

Single Family Residence **RESIDENTIAL**

# 1369 RIVERSIDE RD

PRIEST RIVER, ID 83856

**\$1,279,149** TopHap Estimate · \$1,200 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**1,066 ft<sup>2</sup>**

LIVING AREA

**4.37 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

**3**

PARKING

## VALUATION

**\$1.3M**

\$1.2M low

\$1.4M high

Est. Owner Equity

**\$695,499**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,651 (2025) |
| Assessed Value        | \$1,474,413    |
| Previous Assessed     | \$1,474,413    |
| Assessor Market Value | \$1,474,413    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Bonner                  |
| Lot (acres)   | 4.37                    |
| Roof          | Galvanized              |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |

Boat access

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-------|--------------------|--------|
| Feb 11, 2021 | Quitclaim | Quit Claim Transfer |       |                    | \$213K |
| Jul 11, 2016 | Financing | Warranty Deed       |       |                    | \$339K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Priest River Lamanna High School | High       | 7–12   | 1.6 mi   |
| Idaho Hill Elementary School     | Elementary | PK–6   | 4.4 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

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>7,704</b><br>POPULATION | <b>\$64K</b><br>MEDIAN IN-COME | <b>44°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|