

Single Family Residence **RESIDENTIAL**

23089 N RANCH VIEW DR

RATHDRUM, ID 83858

\$1,309,584 TopHap Estimate · \$429 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,050 ft²

LIVING AREA

5.15 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

9

ROOMS

4

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Est. Owner Equity

\$600,904

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$3,193 (2025)
Assessed Value	\$1,096,501
Previous Assessed	\$1,096,501
Assessor Market Value	\$1,096,501

PROPERTY FACTS

Property Type	Single Family Residence
County	Kootenai
Lot (acres)	5.15
Construction	Frame (Unspecified)
Foundation	Concrete
Heating	Gas
Cooling	Yes
Garage	Garage, Attached

Stable

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 2, 2007	Financing	Intrafamily Transfer			
May 2, 2007	Financing	Intrafamily Transfer			\$309K
Nov 21, 2006	Financing	Intrafamily Transfer			
Sep 12, 2006	Quitclaim	Quit Claim Transfer			
Sep 12, 2006	Financing	Intrafamily Transfer			\$301K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Lakes Elementary School	Elementary	KG–5	1.9 mi
Timberlake High School	High	9–12	5.6 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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