

Rural Residence

RESIDENTIAL

157 COUGAR RIDGE LN

PRIEST RIVER, ID 83856

\$667,152 TopHap Estimate · \$324 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,059 ft²

LIVING AREA

5.05 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$667K

\$634K low

\$700K high

Est. Owner Equity

\$359,652

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$1,194 (2025)
Assessed Value	\$488,196
Previous Assessed	\$488,196
Assessor Market Value	\$488,196

PROPERTY FACTS

Property Type	Rural Residence
County	Bonner
Lot (acres)	5.05
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Carport (Unspecified)

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 17, 2007	Financing	Intrafamily Transfer			\$263K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Idaho Hill Elementary School	Elementary	PK–6	2.8 mi
Priest River Lamanna High School	High	7–12	3.1 mi

District: West Bonner County School District 83

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 83856

118 CRIME INDEX	109 AIR POLLUTION	7,704 POPULATION	\$64K MEDIAN IN-COME	44°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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