

Single Family Residence **RESIDENTIAL**

18765 N RUSTIC RIDGE TRL

RATHDRUM, ID 83858

\$985,471 TopHap Estimate · \$212 / ft² · confidence 87 · as of Jul 14, 2026

4
BEDS

3
BATHS

4,650 ft²
LIVING AREA

10.01 ac
LOT SIZE

1976
YEAR BUILT

2
STORIES

8
ROOMS

3
PARKING

VALUATION

\$985K

\$860K low

\$1.1M high

Est. Owner Equity

\$410,471

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$1,838 (2025)
Assessed Value	\$681,679
Previous Assessed	\$681,679
Assessor Market Value	\$824,312

PROPERTY FACTS

Property Type	Single Family Residence
County	Kootenai
Lot (acres)	10.01
Construction	Frame (Unspecified)
Foundation	Concrete
Heating	Baseboard
Cooling	None
Garage	Garage, Attached

Shed · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 20, 2025	Financing	Intrafamily Transfer			\$575K
Jun 30, 2008	Financing	Warranty Deed			\$296K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Brown Elementary School	Elementary	KG–5	3.4 mi
Lakeland Middle School	Middle	6–8	3.5 mi
Lakeland High School	High	9–12	3.8 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
-----------	-----------------------