

Rural Residence

RESIDENTIAL

2504 E RIVER RD

PRIEST RIVER, ID 83856

\$774,216 TopHap Estimate · \$365 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,124 ft²

LIVING AREA

12.49 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$774K

\$691K low

\$858K high

Est. Owner Equity

\$578,216

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$1,257 (2025)
Assessed Value	\$510,004
Previous Assessed	\$510,004
Assessor Market Value	\$510,004

PROPERTY FACTS

Property Type	Rural Residence
County	Bonner
Lot (acres)	12.49
Foundation	Concrete
Roof	Composition Shingle
Heating	Radiant
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

99 FLOOD	52 WILDFIRE	50 HEAT	83 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 22, 2020	Financing	Intrafamily Transfer			
May 21, 2020	Financing	Intrafamily Transfer			\$196K
Sep 5, 2014	Financing	Warranty Deed			\$209K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Priest River Lamanna High School	High	7–12	9.1 mi
Priest River Elementary School	Elementary	PK–6	9.2 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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