

Single Family Residence **RESIDENTIAL**

# 6047 W LOFTY RIDGE ST

RATHDRUM, ID 83858

**\$453,561** TopHap Estimate · \$365 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,244 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**2016**  
YEAR BUILT

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$454K**

\$440K low

\$467K high

Est. Owner Equity

**\$288,261**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,514 (2025) |
| Assessed Value        | \$411,639      |
| Previous Assessed     | \$411,639      |
| Assessor Market Value | \$411,639      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Kootenai                |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Heating       | Gas                     |
| Cooling       | Yes                     |
| Garage        | Garage, Attached        |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-------|--------------------|--------|
| Jun 28, 2016 | Financing | Warranty Deed |       |                    | \$165K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Lakeland High School         | High       | 9–12   | 1.6 mi   |
| Lakeland Middle School       | Middle     | 6–8    | 1.7 mi   |
| John Brown Elementary School | Elementary | KG–5   | 1.7 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<br>CRIME INDEX | 116<br>AIR POLLUTION | 20,348<br>POPULATION | \$88K<br>MEDIAN IN-COME | 45°F<br>AVG TEMP | 64%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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