

Single Family Residence **RESIDENTIAL**

22763 N RANCH VIEW DR

RATHDRUM, ID 83858

\$1,177,300 TopHap Estimate · \$347 / ft² · confidence 89 · as of Jul 14, 2026



4
BEDS

4
BATHS

3,388 ft²
LIVING AREA

4.79 ac
LOT SIZE

2001
YEAR BUILT

1
STORIES

12
ROOMS

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Est. Owner Equity

\$902,300

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$2,484 (2025)
Assessed Value	\$866,972
Previous Assessed	\$866,972
Assessor Market Value	\$866,972

PROPERTY FACTS

Property Type	Single Family Residence
County	Kootenai
Lot (acres)	4.79
Construction	Frame (Unspecified)
Foundation	Concrete
Heating	Heat Pump
Cooling	None
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 6, 2020	Financing	Affidavit Of Death Of Joint Tenant			
May 6, 2020	Financing	Intrafamily Transfer			
Jan 12, 2010	Financing	Intrafamily Transfer			
Jan 12, 2010	Financing	Intrafamily Transfer			\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Lakes Elementary School	Elementary	KG–5	2.0 mi
Timberlake High School	High	9–12	5.7 mi
Timberlake Middle School	Middle	6–8	5.8 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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