

Single Family Residence

RESIDENTIAL

1401 RIVER ROCK RD

SANDPOINT, ID 83864

\$685,779

TopHap Estimate · \$446 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,536 ft²

LIVING AREA

0.15 ac

LOT SIZE

2009

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$686K

\$646K low

\$725K high

Est. Owner Equity

\$453,279

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$3,988 (2025)
Assessed Value	\$609,155
Previous Assessed	\$609,155
Assessor Market Value	\$609,155

PROPERTY FACTS

Property Type	Single Family Residence
County	Bonner
Lot (acres)	0.15
Foundation	Concrete
Roof	Composition Shingle
Heating	Radiant
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 10, 2018	Financing	Intrafamily Transfer			\$232K
Jul 24, 2017	Financing	Warranty Deed			\$33K
Jan 19, 2010	Financing	Warranty Deed			\$108K
Nov 12, 2009	Quitclaim	Quit Claim Transfer			\$55K

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
---------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------