

Residential (General/Single)

RESIDENTIAL

22934 N RANCH VIEW DR

RATHDRUM, ID 83858

\$1,139,392 TopHap Estimate · \$414 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,751 ft²

LIVING AREA

4.45 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

7

ROOMS

4

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Est. Owner Equity

\$179,392

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$3,804 (2025)
Assessed Value	\$1,049,455
Previous Assessed	\$1,049,455
Assessor Market Value	\$1,049,455

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Kootenai
Lot (acres)	4.45
Construction	Frame (Unspecified)
Foundation	Concrete
Heating	Gas
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 8, 2019	Financing	Warranty Deed			
Apr 28, 2017	Financing	Warranty Deed			\$416K
Mar 21, 2016	Financing	Warranty Deed			\$120K
Dec 7, 2011	Financing	Intrafamily Transfer			
Apr 29, 2011	Financing	Warranty Deed			
May 3, 2005	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Lakes Elementary School	Elementary	KG–5	2.0 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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