garage	Garage, Attached

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garwood Elementary School	Elementary	KG–5	0.8 mi
Lakeland High School	High	9–12	4.2 mi
Lakeland Middle School	Middle	6–8	4.5 mi

District: Lakeland Joint School District 272

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 83858

88 CRIME INDEX	116 AIR POLLUTION	20,348 POPULATION	\$88K MEDIAN IN- COME	45°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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