

Single Family Residence **RESIDENTIAL**

22696 N RANCH VIEW DR

RATHDRUM, ID 83858

\$896,056 TopHap Estimate · \$498 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,800 ft²
LIVING AREA

5.58 ac
LOT SIZE

2002
YEAR BUILT

2
STORIES

8
ROOMS

5
PARKING

VALUATION

\$896K

\$859K low

\$933K high

Est. Owner Equity

\$667,618

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$2,136 (2025)
Assessed Value	\$750,997
Previous Assessed	\$750,997
Assessor Market Value	\$750,997

PROPERTY FACTS

Property Type	Single Family Residence
County	Kootenai
Lot (acres)	5.58
Construction	Frame (Unspecified)
Foundation	Concrete
Heating	Gas
Cooling	Yes
Garage	Garage, Detached

Shed · 80 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 16, 2015	Financing	Warranty Deed			\$259K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Lakes Elementary School	Elementary	KG–5	2.2 mi
Timberlake High School	High	9–12	5.6 mi
Timberlake Middle School	Middle	6–8	5.7 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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