

Single Family Residence **RESIDENTIAL**

22602 N RANCH VIEW DR

RATHDRUM, ID 83858

\$944,722 TopHap Estimate · \$471 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,006 ft²

LIVING AREA

4.75 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$945K

\$903K low

\$986K high

Est. Owner Equity

\$568,222

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$3,136 (2025)
Assessed Value	\$856,881
Previous Assessed	\$856,881
Assessor Market Value	\$856,881

PROPERTY FACTS

Property Type	Single Family Residence
County	Kootenai
Lot (acres)	4.75
Construction	Frame (Unspecified)
Foundation	Concrete
Heating	Gas
Cooling	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 25, 2020	Financing	Warranty Deed			\$277K
Oct 30, 2017	Quitclaim	Quit Claim Transfer			
Feb 10, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Lakes Elementary School	Elementary	KG–5	2.2 mi
Timberlake High School	High	9–12	5.7 mi
Timberlake Middle School	Middle	6–8	5.9 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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