

Single Family Residence **RESIDENTIAL**

# 1521 RIVER ROCK RD

SANDPOINT, ID 83864

**\$866,807** TopHap Estimate · \$379 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,285 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2013**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$867K**

\$792K low

\$942K high

Est. Owner Equity

**\$666,807**

Loan-to-Value

**22%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,494 (2025) |
| Assessed Value        | \$719,070      |
| Previous Assessed     | \$719,070      |
| Assessor Market Value | \$719,070      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Bonner                  |
| Lot (acres)   | 0.18                    |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Radiant                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-------|--------------------|--------|
| Aug 15, 2023 | Financing | Affidavit     |       |                    |        |
| Jul 7, 2023  | Financing | Warranty Deed |       |                    | \$200K |
| Jun 4, 2018  | Financing | Warranty Deed |       |                    |        |
| Jul 18, 2013 | Financing | Warranty Deed |       |                    |        |
| Jul 9, 2013  | Financing | Warranty Deed |       |                    |        |

## 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   | 0.7 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>23,284</b><br>POPULATION | <b>\$68K</b><br>MEDIAN IN-COME | <b>42°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|