

Single Family Residence **RESIDENTIAL**

86 RIVER BEND DR

PRIEST RIVER, ID 83856

\$1,370,000 TopHap Estimate · \$765 / ft² · confidence 68 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,792 ft²
LIVING AREA

0.61 ac
LOT SIZE

1986
YEAR BUILT

2
STORIES

4
ROOMS

3
PARKING

VALUATION

\$1.4M

\$932K low

\$1.8M high

Est. Owner Equity

\$1,182,000

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$1,875 (2025)
Assessed Value	\$739,217
Previous Assessed	\$739,217
Assessor Market Value	\$739,217

PROPERTY FACTS

Property Type	Single Family Residence
County	Bonner
Lot (acres)	0.61
Foundation	Concrete
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Package
Fireplace	Yes
Garage	Garage, Detached

Boat access

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 28, 2020	Financing	Intrafamily Transfer			\$50K
Aug 28, 2015	Financing	Intrafamily Transfer			\$138K
Dec 8, 2011	Financing	Deed			
Sep 23, 2011	Financing	Corporation Deed			
Mar 28, 2011	Quitclaim	Quit Claim Transfer			
Aug 20, 2010	Financing	Corporation Deed			
Apr 20, 2010	Non-arms-length	Trustees Deed	\$265,796	\$148	
Dec 18, 2007	Financing	Re-Recorded Document			
Dec 18, 2007	Quitclaim	Quit Claim Transfer			
Aug 21, 2008	Quitclaim	Quit Claim Transfer			\$10M
Sep 26, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Priest River Elementary School	Elementary	PK–6	0.7 mi
Priest River Lamanna High School	High	7–12	0.9 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
---------------------------	-----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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