

Rural Residence

RESIDENTIAL

256 FOREST RD

PRIEST RIVER, ID 83856

\$1,551,138 TopHap Estimate · \$433 / ft² · confidence 93 · as of Jul 14, 2026

4

BEDS

2

BATHS

3,582 ft²

LIVING AREA

40 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.6M

\$1.4M low

\$1.7M high

Est. Owner Equity

\$1,451,138

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax

\$785 (2025)

Assessed Value

\$320,386

Previous Assessed

\$320,386

Assessor Market Value

\$320,386

PROPERTY FACTS

Property Type	Rural Residence
County	Bonner
Lot (acres)	40.00
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Built-in

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 11, 2014	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Priest River Lamanna High School	High	7–12	2.3 mi
Idaho Hill Elementary School	Elementary	PK–6	5.2 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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