

Single Family Residence **RESIDENTIAL**

22199 N RANCH VIEW DR

RATHDRUM, ID 83858

\$1,153,137 TopHap Estimate · \$443 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,603 ft²
LIVING AREA

4.76 ac
LOT SIZE

2002

YEAR BUILT

1

STORIES

11

ROOMS

8

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Est. Owner Equity

\$1,008,137

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$2,902 (2025)
Assessed Value	\$1,003,064
Previous Assessed	\$1,003,064
Assessor Market Value	\$1,003,064

PROPERTY FACTS

Property Type	Single Family Residence
County	Kootenai
Lot (acres)	4.76
Construction	Frame (Unspecified)
Foundation	Concrete
Heating	Heat Pump
Cooling	None
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 21, 2016	Financing	Warranty Deed			
Oct 1, 2007	Financing	Intrafamily Transfer			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Twin Lakes Elementary School	Elementary	KG–5	2.0 mi
Timberlake High School	High	9–12	5.9 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------