

Single Family Residence **RESIDENTIAL**

1406 RIVER ROCK RD

SANDPOINT, ID 83864

\$754,257 TopHap Estimate · \$474 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,590 ft²
LIVING AREA

0.12 ac
LOT SIZE

2014
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$754K

\$686K low

\$822K high

Est. Owner Equity

\$744,257

Loan-to-Value

1%

TAX & ASSESSMENT

Property Tax	\$4,008 (2025)
Assessed Value	\$612,467
Previous Assessed	\$642,123
Assessor Market Value	\$612,467

PROPERTY FACTS

Property Type	Single Family Residence
County	BONNER
Lot (acres)	0.12
Roof	Composition Shingle
Heating	Radiant
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 5, 2025	Quitclaim	Quit Claim Transfer			
Jul 23, 2025	Quitclaim	Quit Claim Transfer			
Apr 24, 2023	Financing	Special Warranty Deed			
Feb 8, 2023	Financing	Intrafamily Transfer			
Jul 24, 2014	Quitclaim	Quit Claim Transfer			
Jul 24, 2014	Financing	Warranty Deed			\$243K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sandpoint High School	High	9–12	0.4 mi
Sandpoint Middle School	Middle	7–8	0.5 mi
Washington Elementary	Elementary	KG–6	0.6 mi

District: Lake Pend Oreille School District 84

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 83864

104 CRIME INDEX	106 AIR POLLUTION	23,284 POPULATION	\$68K MEDIAN IN-COME	42°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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