

Single Family Residence **RESIDENTIAL**

# 5218 W RICE RD

RATHDRUM, ID 83858

**\$1,178,741** TopHap Estimate · \$530 / ft² · confidence 94 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**2,224 ft²**  
LIVING AREA

**5 ac**  
LOT SIZE

**2004**  
YEAR BUILT

**1**  
STORIES

**8**  
ROOMS

**3**  
PARKING

## VALUATION

**\$1.2M**

\$1.1M low

\$1.2M high

Last Sale

**\$1,097,250 · Jan 17, 2025**

Est. Owner Equity

**\$346,241**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,553 (2025) |
| Assessed Value        | \$888,955      |
| Previous Assessed     | \$810,176      |
| Assessor Market Value | \$888,955      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | KOOTENAI                |
| Lot (acres)   | 5.00                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Heat Pump               |
| Cooling       | None                    |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-------|--------------------|--------|
| Jan 16, 2025 | Financing | Warranty Deed |       |                    | \$825K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Twin Lakes Elementary School | Elementary | KG–5   | 0.1 mi   |
| Lakeland High School         | High       | 9–12   | 3.2 mi   |
| Lakeland Middle School       | Middle     | 6–8    | 3.4 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>88</b><br>CRIME INDEX | <b>116</b><br>AIR POLLUTION | <b>20,348</b><br>POPULATION | <b>\$88K</b><br>MEDIAN IN-COME | <b>45°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|