

Single Family Residence **RESIDENTIAL**

22474 N RANCH VIEW DR

RATHDRUM, ID 83858

\$1,608,365 TopHap Estimate · \$537 / ft² · confidence 90 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,993 ft²

LIVING AREA

20 ac

LOT SIZE

2015

YEAR BUILT

8

ROOMS

3

PARKING

VALUATION

\$1.6M

\$1.4M low

\$1.8M high

Est. Owner Equity

\$1,207,365

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax

\$2,225 (2025)

Assessed Value

\$809,154

Previous Assessed

\$809,154

Assessor Market Value

\$1,179,855

PROPERTY FACTS

Property Type	Single Family Residence
County	Kootenai
Lot (acres)	20.00
Construction	Frame (Unspecified)
Heating	Heat Pump
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 17, 2016	Financing	Warranty Deed			\$342K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Lakes Elementary School	Elementary	KG–5	2.2 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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