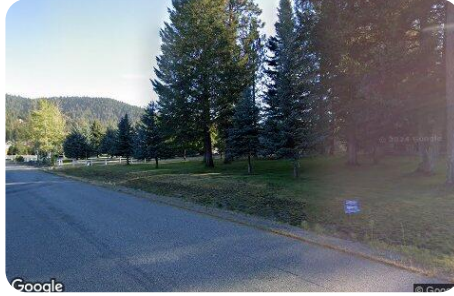


Single Family Residence **RESIDENTIAL**

22190 N RANCH VIEW DR

RATHDRUM, ID 83858

\$1,422,107 TopHap Estimate · \$459 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

3,096 ft²

LIVING AREA

4.77 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

8

ROOMS

4

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Est. Owner Equity

\$1,347,107

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax	\$3,333 (2025)
Assessed Value	\$1,143,193
Previous Assessed	\$1,149,511
Assessor Market Value	\$1,143,193

PROPERTY FACTS

Property Type	Single Family Residence
County	KOOTENAI
Lot (acres)	4.77
Construction	Frame (Unspecified)
Heating	Gas
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Shed · 176 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 17, 2026	Financing	Mortgage			\$75K
Jun 17, 2026	Financing	Mortgage			\$75K
Dec 8, 2025	Financing	Intrafamily Transfer			
Dec 8, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Apr 3, 2023	Quitclaim	Quit Claim Transfer			
Apr 3, 2023	Financing	Intrafamily Transfer			
Dec 17, 2021	Quitclaim	Quit Claim Transfer			
Jul 30, 2021	Financing	Intrafamily Transfer			
Jan 6, 2017	Financing	Warranty Deed			
Jul 11, 2013	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Lakes Elementary School	Elementary	KG–5	2.1 mi
Timberlake High School	High	9–12	6.0 mi
Timberlake Middle School	Middle	6–8	6.1 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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